To:	Nillumbik Shire Council
From:	Context
Subject:	Shire of Nillumbik Advisory Consultant Services: Nillumbik Shire Stage A Places—Key Findings
Date:	7 June 2021

1 Background and methodology

In October 2020, Context was engaged to prepare citations for up to 38 potential heritage sites identified by a review conducted in 2013. An Excel master datasheet was established to record all properties considered and the findings from the Nillumbik Shire Stage A Places Assessment. The list of all properties considered as part of the Nillumbik Shire Stage A Places Assessment is provided in Appendix A.

Preliminary assessment

In November–December 2020, Context undertook the preliminary assessment of the properties on the initial list of 38 places for the Stage A assessment. Fieldwork and a desktop review were carried out as part of this preliminary assessment, to inform the shortlisting of places that were thought to warrant full detailed assessment.

In December 2020, Geebung (comprising house and horse stud for polo) at 166–206 Pioneer Road, Yarrambat, was prioritised for the preliminary assessment. The remaining 37 places were divided into three priority groups, based on the preliminary findings. As part of this task, Context considered the *Nillumbik Shire Thematic Environmental History* (2016) as well as other relevant studies and databases. Limited historical research was also undertaken to determine the potential heritage values of the identified sites.

An internal project team workshop was held to develop an understanding of the places represented in the existing Nillumbik Planning Scheme Schedule to the Heritage Overlay and to benchmark the places relative to the established grading categories (Significant, Contributory and Non-contributory). Individual places and precincts in the Schedule to the Heritage Overlay were examined for this comparative exercise.

In January–February 2021, further historical research and site visits were carried out for the final shortlisting for Nillumbik Shire Stage A Places. A further project team workshop assisted the shortlisting and recommendations for the assessment scope for each potential place.

The memoranda submitted during and at the conclusion of the preliminary assessment stage are provided in Appendix B.

Detailed assessment

In March–April 2021, Context carried out a full detailed assessment of each of the shortlisted places. Each heritage citation comprises the following components:

Locality and individual place history

Histories were prepared for each locality and individual place that was investigated. The place histories focused on providing answers to key questions about each building, such as when it was created/built, for whom it was built, who built it (builder and designer, if known), and how it changed over time (both physically and in use). Biographical information on architects was also included where applicable.

Researchers drew upon the following primary and secondary sources:

- previous heritage studies, including the *Nillumbik Shire Thematic Environmental History* (2016);

- planning permit records and associated plans provided by Nillumbik Shire Council;

- local histories;

- certificates of title and plans of subdivision;

- Central Plan Office historic aerial photography collection;

- rate books;

- parish plans;

- Trove and Newspapers.com newspaper searches;

- State Library Victoria online collections of historic maps, plans and photos;

- University of Melbourne archives;

- Sands & McDougall street directories; and

- Public Record Office Victoria archival collections.

Description and integrity

A description of each place was prepared based on the documentation from the preliminary assessment. This sets out:

- the context (wider setting);

- the elements of the site (e.g. fence, garden, outbuildings); and

- building details including size and massing, materials, stylistic influence(s), features of note, and any alterations.

A separate integrity statement was prepared to determine the intactness and legibility of each place to inform the subsequent comparative analysis and assessment benchmarking. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, and architectural detailing and setting, as well as level of alterations.

Where the physical on-site inspection was not possible, and the current integrity could not be confirmed, primary and secondary sources—such as the Council planning permit records, and historical and contemporary aerial imagery—were utilised to support the description and analysis of the integrity.

Comparative analysis

Comparative analysis is considered particularly important in justifying whether a place meets the threshold of 'Local Significance'. It is also a key consideration in determining what assessment criteria applies and the relative importance of the place within in a locality or wider area.

Each comparative analysis was introduced with a brief overview of the relevant architectural style or building type. For the analysis, the assessment team considered a selection of examples (on the Heritage Overlay (HO) or unprotected) that could be directly compared with the subject site in terms of their architectural style or type. A concluding discussion then considered how well the subject site compared to the comparative examples, in order to benchmark its relative significance.

In most cases, the comparative examples were sought from within the Nillumbik Shire. In some cases, these were sought from further afield, as pertinent comparators were not found within the municipality. These examples were selected because they provided a direct comparison in terms of their architectural style or type, or they demonstrated a similar development pattern. A municipal-wide typological or comparative study was beyond the scope of this project.

Assessment against criteria

In accordance with Planning Practice Note 1 'Applying the Heritage Overlay' (August 2018) (PPN01), heritage places are no longer assigned a letter grade, but are identified as meeting the threshold of either '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 Nillumbik Shire, but this is not essential to meet the local significance threshold.

PPN01 advises that assessment of whether a place meets the local or state significance 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 understanding 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).

In the context of these assessments, where the criteria say 'our cultural or natural history', it should be understood as 'Nillumbik's cultural or natural history'.

Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place. Each statement was prepared in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*; using the HERCON criteria and applying the thresholds of local or state significance. Each assessment is summarised in the format recommended by PPN01, 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. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its

representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)".

Mapping and curtilages

In regard to mapping, PPN01 states:

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, most individual places recommended by this study are to be mapped to the extent of the title boundaries. Exceptions include the Christmas Hills War Memorial, Diamond Valley Miniature Railway and St Andrews Hall, which occupy part of large land parcel. A curtilage map to show the extent of the recommended HO is provided in each citation.

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 PPN01.

PPN01 describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- external paint controls apply—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);

- internal alteration controls apply—to be used sparingly and on a selective basis for special interiors of high significance;

- tree controls apply—to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value;

- outbuildings or fences 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 under the *Heritage Act 2017*—can only be entered by Heritage Victoria;

- prohibited uses 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; and

- 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 outbuilding and fence 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 Limitations

The key limitations of the Stage A assessment are listed below.

Site access

Physical on-site inspection was limited due to the challenges in obtaining consent for access from the residents, despite multiple attempts made by Council officers. External visual inspections were carried out from public domain for all properties investigated. In some cases, where the key structures were not visible from the street, the current integrity was not able to be confirmed. Contemporary aerial imagery, recent photographs that were published online and Council's permit records supported the assessment of these properties.

Scope and methodology

Provision of a list of 38 places constrained the scope of investigation and assessment of the Stage A study. Lack of a municipal-wide typological or gap study made comparative analysis and benchmarking of under-represented places difficult. In some cases, comparisons have been made with places protected by the Heritage Overlay outside Nillumbik Shire, where they provided a direct comparison in terms of their architectural style or type. A municipal-wide typological or comparative study was beyond the scope of this stage; however, we believe other comparative examples within the municipality may exist.

Gaps observed in the HO during the course of the study included a general lack of representation of postwar (c1945-1975) and late 20th century (c1975–1990s) places. During the preliminary and detailed assessment process, we identified additional places that were comparable to the 38 identified places or that have strong historical or architectural merit.

3 Key findings

Local significance

A total of 21 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 below. Heritage citations are included in Appendix C.

	Address	Place name	Significance
1.	Corner of Eltham–Yarra Glen Road and Ridge Road, Christmas Hills	Christmas Hills War Memorial	Historical, Representative, Social
2.	2 Batman Road, Eltham	'Belle Vue'	Historical, Representative
3.	10 Diosma Road, Eltham	Choong House	Aesthetic, Associative
4.	Part of 570 Main Road, Eltham	Diamond Valley Miniature Railway	Historical, Representative
5.	856 Main Road, Eltham	Former house	Historical, Representative
6.	42 and 1/44 Park West Road, Eltham	Alan Martin House and Studio	Historical, Associative
7.	61 York Street, Eltham	Macmahon Ball House and Study	Historical, Representative, Associative
8.	23 Glen Park Road, Eltham North	'Hillside'	Historical
9.	24 Glen Park Road, Eltham North	Eltham North Preschool and Infant Welfare Centre	Historical, Representative, Aesthetic, Social, Associative
10.	144 Progress Road, Eltham North	House	Aesthetic
11.	200 Ryans Road, Eltham North	Coombe House	Historical, Representative
12.	14–16 Warringah Crescent, Eltham	House	Representative, Aesthetic
13.	125, 173 & 191 Cherry Tree Road, Hurstbridge*	'Wendouree' and Canary Island Date Palms, and Smith Orchard Houses	Historical, Representative, Associative
14.	180 Cherry Tree Road, Hurstbridge	Timber cool store	Historical, Rarity, Representative
15.	1080 Heidelberg–Kinglake Road, Hurstbridge	'Fermanagh'	Historical, Aesthetic, Associative
16.	160 Henley Road, Kangaroo Ground	Stevens House	Representative, Aesthetic
17.	633 Kangaroo Ground–St Andrews Road, Panton Hill	Panton Hill Hotel	Historical, Social
18.	57 Thompson Crescent, Research	House	Representative

Address	Place name	Significance
19. Part of 1 Proctor Street, St Andrews	St Andrews Hall	Historical, Social
20. 10 Caledonia Street, St Andrews	St Andrews General Store and House	Historical, Representative
21. 3 Dingley Dell Road, Warrandyte North	Janeba House	Historical, Representative, Associative

*125, 173 & 191 Cherry Tree Road, Hurstbridge, is recommended as a serial listing.

Potential state significance

10 Diosma Road, Eltham, is considered to be worthy of investigating for potential state significance.

4 Recommendations

Adoption of Assessment

It is recommended that Nillumbik Shire Council formally adopts the heritage citations prepared as part of the 'Nillumbik Shire Stage A Places Assessment' (2021).

Implementation of Assessment

It is recommended that Nillumbik Shire Council implements the recommendations of this study by preparing a planning scheme amendment that will add the individual places assessed as being of 'Local Significance' listed in Appendix A.1 to the Heritage Overlay of the Nillumbik 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 Planning Practice Note 1 'Applying the Heritage Overlay' (August 2018) (PPN01).

Future works

Additional places identified

During the preliminary and detailed assessments, Context identified further properties within the study area. These have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council prioritises assessment of these places, listed below, either as part of Stage 2 work of the current project or in the near future.

- 19 Fordhams Road, Eltham—a fine postwar modernist residence, identified in the 1992 Bick study.

- James Wigley House, 35–37 Warrandyte–Kangaroo Ground Road, Warrandyte North—a fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley, it is known for the first use of the butterfly roof in Victoria (1943). It was owned by a member of the Warrandyte Historical Society for over 40 years until it was sold in 2017, after which it has been noted as being 'extensively modernised'. The place has very high heritage potential; the condition needs to be confirmed.

- 39 Warrandyte–Kangaroo Ground Road, Warrandyte North—a fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society, this house also features a butterfly roof. It was sold in 2018, and the current condition is not known.

- 'Queen of the Shire', corner of Research and Kangaroo Ground Roads, Warrandyte North—a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist), identified by the Warrandyte Historical Society.

- 140 Henley Road, Kangaroo Ground—a fine mud-brick house potentially comparable to 160 Henley Road (designed by Alistair Knox); it was identified by Context during the preliminary fieldwork.

- Casa Warrandyte, 33 Koornong Crescent, Warrandyte North—an Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick, identified by the Warrandyte Historical Society.

- A group of fine modernist houses in Koornong Crescent, Warrandyte North, including no. 17 and no. 30, which are included in the Stage A list. Of interest are historical links with the Koornong Experimental School and later subdivision. Other places of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road, Warrandyte North, and HO58 and HO110. These were identified by Context during the desktop research.

- Clusters of proximate buildings associated with Alistair Knox and his fellow builders and designers, including Gordon Ford, for example:

  - 23, 25 and 29 York Street, Eltham (no. 23 and no. 29 are of particular interest as Knox's early works);

  - 130, 180, 195, 200 and 220 Laughing Waters Road and 50 Overbank Road, Eltham;

  - properties in Mount Pleasant Road, Eltham, that were subdivided and developed by Alistair Knox; and

  - properties in Wild Cherry Drive, Eltham, that were designed by Alistair Knox.

- Laughing Waters Road and Overbank Road, comprising a group of postwar houses with historical and architectural associations. Other Laughing Waters properties of interest include 195 and 200 Laughing Waters Road (HO111), 180 Laughing Waters Road and 50 Overbank Road. Identified by Context during the desktop research.

- 32 and 34 Warringah Crescent, Eltham—a pair of fine postwar houses, designed by architects Graeme Gunn and Albert Genser, respectively, identified by Context during the desktop research and on-site inspections.

- 190 Manuka Lane, Hurstbridge—a cottage with a double-gabled roof, believed to be associated with the Smith family, who operated local orchards on the north side of Cherry Tree Road, Hurstbridge, over generations from the 1860s to c1970s. This was identified by Context during the detailed assessment.

- War memorials in Nillumbik Shire that were registered on the Victorian War Heritage Inventory and are outside the Heritage Overlay (HO), for example:

  - Panton Hill War Memorial, Kangaroo Ground–St Andrews Road, Panton Hill; and

  - Diamond Creek War Memorial, 28 Main Hurstbridge Road, Diamond Creek.

- 'The Pottery', designed by Peter Glass for Katrine Ball (of 61 York Street, Eltham). This is likely extant at 61A York Street (the southern portion of 61 York Street). This was identified by Context during the detailed assessment.

- Zadnic House at 7 Banoon Road, Eltham—designed by Ken Robinson and featured as an *Age*-RAIA House of the Week in 1975. This was identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).

- Bob Nylor House at 21–25 Antoinette Blvd, Eltham—designed by Charles Duncan and built in 1968–70. This displays some signs of alteration. Identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).

- Nichols House, 17 Haldane Road, Eltham—designed by Kevin Borland and recipient of the *Age*-RAIA House of the Year Bronze Medal in 1973. This was identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).

Additional places without confirmed street addresses include the following:

- Hipwell House, Research Road, Warrandyte—a fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted postwar firm Hipwell, Weight & Mason.

- Courtney House, address not known—a 1960s house originally designed by architect David S Gordon. This was identified by the Warrandyte Historical Society.

Identified gaps

Recent Planning Panel decisions have placed greater emphasis on the adequacy and rigour of comparative analysis, given it is important that comparative analysis provides a sound basis for the proposed application of a threshold for local (or state) significance.

Postwar and late twentieth century gap study

There are some comparators readily available in the Nillumbik Planning Scheme Schedule to the Heritage Overlay, or for individual places assessed in this study. However, the pool of local comparators is limited for particular building types and periods. For example, there is a general under-representation of postwar and late twentieth century places.

A gap study that focuses on the postwar and late twentieth century periods would help to establish the local threshold through the identification and comparison of:

- postwar (c1945–1975) and late twentieth century (c1975–1990s) houses with strong historical or architectural merit, or both;

- 'Eltham style' houses designed by or associated with Alistair Knox and his fellow builders, landscape experts and designers, including Gordon Ford, Peter Glass, Sonia Skipper, Tony Jackson, Jack McCarthy and John Harcourt—there are over 200 buildings (1950s–1980s) designed by Knox in Nillumbik Shire;

- later 'Eltham style' houses (generally 1960s–1980s) that were inspired by Alistair Knox's work and have strong historical or architectural merit; and

- areas representative of postwar subdivisions and land sales in Nillumbik that stimulated residential development in this period.

This approach would help:

- improve the understanding of whether or how a particular type or style represents a particular historical development pattern of Nillumbik;

- justify the threshold within the groups that are relatively under-represented on the HO; and

- identify any additional places or areas with potential heritage significance.

Thematic Environmental History

The research undertaken for the Stage A assessment has identified strands of history that could be expanded in the Nillumbik Shire Thematic Environmental History when it is next updated. Specifically, aspects of postwar and late twentieth century suburban development and associated architectural styles and types could be further explored.

Recommendations

In summary, for better results at Planning Panel hearings, it is recommended that the following works are undertaken:

- Undertake a gap study that focuses on the postwar and late twentieth century periods (based on similar studies, the fee would be in the order of $16–18k plus GST).

- Update the Nillumbik Shire Thematic Environmental History to support the assessment of the postwar and late twentieth century places (based on similar studies, the fee would be in the order of $5–6k plus GST).

Appendix A

A total of 21 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 (HO). These places are listed below.

	Address	Place name	Significance	Recommended threshold
1.	Corner of Eltham–Yarra Glen Road and Ridge Road, Christmas Hills	Christmas Hills War Memorial	Historical, Representative, Social	Local
2.	2 Batman Road, Eltham	'Belle Vue'	Historical, Representative	Local
3.	10 Diosma Road, Eltham	Choong House	Aesthetic, Associative	Local (Potential State)
4.	Part of 570 Main Road, Eltham	Diamond Valley Miniature Railway	Historical, Representative	Local
5.	856 Main Road, Eltham	Former house	Historical, Representative	Local
6.	42 and 1/44 Park West Road, Eltham	Alan Martin House and Studio	Historical, Associative	Local
7.	61 York Street, Eltham	Macmahon Ball House and Study	Historical, Representative, Associative	Local
8.	23 Glen Park Road, Eltham North	'Hillside'	Historical	Local
9.	24 Glen Park Road, Eltham North	Eltham North Preschool and Infant Welfare Centre	Historical, Representative, Aesthetic, Social, Associative	Local
10.	144 Progress Road, Eltham North	House	Aesthetic	Local
11.	200 Ryans Road, Eltham North	Coombe House	Historical, Representative	Local
12.	14–16 Warringah Crescent, Eltham	House	Representative, Aesthetic	Local
13.	125, 173 & 191 Cherry Tree Road, Hurstbridge*	'Wendouree' and Canary Island palms, and Smith Orchard Houses	Historical, Representative, Associative	Local
14.	180 Cherry Tree Road, Hurstbridge	Timber cool store	Historical, Rarity, Representative	Local
15.	1080 Heidelberg–Kinglake Road, Hurstbridge	'Fermanagh'	Historical, Aesthetic, Associative	Local
16.	160 Henley Road, Kangaroo Ground	Stevens House	Representative, Aesthetic	Local

Address	Place name	Significance	Recommended threshold
17. 633 Kangaroo Ground–St Andrews Road, Panton Hill	Panton Hill Hotel	Historical, Social	Local
18. 57 Thompson Crescent, Research	House	Representative	Local
19. Part of 1 Proctor Street, St Andrews	St Andrews Hall	Historical, Social	Local
20. 10 Caledonia Street, St Andrews	St Andrews General Store and House	Historical, Representative	Local
21. 3 Dingley Dell Road, Warrandyte North	Janeba House	Historical, Representative, Associative	Local

*125, 173, 180 & 190 Cherry Tree Road, Hurstbridge, was originally identified by Council as a single place. Historical research findings proved that the properties on the north (125, 173 and 191) and south (180) side of the road were owned by two different families. Thus, these places were assessed as two individual places.

The following places have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in the near future.

Address	Place name	Recommendation for future assessment
1. 130 Laughing Waters Road, Eltham	Brick House	On-site inspection undertaken on 25 February 2021. Consider potential serial listing for its: • historical interest, for the Laughing Waters subdivision from 1908 and 1959; and • architectural and associative interest, for the association with builder Alistair Knox and garden designer Gordon Ford. Other Laughing Waters properties of interest include 195 & 200 Laughing Waters Road (HO111), 180 Laughing Waters Road and 50 Overbank Road. • Further inspections and historical research required. Beyond the scope of the current stage.
2. 220 Laughing Waters Road, Eltham	Mud Brick House	As for 130 Laughing Waters Road, Eltham.
3. 25 York Street, Eltham	Kooringoorama Guest House	Consider inclusion of 23 and 29 York Street as an individual heritage place, for their: • historical connection with Alistair Knox, who subdivided and developed 23 and 29 York Street; and • architectural interest, for Knox's early (possibly his first) use of modular house designs. The earlier house at 25 York Street (occupied by the Knox family) has been damaged by fire in more recent times. Inclusion of 23 and 29 might help to elevate the significance of the place.

	Address		Place name	Rationale
4.	17 Koornong Crescent, Warrandyte North		House	Consider potential precinct in Koornong Crescent and environs for the area's:
				• historical connection to Koornong Experimental School (complemented by HO110, other remanent structures and nearby HO58) and the 1950s residential subdivision; and
				• architectural interest, for the concentration of postwar modernist style residences, including a house by Alistair Knox.
				Other properties of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road.
5.	30 Koornong Crescent, Warrandyte North		House	As for 17 Koornong Crescent, Warrandyte North.

The following places are recommended for reconsideration if a gap study or a thematic or typological analysis is proposed in the future.

	Address	Place name	Rationale
1.	1666 Eltham–Yarra Glen Road, Christmas Hills	House	High integrity, but medium-low architectural merit.
			This 1985 house may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. Further in-depth comparative analysis within this type is required to justify the potential heritage significance.
2.	24 Wallace Road, Christmas Hills	Echidna Recording Studio & Mudbrick House	Integrity could not be confirmed during the preliminary fieldwork.
			The Echidna Recording Studio is of potential historical and social significance, but the extent of 2013–14 works (partial rebuilding after a bushfire) needs to be confirmed on site.
			No apparent heritage values were identified during the desktop review. An in-depth comparative analysis of mud-brick buildings and on-site inspection is necessary.
3.	99 Wallace Road, Christmas Hills	Hexagon Mudbrick House	The integrity could not be confirmed during the preliminary fieldwork, and an on-site inspection is necessary. Potential representative/aesthetic significance.
			This c1987 house may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. This particular example is a later example of the type, but its unusual form is of some architectural interest.
4.	31 Oxley Road, Kangaroo Ground	Mud Brick House	Moderate integrity, due to the over-rendering of the finish.
			This is likely a 1970s house that may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. Its

| | | representativeness and conditions need to be considered in a broader context of the development. |

The following places are not recommended for detailed assessment. No further actions are recommended as part of the Stage A assessment.

Address	Place name	Rationale
1. 1597 Eltham–Yarra Glen Road, Christmas Hills	Glenburnie & oak row	Council permit records and the historical aerial indicate that the existing dwelling was built after 1997, in mock Victorian style. The house does not meet the threshold as an individual heritage place. The row of oaks in the driveway were planted in the postwar period. This element alone does not satisfy the threshold as an individual heritage place. Not recommended for further investigation as part of the Stage A study.
2. 125 Reeves Road, Christmas Hills	House	According to the Council permit records, the existing dwelling was substantially extended in 2000. The building is of low integrity and low architectural value due to this addition. The place does not meet the threshold as an individual heritage place. Not recommended for further investigation as part of the Stage A study.
3. 665 Ridge Road, Christmas Hills	Farm Complex	Fair integrity, potential historical and representative significance. This farm complex was established in c1880s and is currently owned by a fourth-generation farmer. The land was used for cropping, orchard, viticulture, sheep (wool and fat lambs), poultry, dairying and beef cattle. In December 2019, the 1880s dwelling, existing sheds and original bakery were proposed for demolition. Not recommended for full detailed assessment due to the existing planning permit (approved July 2020) including demolition and alterations confirmed.
4. 118 Wallace Road, Christmas Hills	House	According to the Council permit records, the existing dwelling was built in 2001–02 by builder Michael Young, who is well-known for mud-brick construction. The house is of some architectural interest as a work of Young's, but potentially too recent to be included on the HO. Not recommended for further investigation as part of the Stage A study.
5. 16 Fordhams Road, Eltham	House	The existent brick residence has low architectural merit and does not meet the threshold as an individual heritage place. The 1992 Bick study contains an inventory for 19 Fordhams Road, which appears to be a highly intact postwar residence. 19 Fordhams Road is worthy of further investigation.

6.	9 Godalmin Street, Eltham	English House	English House was 'Alistair Knox's first mud-brick house, erected for a returned serviceman with the assistance of Sonia Skipper, Gordon Ford and other members of Knox's circle' (Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026).
			Further research indicates that the English House is located at 50–52 Phillip Street, Lower Plenty (City of Banyule, no HO).
			Located outside the study area, no further investigation required as part of the Stage A study.
			However, the Thematic Environmental History needs to be revised to address this; on p.79, the last paragraph should be edited to remove: 'Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan…'
			It is recommended that Council nominate this place to the City of Banyule for further investigation.
7.	108 Ryans Road, Eltham	House	According to the Council permit records, the timber upper storey addition was constructed in 2005. This addition had substantial impact on the overall integrity of the building. The place does not meet the threshold as an individual heritage place.
			Not recommended for further investigation as part of the Stage A study.
8.	118 Ryans Road, Eltham North	House	Low to medium integrity. According to the Council permit records, this 1970s–80s house was substantially extended in 1995.
			The place's visibility from the street, unlike other examples that are often nestled in the landscape, is of some interest. The 1995 addition had a substantial impact on the overall integrity of the building, although the building is still somewhat representative of the late twentieth century 'Eltham style' mud-brick houses inspired by prominent architect Alistair Knox.
			The place does not meet the threshold as an individual heritage place.
			Not recommended for further investigation as part of the Stage A study.

In addition to the above places, the following place was also considered during the Stage A assessment.

	Address	Place name	Rationale
1.	166–206 Pioneer Road, Yarrambat	Geebung, House and Horse stud for polo	166–206 Pioneer Road, Yarrambat, was assessed in 2016 as a locally significant place for historic, rarity and representative significance. The property does not have an existing HO. Further site inspection and historical research were carried out and it was confirmed that the existing house of brick veneer construction with timber cladding was built in the 1960s, possibly incorporating part of the older interwar

		residence. The house was extended in 1976, and various minor changes were made to the building externally and internally. Low architectural merit and is not representative of a particular postwar architectural style.
		The property's association with the Victorian Polo Club is of some historical interest, but is not legible from the physical fabric of the place. Its retention of the horse arena (c1960s) and horse stables (a 2018 block and an older stable, likely a late twentieth century replacement) alone is not enough to satisfy the threshold for local significance.
		Overall, 166–206 Pioneer Road, Yarrambat, does not meet the threshold as an individual heritage place.

Appendix B

Context notes—'Geebung' at 166-206 Pioneer Road, Yarrambat

[issued 10 December 2020]

166-206 Pioneer Road, Yarrambat was assessed in 2016 as locally significant place for historic, rarity and representative significance. The property does not have an existing Heritage Overlay. The existing Statement of Significance reads:

What is significant?

The property at 166 Pioneer Road, Yarrambat. The original form, materials and detailing of the house and sheds and their setting contribute to the significance of the place.

How is it significant?

The property located at 166 Pioneer Road, Yarrambat is of local historic and aesthetic significance to the Shire of Nillumbik.

Why is it significant?

The 1920s residence at 166 Pioneer Road, Yarrambat is historically significant as a representative example of a weekender built in the Yarrambat district in the Inter-War period. The property is also important for its associations with the Victorian Polo Club and for its use as a training stud for horses used for polo, which is a rare type of stud in Victoria. (Criterion A & B)

The property is of aesthetic significance to the Shire of Nillumbik as an example of a country property of a wealthy city family and for its demonstration of the layout and appearance of a horse stud (Criteria B & D)

Further site inspection and historical research were carried out and it was confirmed that the existing house of brick veneer construction with timber cladding was built in the 1960s, possibly incorporating part of the older interwar residence. The house was extended in 1976, and various minor changes were made to the building externally and internally. The house is not legible as a 1920s 'weekender' built in the Yarrambat district in the interwar period, due to the later changes. Although largely intact to its 1960s-70s configuration, the building has low architectural merit and is not representative of a particular postwar architectural style.

The property's association with the Victorian Polo Club is of some historical interest, but is not legible from the physical fabric of the place. Its retention of the horse arena (c.1960s) and horse stables (a 2018 block & an older stable, likely a late twentieth century replacement) alone is not enough to satisfy the thresholds for local significance.

Overall, 166-206 Pioneer Road, Yarrambat does not meet the threshold as an individual heritage place.
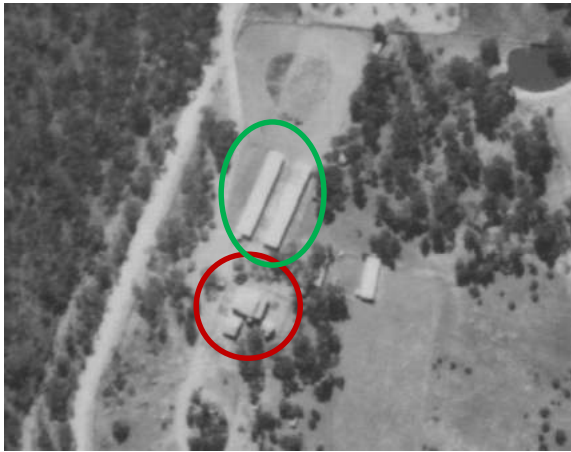
Extract of a 1945 aerial. Note the footprints of the interwar dwelling (in red outline) and stables (in green). (Source: Central Plan Office)

Extract of a 1951 aerial. The footprints of the dwelling and stables remain unchanged. (Source: Central Plan Office)

Extract of a 1968 aerial. Note the major changes to the dwelling, outbuildings and landscaping. A horse arena was established by this time. (Source: Central Plan Office)
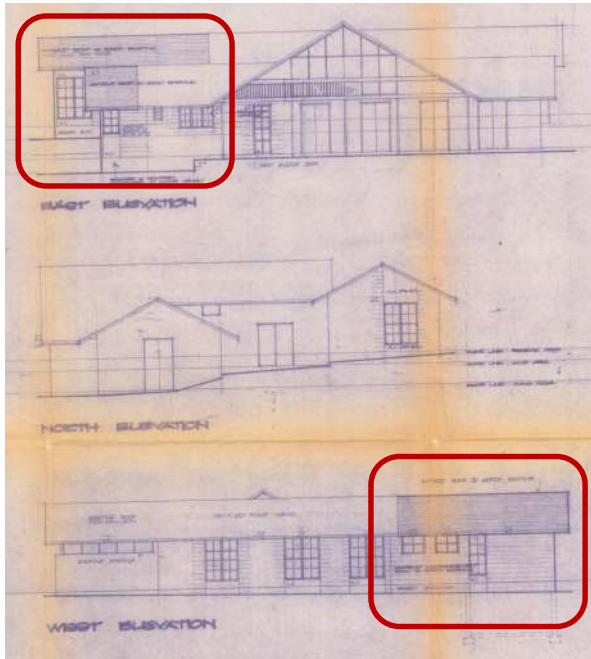

Extract of a 1978 aerial, showing the 1976 extension to the south of the existing dwelling (in red outline). (Source: Central Plan Office)

Extract of a 1990 aerial, showing some further landscaping in the south of the property. (Source: Central Plan Office)

Extract of a 2020 aerial, showing the property largely unchanged. (Source: Central Plan Office)

CONTEXT

Elevations prepared for the 1976 extension (proposed extension shown in red outline). (Source: Nillumbik Shire Council)
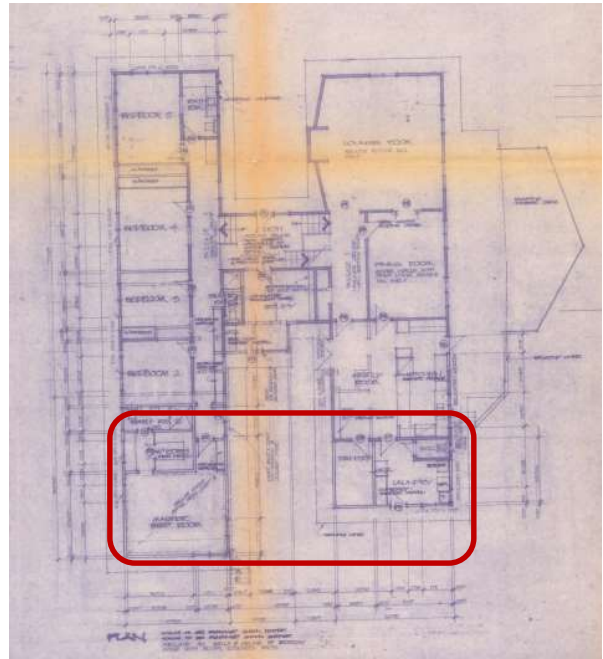
Floor plan prepared for the 1976 extension (proposed extension shown in red outline). (Source: Nillumbik Shire Council)
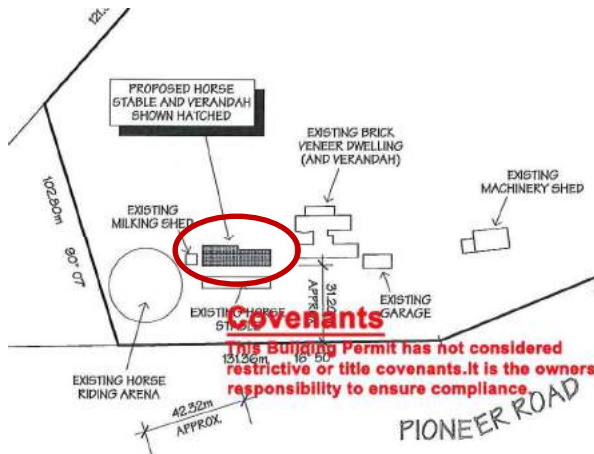
Site plan prepared for reconstruction of horse stable in 2018 (in red outline). (Source: Nillumbik Shire Council)

Nillumbik Shire Stage A Places – Preliminary review

[issued 21 December 2020]

Group 1: Places for further consideration and prioritisation

This group of five places include the properties that may need to be assessed subject to:

- Further information from Council regarding the rationale for inclusion in the Stage A list

    – 1666 Eltham-Yarra Glen Road, Christmas Hills

    – 24 Wallace Road, Christmas Hills

    – 99 Wallace Road, Christmas Hills

    – 16 Warringah Crescent, Eltham

    – 31 Oxley Road, Kangaroo Ground

- On-site inspection

    – 24 Wallace Road, Christmas Hills

    – 99 Wallace Road, Christmas Hills

    – 16 Warringah Crescent, Eltham

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
1.		House	1666 Eltham-Yarra Glen Road, Christmas Hills	Late Twentieth Century – Residence (mud brick)	6.4?	High integrity, but low architectural merit. This 1985 house may represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. However, this particular example is a later example of the type, and not a distinguished example when compared to other Stage A places or places already on the HO. Rationale for inclusion in the Stage A list?	TBC
2.		Echidna Recording Studio & Mudbrick House	24 Wallace Road, Christmas Hills	TBC – Residence & studio (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary. The Echidna Recording Studio is of potential historical and social significance, but the extent of the 2013-14 work (partial rebuilding after a bushfire) need to be confirmed on site. Rationale for inclusion in the Stage A list?	TBC
3.		Hexagon Mudbrick House	99 Wallace Road, Christmas Hills	Late Twentieth Century – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary. Potential representative significance. This c.1987 house may represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. However, this particular example is a later example of the type but its unusual form is of some interest. Rationale for inclusion in the Stage A list?	TBC
4.	-	House	16 Warringah Crescent, Eltham	TBC – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary. Rationale for inclusion in the Stage A list?	TBC

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
5.		House	31 Oxley Road, Kangaroo Ground	Late Twentieth Century – Residence (mud brick)	6.4?	Moderate integrity, due to the over-rendering of the finish. Rationale for inclusion in the Stage A list? Was there a permit issued for any work in the recent decades for this site?	TBC

CONTEXT

Group 2: Recommended for full detailed assessment

The following 25 places were found to have potential merit as individual heritage places and/or require detailed assessment to justify their significance.

This group includes the places that were not able to be inspected from public domain but have clear heritage potential. These places are recommended for progression to the detailed assessment for further historical research and detailed comparative analysis. We may request on-site inspection for some or all of these properties during the detailed assessment phase to confirm the current condition. These places include:

1. 10 Diosma Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.

2. 130 Laughing Waters Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.

3. 220 Laughing Waters Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.

4. 25 York Street, Eltham – Integrity partially confirmed <u>but</u> detailed inspection necessary.

5. 61 York Street, Eltham – Integrity could not be confirmed during the preliminary fieldwork.

6. 23 Glen Park Road, Eltham North – Integrity partially confirmed <u>but</u> detailed inspection may be necessary.

7. 144 Progress Road, Eltham North – Integrity partially confirmed <u>but</u> detailed inspection may be necessary, if there have been substantial changes since 2017.

8. 200 Ryans Road, Eltham North – Integrity partially confirmed <u>but</u> detailed inspection may be necessary, if there have been substantial changes since 2014.

9. 125, 173, 180 & 191 Cherry Tree Road, Hurstbridge – Integrity confirmed <u>but</u> detailed inspection may be necessary.

10. 1080 Heidelberg-Kinglake Road, Hurstbridge – Integrity could not be confirmed during the preliminary fieldwork.

11. 160 Henley Road, Kangaroo Ground – Integrity could not be confirmed during the preliminary fieldwork.

12. 57 Thompson Street, Research – Integrity could not be confirmed during the preliminary fieldwork.

13. 3 Dingley Dell Road, Warrandyte North – Integrity could not be confirmed during the preliminary fieldwork.

14. 17 Koornong Crescent, Warrandyte North – Integrity partially confirmed <u>but</u> detailed inspection may be necessary.

15. 30 Koornong Crescent, Warrandyte North – Integrity could not be confirmed during the preliminary fieldwork.

The following also include the places that require further information from Council.

•   665 Ridge Road, Christmas Hills – status of the proposed demolition (December 2019) to be confirmed.

CONTEXT
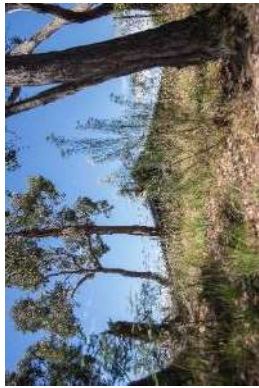
No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
6.		WWII Memorial	1524 Eltham-Yarra Glen Road, Christmas Hills	Postwar – War memorial	8.4	High integrity, potential historical and social significance. This WWII Memorial compares well with other war memorials currently listed on the HO.	Bick, 1992
7.		Park Nook, Farm Complex	665 Ridge Road, Christmas Hills	Victorian – Farm complex	4.4 4.3	Fair integrity, potential historical and representative significance. A farm complex established in c.1880s and currently owned by a fourth-generation farmer. The land was used for cropping, orchard, viticulture, sheep (wool and fat lambs), poultry, dairying and beef cattle. In December 2019, the 1880s dwelling, existing sheds and original bakery were proposed for demolition. Status/progress of this permit to be confirmed by Council. The bakery's association with the workers at the aqueduct is also of interest. Further historical research and detailed comparative analysis is necessary during the detailed assessment.	Bick, 1992
8.		House	2 Batman Road, Eltham	Interwar – Residence	6.3	High integrity, potential historical, representative and aesthetic significance. Its intact details such as windows with decorative mullions and clinker brick base and fence, as well as the mature established garden (and possibly mature Himalayan cedar) are of interest.	TBC

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
9.	(Source: Realestate.com.au, 2016)	Choong House	10 Diosma Road, Eltham	Late Twentieth Century – Residence	6.6	Integrity could not be confirmed during the preliminary fieldwork. <mark>On-site inspection necessary during the detailed assessment phase.</mark> As of 2016, the place retained high integrity. Potential historical and aesthetic significance. Choong House is an AIA awarded home designed by Wood Marsh and Dale Jones-Evans in 1987. The garden designed by notable landscapers Gordon Ford and Sam Cox is also of interest. The place is of interest for its architectural quality. A four-lot subdivision was proposed in 2018.	<mark>TBC</mark>
10.	(Source: Nearmap, 2020)	Riverbend	130 Laughing Waters Road, Eltham	Postwar – Residence (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. <mark>On-site inspection necessary during the detailed assessment phase.</mark> A Park Victoria-managed site. This building is of interest for its design by Alistair Knox, and its use for an artist in residence program.	<mark>TBC</mark>
11.		Laughing Water	220 Laughing Waters Road, Eltham	Postwar – Residence (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. <mark>On-site inspection necessary during the detailed assessment phase.</mark> A Park Victoria-managed site. This building is of interest for its design by Alistair Knox and garden by Edna Walling.	<mark>TBC</mark>

CONTEXT
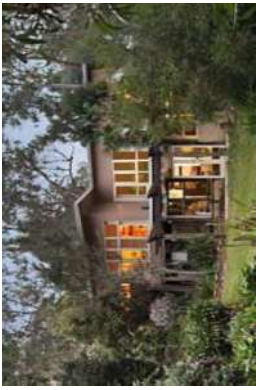
No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
12.		Diamond Valley Miniature Railway	570 Main Road, Eltham	Postwar – Tourist Attraction	5.1	High integrity, potential historical, rarity and social significance. The place is noted as a 'unique example in Victoria' in the 'Survey of Post-War Built Heritage in Victoria' (no. 025–022). Bick described the places as an unusually substantial complex that is 'probably rare and one of the best in an Australia-wide context'.	Bick, 1992
13.		House	856 Main Road, Eltham	Interwar – Residence	6.3	High integrity, potential historical and representative significance. Its intact detailing, form and original finishes are notable.	Bick, 1992
14.		Alan Martin House & Studio	42 Park West Road, Eltham	Postwar – Residence & studio	6.4 9.2	Medium to high integrity, potential historical, representative and associative significance. On-site inspection may be necessary during the detailed assessment phase if there were substantial changes made to the property in the 2010s. Alterations and their impacts to be considered during the detailed assessment. Its connection to artist Alan Martin is of interest.	Bick, 1992

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
15.		Kooringorama Guest House	25 York Street, Eltham	Postwar – Residence & guesthouse	6.3 6.4	Potential historical, representative and associative significance. On-site inspection necessary to confirm the integrity and status of buildings including the cottages at the rear. The property is known to be Alistair Knox's first Eltham home and office. The 1992 citation noted a timber guest house, a mud brick house (built after Knox's time) and the cottages at the rear. According to the Alistair Knox Foundation, Kooringorama was at 23 York St (not 25 York), and was replaced by a Knox-designed residence in the 1960s. The Knox association and the relationship with 23 York needs to be further explored. In 2007, a fire damaged the building shown in the image. Majority of the building towards the rear was demolished since.	Bick, 1992
16.	 (Source: Alistair Knox Foundation, n.d.)	MacMahon Ball House & Studio	61 York Street, Eltham	Postwar – Residence & studio (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. Potential historical and representative significance as a postwar mud brick residence designed by Alistair Knox.	Bick, 1992
17.		House	23 Glen Park Road, Eltham North	Edwardian – Residence	6.2	Medium integrity with visible changes, potential historical significance. On-site inspection may be necessary during the detailed assessment phase, for inspection of the rear of the property and for better photograph. Can council assist with inspection for this site? This house is of interest as one of the earliest house in the street and potentially as the original house prior to the subdivision.	TBC

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
18.		Infant Welfare Centre	24 Glen Park Road, Eltham North	Late Twentieth Century – Community facilities	8 8.2	High integrity, potential historical, representative and social significance. The 1974 building was designed by architect S. C. Horne. Its architecture and on-going use as a kindergarten and welfare centre is of interest.	
19.	(Source: Realestate.com.au, 2017)	House	144 Progress Road, Eltham North	Late Twentieth Century – Residence	6.6?	High integrity. Potential representative and aesthetic significance. On-site inspection may be necessary during the detailed assessment phase, if there were any substantial changes to the premises since 2017. The building is likely from the 1980s and is of interest as a work of architect Glyn Lewis and for its architectural quality.	
20.	(Source: Realestate.com.au, 2014)	House	200 Ryans Road, Eltham North	Edwardian – Residence	6.2	Medium to high integrity, potential historical and representative significance. As of 2014, the place retained high integrity. On-site inspection may be necessary during the detailed assessment phase, if there were any substantial changes to the premises since 2014. This house is of interest as one of the earliest houses in the subdivision. The mature established garden (likely) mature trees are also of interest.	

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
21.		Farmhouses and sheds	125, 173, 180 & 191 Cherry Tree Road, Hurstbridge	Victorian – Farm complex	4.4	Medium to high integrity with varying degree of changes, potential historical and representative significance. On-site inspection necessary during the detailed assessment phase, for justification of the HO boundary and detailed assessment. The entire site is of interest for its former use as an orchard complex. A substantial extension to no. 191 was constructed c.1998. Impact of the later changes to be considered. Further historical research and detailed comparative analysis is necessary during the detailed assessment.	Bick, 1992
22.	 (Source: Realestate.com.au, 2019)	Burke House - Fermanagh	1080 Heidelberg-Kinglake Road, Hurstbridge	Edwardian – Residence	6.2	Integrity could not be confirmed during the preliminary fieldwork. As of 2019, the place retained high integrity. Potential historical, representative and aesthetic significance. On-site inspection may be necessary during the detailed assessment phase, if there were any building permits issued for this property since 2019, and for photographic documentation. The house is of interest and an early (possibly) intact residence.	TBC
23.		House	160 Henley Road, Kangaroo Ground	Postwar – Residence (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. As of 2013, the place retained high integrity. Potential historical, representative and aesthetic significance. The house is of interest as a work of Alistair Knox and for its architectural quality. According to Council's permit records, addition and alterations to the dwelling was proposed in 2019. Impact of this change will be considered during the detailed assessment.	Bick, 1992 (the inventory is omitted from the extract doc – please confirm)

CONTEXT

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
24.		Panton Hill Hotel	633 Kangaroo Ground-St Andrews Road, Panton Hill	Interwar – Hotel	8.3 3	Medium integrity. Potential historical, representative and social significance. A representative example of a hotel in this area. Its continuing use as a hotel is also of interest. The impact of the 2003 refurbishment following fire damage and the addition of a new deck (c.2014) is to be considered during the detailed assessment.	Bick, 1992
25.		Circular Adobe House	57 Thompson Crescent, Research	Late Twentieth Century – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. This 1970s–80s house represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. New roofing was added in 1998 to a design by architect John Pizzey, who worked for Knox for 15 years. Impact of this alteration is to be further explored. This particular example is not the earliest of the type, but noted for its unique form in Bick's 1992 study.	Bick, 1992
26.		St Andrews Hall	79 Burns Street, St Andrews	Edwardian – Hall	8.3	Medium to high integrity with some visible changes. Potential historical, representative and social significance. This building is comparable to Paton Hill hall. Its continuing use as a hall is also of interest.	Bick, 1992

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
27.		St Andrews General Store & residence	12 Caledonia Street, St Andrews	Interwar – Shop & residence	6.3	Medium to high integrity with some visible changes. Potential historical, representative and social significance. This building is comparable to other general stores in Nillumbik. Its continuing use as a general store is also of interest.	Bick, 1992 (noting the inventory contains a photo of the St Andrews Hotel)
28.	 (Source: Realestate.com.au, 2011)	Janeba House	3 Dingley Dell Road, Warrandyte North	Postwar – Residence	6.4	Integrity could not be confirmed during the preliminary fieldwork. The house is of historical and associative interest. The building has been altered over time but the original design is still legible (Realestate.com.au). On-site inspection necessary during the detailed assessment phase, to confirm the impact of the changes. Built by Fritz Janeba as own residence, the Janeba House was erected in 1945 and kitchen added in 1953. Janeba was senior lecturer at Melbourne University's School of Architecture under its first professor Brian Lewis in the late 1940s. Fritz's wife Katie Janeba was a potter well known in the Warrandyte artists' circle. Further comparative analysis with other Janeba's work required.	
29.	 (Source: Realestate.com.au, 2014)	House	17 Koornong Crescent, Warrandyte North	Postwar – Residence	6.4	High integrity, potential historical, representative and aesthetic significance. On-site inspection necessary during the detailed assessment phase. This building is of interest for its high-quality design. Potentially designed by an architect – further research required.	

CONTEXT
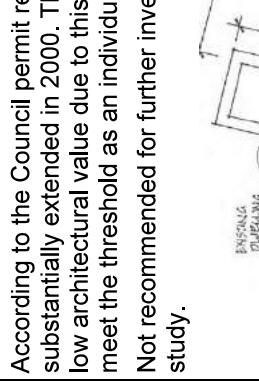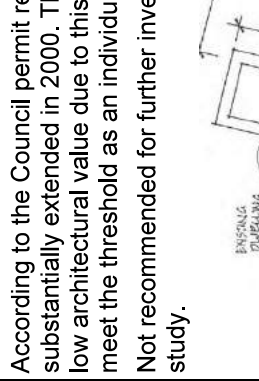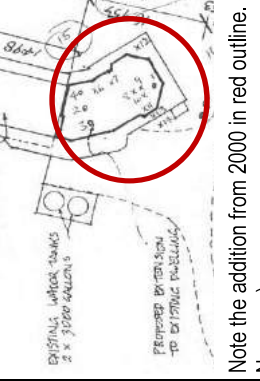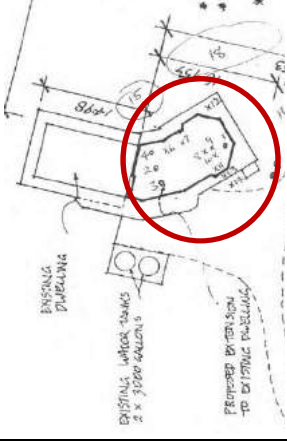
No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
30.	(Source: Realestate.com.au, 2019)	Porter House	30 Koornong Crescent, Warrandyte North	Postwar – Residence	6.4	Integrity could not be confirmed during the preliminary fieldwork. ==On-site inspection necessary during the detailed assessment phase.== As of 2019, the place retained high integrity. Potential historical, representative and aesthetic significance. This building is of interest for its high-quality design by architect John Hipwell.	

Group 3: Places not recommended for detailed assessment
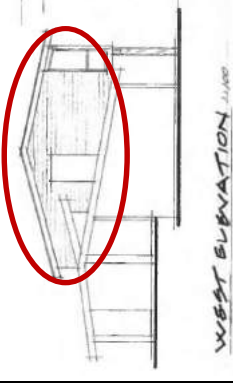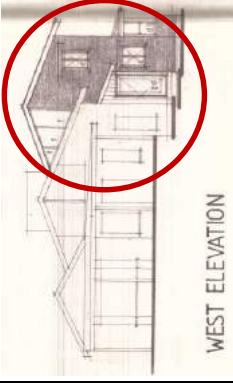
The following six places were found to fall below the threshold for local heritage significance.

No.	Photo	Name	Address	Period/type	Relevant theme	Notes
31.		Glenburnie & Oak row	1597 Eltham-Yarra Glen Road, Christmas Hills	Contemporary – Residence	-	The Council permit records and the historical aerial indicate that the existing dwelling was built after 1997, in mock Victorian style. The house does not meet the threshold as an individual heritage place. The row of oaks were planted in the postwar period (see the aerial from 1952). This element alone does not satisfy the threshold as an individual heritage place. Not recommended for further investigation as part of the Stage A study.

CONTEXT

Note the changes to the building footprint (blue outline) and the row of oaks (red outline). The images are excerpted from the aerials respectively form 1952, 1983 and 2020. (Source: Yan Yean Project 1952, Western Port Foreshore 1983 via Landata & Nearmap, 2020)

| 32. | House | 125 Reeves Road, Christmas Hills | Postwar – Residence | - | According to the Council permit records, the existing dwelling was substantially extended in 2000. The building is of low integrity and low architectural value due to this addition. The place does not meet the threshold as an individual heritage place.

Not recommended for further investigation as part of the Stage A study. |

Note the addition from 2000 in red outline. (Source: Nillumbik Shire Council & Nearmap)

33.	House	118 Wallace Road, Christmas Hills	Contemporary – Residence (mud brick)	-	According to the Council permit records, the existing dwelling was built in 2001-02 by builder Michael Young, who is well-known for mud brick construction. The house is of some architectural interest as a work of Young, but potentially too recent to be included on the HO. Not recommended for further investigation as part of the Stage A study. House under construction in 2002. (Source: Nillumbik Shire Council)
34.	House	16 Fordhams Road, Eltham	Late Twentieth Century – Residence	-	This c.1980s brick residence has low architectural merit, and does not meet the threshold as an individual heritage place. Does this entry meant to be for 19 Fordams Road? (Realestate.com.au) The 1992 Bick study contains an inventory for no. 19, which appears to be a highly intact postwar residence. 19 Fordhams Road is worthy of further investigation. The house as of c.1992. (Source: Bick, 1992)

#	Image	Name	Address	Type		Description
35.		English House	9 Godalmin Street, Eltham	Postwar – Residence	-	English House was 'Alistair Knox's first mud brick house, erected for a returned serviceman with the assistance of Sonia Skipper, Gordon Ford and other members of Knox's circle' (Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026). Further research indicates the English House designed by Alistair Knox is located at 50-52 Phillip Street, Lower Plenty (City of Banyule, no HO). Alistair Knox Foundation notes the address of the English House as 47 Phillip Street, Lower Plenty (link), but the house is actually on the other side of the street (Google Streetview). Located outside the study area, no further investigation required as part of the Stage A study. However, the draft Thematic Environmental History needs to be revised to address this. On p.79 the last paragraph reads: 'Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan....'. It is recommended that Council nominate this place to City of Banyule for further investigation. Note the low-lying form and the chimney in both images. (Source: Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026 & Google Streetview)
36.		House	108 Ryans Road, Eltham	Late Twentieth Century – Residence	-	According to the Council permit records, the timber upper storey addition was constructed in 2005. This addition had substantial impact to the overall integrity of the building. The place does not meet the threshold as an individual heritage place. Not recommended for further investigation as part of the Stage A study.

The 2005 timber addition to the existing dwelling is shown in red outline. (Source: Nillumbik Shire Council)

37.	House	118 Ryans Road, Eltham North	Late Twentieth Century – Residence (mud brick)	-

Low to medium integrity. According to the Council permit records, this 1970s-80s house was substantially extended in 1995.

The place's visibility from the street unlike other examples often nestled in the landscape is of some interest. The 1995 addition had substantial impact to the overall integrity of the building, although the building is still somewhat representative of the late 20th century 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox.

The place does not meet the threshold as an individual heritage place.

Not recommended for further investigation as part of the Stage A study.

The 1995 double-storey to the existing dwelling is shown in red outline. (Source: Nillumbik Shire Council)

CONTEXT

Additional places identified

In addition to the above, a selection of properties within the study area was identified by Context team during the preliminary historical research and fieldwork. The following places have not been reviewed as part of the Stage A work. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in near future.

- 19 Fordams Road, Eltham – A fine postwar modernist residence, identified in the 1992 Bick study.

- James Wigley House, 35-37 Warrandyte-Kangaroo Ground Road, Warrandyte North – A fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley. Known as the first use of the first butterfly roof in Victoria (1943). Owned by a member of the Warrandyte Historical Society for over 40 years until sold in 2017, after when the building was noted to be 'extensively modernised'. Very high heritage potential – condition needs to be confirmed.

- 39 Warrandyte-Kangaroo Ground Road, Warrandyte North – A fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society this house also features a butterfly roof. Sold in 2018. Current condition is not known.

- Queen of the Shire, Cnr Research & Kangaroo Ground Roads, Warrandyte North – a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist). Identified by the Warrandyte Historical Society.

- 140 Henley Road, Kangaroo Ground – A fine mud brick house potentially comparable to no. 160 (designed by Alistair Knox). Identified by Context during the preliminary fieldwork.

Additional places without confirmed street addresses include the following:

- Casa Warrandyte, Koornong Crescent, Warrandyte North – An Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick. Identified by the Warrandyte Historical Society. Koornong Crescent comprises a group of other fine postwar/modernist houses, including nos 17 and 30, included in the Stage A list.

- Hipwell House, Reearch Road, Warrandyte – A fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted post-war firm of Hipwell, Weight & Mason.

- Courtney House, address not known – A 1960s house originally designed by architect David S Gordon. Identified by the Warrandyte Historical Society.

Nillumbik Shire Stage A Places — Progress update (March 2021)

[updated 6 April 2020]

Background

In November–December 2020, Context undertook the preliminary fieldwork and desktop review of the properties on the initial list of 38 places for the Stage A assessment. The 38 places were divided into three groups based on the preliminary findings, as below.

Group 1: Places for further consideration and prioritisation

Five places required further rationalisation for inclusion in the Stage A list and on-site inspections. Following a site visit on 25 February 2021, 16 Warringah Crescent, Eltham, was determined as having architectural merit and is recommended for full detailed assessment. The four other places may have some historical or architectural interest, but their inclusion in Stage A cannot be fully justified at this stage due to the lack of an adequate pool of comparative examples, although examples may become apparent with a more in-depth thematic or typological study. This is discussed in more detail under 'Further works' on page 6. It is recommended these places are reconsidered if a gap study or a thematic or typological analysis is proposed in the future.

	Place	Preliminary notes (December 2020)	Recommendation (March 2021)
1.	1666 Eltham–Yarra Glen Road, Christmas Hills	Request further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
2.	24 Wallace Road, Christmas Hills	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
3.	99 Wallace Road, Christmas Hills	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if gap study or thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
4.	16 Warringah Crescent, Eltham	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Assess as an individual heritage place.
5.	31 Oxley Road, Kangaroo Ground	Request further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.

Group 2: Recommended for full detailed assessment

Twenty-five places were found to have potential merit as individual heritage places or to require detailed assessment to justify their significance. This group included the places that were not able to be inspected from the public domain but have clear heritage potential. These places were progressed to the detailed assessment for further historical research and detailed comparative analysis.

CONTEXT

Context requested on-site inspection for 15 place that could not be inspected during the preliminary fieldwork. Due to the challenges in obtaining consent from the residents, only four places could be visited for detailed on-site inspection to confirm the current condition.

It is possible to assess 16 Warringah Crescent, Eltham, and the Group 2 places (except for 665 Ridge Road, Christmas Hills, and the six places shaded orange in the table below) as individual places based on the information we currently have at hand. The heritage citations could be updated or revised, if further information becomes uncovered during the public consultation or planning scheme amendment process.

It is recommended that the scope of assessment be amended for the six places shaded in orange, based on the findings from further detailed historical research or on-site inspection.

	Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
1.	1524 Eltham–Yarra Glen Road, Christmas Hills	Yes		Assess as an individual heritage place.
2.	665 Ridge Road, Christmas Hills	Yes		No further action. Existing planning permit (approved July 2020) including demolition and alterations confirmed.
3.	2 Batman Road, Eltham	Yes		Assess as an individual heritage place.
4.	10 Diosma Road, Eltham	No		Assess as an individual heritage place.
5.	130 Laughing Waters Road, Eltham	Yes, partially	Yes, on 25 February 2021	Consider potential serial listing for its: • Historical interest for the Laughing Waters subdivision from 1908 and 1959; and • Architectural and associative interest for the association with builder Alistair Knox and garden designer Gordon Ford. Other Laughing Waters properties of interest include 195 & 200 Laughing Waters Road (HO111); 180 Laughing Waters Road and 50 Overbank Road. Further inspections and historical research required. Beyond the scope of the current stage?
6.	220 Laughing Waters Road, Eltham	No	Yes, on 25 February 2021	As for 130 Laughing Waters Road, Eltham.
7.	570 Main Road, Eltham	Yes		Assess as an individual heritage place.
8.	856 Main Road, Eltham	Yes		Assess as an individual heritage place.
9.	42 Park West Road, Eltham	Yes, partially		Assess as an individual heritage place.

CONTEXT

	Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
10.	25 York Street, Eltham	Yes, partially		Consider inclusion of 23 and 29 York Street as an individual heritage place, for their: • Historical connection with Alistair Knox who subdivided and developed 23 and 29 York Street; and • Architectural interest for Knox's early (possibly his first) use of modular house designs. The earlier house at 25 York Street (occupied by the Knox family) has been damaged by fire in more recent times. Inclusion of 23 and 29 might help elevating the significance of the place. An additional budgetary allowance is required for inclusion of 23 and 29 York Street (equivalent to 2.5 standard per place assessment). Could these places be included in exchange for the rejected places?
11.	61 York Street, Eltham	No		Assess as an individual heritage place.
12.	23 Glen Park Road, Eltham North	Yes, partially		Assess as an individual heritage place.
13.	24 Glen Park Road, Eltham North	Yes		Assess as an individual heritage place.
14.	144 Progress Road, Eltham North	Yes, partially		Assess as an individual heritage place.
15.	200 Ryans Road, Eltham North	Yes, partially	Yes, on 25 February 2021	Assess as an individual heritage place.
16.	125, 173, 180 & 191 Cherry Tree Road, Hurstbridge	Yes		Assess as **two** individual heritage places. 125, 173 and 191 Cherry Tree Road have historical association with the Smith family, but 180 Cherry Tree Road was owned and operated by the Moore family. The existing iron shed at no. 180 is like to be one of rare surviving examples of a local cool store. An additional budgetary allowance is required as the complex covers multiple buildings at 125, 173 and 191 Cherry Tree Road (equivalent to 2.5 standard per place assessment), and for inclusion of 180 Cherry Tree Road (1 additional place). Could these additional places be included in exchange for the rejected places?

Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
17. 1080 Heidelberg–Kinglake Road, Hurstbridge	No		Assess as an individual heritage place.
18. 160 Henley Road, Kangaroo Ground	Yes, partially		Assess as an individual heritage place.
19. 633 Kangaroo Ground – St Andrews Road, Panton Hill	Yes		Assess as an individual heritage place.
20. 57 Thompson Crescent, Research	No		Assess as an individual heritage place.
21. 79 Burns Street, St Andrews	Yes		Assess as an individual heritage place.
22. 12 Caledonia Street, St Andrews	Yes		Assess as an individual heritage place.
23. 3 Dingley Dell Road, Warrandyte North	No		Assess as an individual heritage place.
24. 17 Koornong Crescent, Warrandyte North	Yes, partially	Yes, on 25 February 2021	Consider potential precinct in Koornong Crescent and environs for the area's: • Historical connection to Koornong School (complemented by HO110, other remanent structures and nearby HO58) and the 1950s residential subdivision; and • Architectural interest for the concentration of postwar modernist style residences, including a house by Alistair Knox. Other properties of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road. Further inspections and historical research required. Beyond the scope of the current stage?
25. 30 Koornong Crescent, Warrandyte North	No		As for 17 Koornong Crescent, Warrandyte North.

Group 3: Places not recommended for detailed assessment

Seven places were found to fall below the threshold for local heritage significance. No further actions are recommended for the following places as part of the Stage A assessment.

1. 1597 Eltham–Yarra Glen Road, Christmas Hills

2. 125 Reeves Road, Christmas Hills

3. 118 Wallace Road, Christmas Hills

CONTEXT

4. 16 Fordhams Road, Eltham

5. 9 Godalmin Street, Eltham

6. 108 Ryans Road, Eltham

7. 118 Ryans Road, Eltham North

Additional places identified

In addition to the above, further properties within the study area were identified by Context during the Stage A work. The following places have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in near future.

- 19 Fordams Road, Eltham — A fine postwar modernist residence, identified in the 1992 Bick study.

- James Wigley House, 35–37 Warrandyte–Kangaroo Ground Road, Warrandyte North — A fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley. Known as the first use of the first butterfly roof in Victoria (1943). Owned by a member of the Warrandyte Historical Society for over 40 years until sold in 2017, after when the building was noted to be 'extensively modernised'. Very high heritage potential – condition needs to be confirmed.

- 39 Warrandyte-Kangaroo Ground Road, Warrandyte North — A fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society, this house also features a butterfly roof. Sold in 2018. Current condition is not known.

- Queen of the Shire, corner of Research and Kangaroo Ground Roads, Warrandyte North — a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist). Identified by the Warrandyte Historical Society.

- 140 Henley Road, Kangaroo Ground — A fine mud brick house potentially comparable to no. 160 (designed by Alistair Knox). Identified by Context during the preliminary fieldwork.

- Casa Warrandyte, 33 Koornong Crescent, Warrandyte North — An Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick. Identified by the Warrandyte Historical Society.

- A group of fine modernist houses in Koornong Crescent, including nos 17 and 30, which are included in the Stage A list. Historical links with Koornong School and later subdivision is also of interest. Other places of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road, and HO58 and HO110. Identified by Context during the desktop research.

- Clusters of proximate buildings associated with Alistair Knox and his fellow builders and designers, including Gordon Ford. For example:

    - 23, 25 and 29 York Street (nos 23 and 29 are of particular interest as Knox's early works).

    - 130, 180, 195, 200 and 220 Laughing Waters Road, and 50 Overbank Road.

    - Mount Pleasant Road properties that were subdivided and developed by Alistair Knox.

    - Wild Cherry Drive properties designed by Alistair Knox.

- Laughing Waters Road and Overbank Road, comprising a group of postwar houses with historical and architectural associations. Other Laughing Waters properties of interest include 195 and 200 Laughing Waters Road (HO111); 180 Laughing Waters Road and 50 Overbank Road. Identified by Context during the desktop research.

- 32 and 34 Warringah Crescent — a pair of fine postwar houses, respectively designed by architects Graeme Gunn and Albert Genser. Identified by Context during the desktop research and on-site inspections.

Additional places without confirmed street addresses include the following:

- Hipwell House, Research Road, Warrandyte — A fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted postwar firm of Hipwell, Weight & Mason.

- Courtney House, address not known — A 1960s house originally designed by architect David S Gordon. Identified by the Warrandyte Historical Society.

Further works

Recent Planning Panel decisions have placed greater emphasis on the adequacy and rigour of comparative analysis, given it is important that comparative analysis provides a sound basis for the proposed application of a threshold for local (or state) significance. There are some comparators readily available in the Schedule to the Heritage Overlay in the Nillumbik Planning Scheme, or for individual places assessed in this study. However, the pool of local comparators is limited for particular building types and periods. For example, there is a general under-representation of postwar and late 20th century places.

A gap study that focuses on the postwar and late 20th century periods would help establishing the local threshold through the identification and comparison of:

- postwar (c.1945–1975) and late 20th century (c.1975–1990s) modernist style houses with strong historical or architectural merit, or both

- houses designed by or associated with Alistair Knox and his fellow builders and designers including landscape designer Gordon Ford—there are over 200 buildings (1950s–1980s) designed by Knox in Nillumbik Shire

- 'Eltham style' houses (generally 1960s–1980s) that were inspired by Alistair Knox's work and have strong historical or architectural merit, or both

- areas representative of postwar subdivisions and land sales in Nillumbik that stimulated residential development in this period.

This approach would help:

- improve the understanding of whether or how a particular type or style represents a particular historical development pattern of Nillumbik

- justify the threshold within the groups that are relatively under-represented on the HO

- identify any additional places or areas with potential heritage significance.

CONTEXT

Appendix C

Corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills

Christmas Hills War Memorial

Prepared by: Context	**Survey date:** December 2020
Place type: Memorial	**Designer:** C D Irvine
Significance level: Significant	**Builder:** C D Irvine
Extent of overlay: Refer to map	**Major construction:** 1921

Figure 1. Christmas Hills War Memorial. (Source: Context 2020)

Figure 2. Obelisk, interpretive signage, bench and landscape setting, viewed from the east. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 8   *BUILDING COMMUNITY LIFE*
>
> 8.4   *Commemorating*
>
>> *From World War I the Nillumbik Shire area saw a multitude of efforts to memorialise the fallen. The planting of memorial avenues was more common in Victoria than anywhere else in Australia. This was a quickly realised option, as existing road reserves could be used. Most of these avenues consisted of exotic trees, that is, those not native to Australia (Rowe 2011, p. 46). There was a flurry of avenue planting in the Nillumbik area starting as early as 1917. In that year, volunteers planted an avenue of London Plane in Eltham. The objective of this was double: of honouring local servicemen and improving the town. By 1918 one hundred trees had been planted and provided with guards and copper name plates. It seems there was a low survival rate, as two returned soldiers were employed to replant the trees in 1919. The shire council accepted responsibility for the avenue in 1921.* (Mills & Westbrooke 2016:106)
>>
>> *Stone or masonry monuments were the most common type of memorial in Victoria, with the obelisk being the most common form. These monuments were typically placed in dominant positions in the main streetscape of towns, which often meant they were not suitably located if there were later road widening works or other improvements, requiring their relocation. In the years following World War I it was common for schoolchildren to lay wreaths on these monuments on Anzac Day. The granite obelisk of the Eltham War Memorial (HO249) was erected in a prominent position at the corner of Main Road and Bridge Street in 1919. It was moved to the front of the Eltham Returned and Services League (RSL) building in the 1950s and then to a new site on Main Road, Eltham in 2012 (Westbrooke 2013, p. 2). The citizens of Diamond Creek erected a red granite column in Collins Street, Diamond Creek in 1921. In 1996 this memorial was relocated to Main Street and re-dedicated to cover the loss of all lives in conflicts since the Great War. The residents of Panton Hill chose to erect a Soldiers' Memorial Cross (HO96) in the yard of St Matthews Church of England opposite the Soldiers' Memorial Hall. This was dedicated in 1926. Monuments were also placed in memorial parks. A granite tablet memorial was unveiled in the Christmas Hills Memorial Park in 1921.* (Mills & Westbrooke 2016:107-108)

LOCALITY HISTORY

The first squatters took up land in the area of what was to become Christmas Hills, located on the country of the Wurundjeri-willam clan of the Woi wurrung people, in the early 1840s. James Murray occupied land on the north bank of the Yarra River in 1840 and Joseph Stevenson took up land opposite Five Mile Creek in 1842 (Butler 1996:2). Christmas Hills is believed to have been named after Stevenson's shepherd, David Christmas (Yarra Glen and District Historical Society 2020).

The success of the nearby the Caledonian goldfields encouraged goldminers to fossick the Christmas Hills, including One Tree Hill, from the late 1850s (Yarra Glen and District Historical Society 2020).

After the initial gold rushes, a series of land Acts introduced in the 1860s facilitated small-scale selection of land in Victoria, with farms established in the Christmas Hills district under the 1865 and 1869 Acts (*Sutton Parish Plan* 1949). Because of the hilly stringybark forests, it was difficult terrain for farming. Some farmers supplemented their income by mining and supplying firewood as their land was cleared. Others provided services to the steady stream of diggers passing through to Woods Point (Yarra Glen and District Historical Society 2020; *Victorian Places* 2015).

With the passing gold traffic and taking up of land at Christmas Hills, a small settlement was established near the junction of Eltham-Yarra Glen Road and Ridge Road, with inns and hotels some of the first buildings erected in the 1860s. In 1874 two half-time schools were established as part of Christmas Hills State School No. 1362, and a post office opened in Thomas Young's general store. The Christmas Hills Mechanics' Institute opened in 1877 (rebuilt in 1895 after a bushfire destroyed the building in 1893). A Church of England opened in 1874, and Christ Church of England, designed by architects Smith and Johnson, opened in 1892 (Yarra Glen and District Historical Society 2020; Eltham District Historical Society 2000:np; Butler 1996:42).

By the 1870s the Yan Yean system, established in the 1850s to supply water to Melbourne, was proving inadequate. As a consequence, work began in 1886 on a weir on the Watts River and an aqueduct to carry water 66 kilometres from the weir near Healesville, via Christmas Hills, Kangaroo Ground and Research, to Greensborough and on to Preston. The construction of the aqueduct brought hundreds of workers and their families to sites along the route, and the population of the Christmas Hills area was boosted by the establishment of four large workers' camps (Butler 1996:17).

By the turn of the century local mining had declined and dairying and sheep-farming were the main industries (Butler 1996:21). By this time the area was a popular holiday destination and guesthouses flourished (Yarra Glen and District Historical Society 2020).

In 1903 the *Australian Handbook* described Christmas Hills, which adjoined the mining district of One Tree Hill, as a farming area that supported dairying and vine-growing. Services were supplied to local residents by a mechanics' institute and library, a state school and an Anglican church. It was noted that Christmas Hills was an 'excellent health resort' (cited in *Victorian Places* 2015).

A larger post office and store opened at Christmas Hills in 1909 (Butler 1996:42).

The railway line, extended from Heidelberg to Hurstbridge in 1912, boosted tourism to Christmas Hills from this time (*Victorian Places* 2015). A war memorial to commemorate those who served in World War I was built by local resident Charles Irvine and unveiled in 1922 (Butler 1996:42). At this time, firewood collection was a major industry in the area, with commercial woodcutting commencing in the 1930s (Butler 1996:16; Eltham District Historical Society 2000:np).

Several major fires have affected Christmas Hills, with a local fire brigade formed after the Black Friday bushfires in 1939. In 1937 the Light Car Club established the Rob Roy Hill Climb on the western side of Christmas Hills, a venue that was used for motor sports well into the postwar years (*Victorian Places* 2015).

By the 1950s the hills supported small mining operations, a slate quarry, scattered farms, and weekender residences (Yarra Glen and District Historical Society 2020).

In 1958 the Christmas Hills area was transferred from Eltham Shire to Healesville Shire. Two years later it was connected to the electricity grid, and in 1962 suffered a disastrous bushfire (*Victorian Places* 2015).

In the 1970s, 445 hectares of the district was inundated by the Sugarloaf Reservoir to feed Melbourne's water supply, with the Victorian government compulsorily acquiring a number of properties in the Christmas Hills area to do so (*Victorian Places* 2015). This drew strong protest from the community,

Another proposal to build a reservoir at Yarra Brae mobilised the residents of the Christmas Hills area and a conservation group, named the 'Yarra Brae Dam Objection Group', was formed to prevent the Yarra Brae dam which would, if constructed, inundate the Bend of Islands area (Butler 1996:18). In 1976, the Bend of Islands rural/residential conservation area, an environmental living zone, was subsequently prescribed under an interim development order. Permits are needed for any clearing of vegetation, restrictions are placed on exotic vegetation, and cats and dogs are prohibited. The social centre is the Christmas Hills South country fire station (*Victorian Places* 2015).

PLACE HISTORY

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is located on Crown Allotment 74, Parish of Sutton (*Sutton Parish Plan* 1949).

The monument, was organised by the Christmas Hills Memorial Committee and funded by donations from the local community to commemorate those who died in service or were killed in action during World War I, 1914-1919. It was located in a memorial park at the corner of Eltham Road and Yarra Glen Road. A concrete obelisk finished with render made from local clay and lime-based mortar (Monument Australia 2021), the memorial was designed and manufactured free of charge by local builder CD Irvine.

Captain Stanley Melbourne Bruce, MC MHR, unveiled the memorial on 10 December 1921 (Monument Australia 2021; *Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 16 December 1921:3). A granite tablet attached to the monument was inscribed with the words:

> In memory of the men of Christmas Hills who laid down their lives for King and Country in the Great War 1914 - 1919 "Greater love hath no man"

The committee continued to raise funds for a memorial park and, in 1924, they erected a sign reading, 'Christmas Hills Memorial Park', at the site (*Advertiser* 20 June 1924:3). This sign no longer exists. In 1928, at the instigation of the committee, six garden seats were installed at the park. By this year, kurrajong and oak trees had also been planted at the park (*Advertiser* 23 March 1928:2).

Part of the fence and some of the seats at the memorial park were burned in the 1939 bushfires but with the help of Eltham Council were repaired in the same year (*Advertiser* 17 February 1939:1).

Funding from the Australian Government's ANZAC Centenary Local Grants Program enabled the war memorial to be renovated and new interpretive signage adorning a concrete bench to be installed in 2015 (Monument Australia 2021).

Anzac Day services have been held regularly at the memorial park since its establishment in 1921.

Figure 3. A photo of the Christmas Hills War Memorial in 1922. (Source: *Weekly Times* 7 January 1922:32)

DESCRIPTION

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is an example of a post-World War I memorial obelisk built c1921 by local builder C D Irvine. The memorial is located within a triangular shaped site within a road reserve at the southwestern side of the Eltham-Yarra Glen Road and Ridge Road intersection. This piece of land abuts 1524 Eltham-Yarra Glen Road (HO117 Former Christmas Hills Post Office Store) on the southern boundary. The land is slightly elevated from the road grade and has a slight fall to the northwest. The reserve maintains a bushy character and is dotted with trees. Access to the obelisk is via a dirt road leading off Ridge Road at the southeast corner of the site (Figure 4).

The memorial is situated towards the centre of the northeastern end of the site, set back from the roadways. It consists of a concrete obelisk raised on a square base and pedestal and is rendered with local clay and lime mortar. On the west elevation, there is an inscribed granite tablet (Figure 5).

A low rectangular concrete bench with interpretive signage is located to the southwest of the c1921 cenotaph (Figure 6). A timber bench seat set in concrete sits to the west of the monument (Figure 2).

The original sign, seating, oak and kurrajong tree plantings from the 1920s are no longer extant.

Figure 4. Aerial view of the subject site, with the location of the monument, interpretive signage and timber bench circled in yellow. (Source: Nearmap 2020)
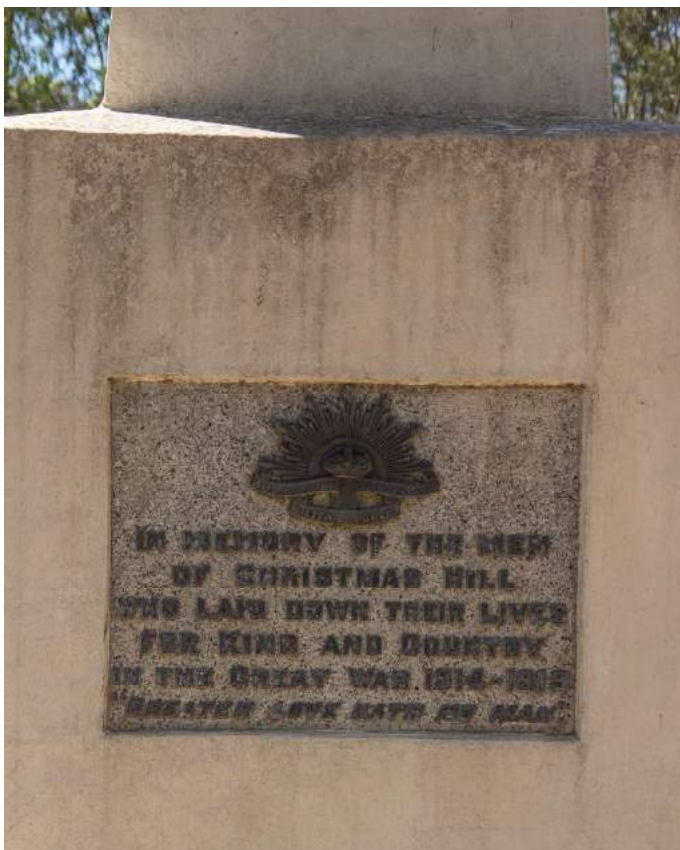
Figure 5. Original inscribed granite tablet on the west elevation of the obelisk. (Source: Context 2020)

Figure 6. Interpretive signage installed in 2015. (Source: Context 2020)

INTEGRITY

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is highly intact with few changes visible to the original memorial. The obelisk retains its original form and materiality, as well as the original granite tablet fixed on the west elevation. The landscape setting, including the 2015 concrete bench and interpretive signage and a timber bench, enhances the amenity and memorial utility of the setting. Overall, the monument has high integrity.

COMPARATIVE ANALYSIS

After World War I hundreds of statues, cenotaphs and plaques were erected across the nation to commemorate the memory of those who had lost their lives serving the country. Obelisks are one of the most common types of these memorials. KS Inglis suggests that the popularity of the obelisk in Australia was due to its secularity which made it a memorial form that was palatable to committees made up of people from different denominations (Inglis 1999: 49-50).

The Shire of Nillumbik has a large number of traditional war memorials. These include:

- Shire of Eltham War Memorial Tower, Mature Plantings and Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground (HO49), c1925-6, 1974;

- Eltham War Memorial Cenotaph at 903-907 Main Road, Eltham (HO126), 1919, 1960;

- London Plane Tree Avenue of Honour along Main Road, Eltham (HO229), c1950s;

- Plenty War Memorial Gates at 103-107 Yan Yean Road, Plenty (HO249), c1950s;

- Panton Hill War Memorial at the corner of Main Road and Church Road, Panton Hill (no HO), c1926; and

- the Diamond Creek War Memorial Reserve Circuit in Diamond Creek (no HO), 1921.

The subject memorial and two other examples in the municipality that are included in the Heritage Overlay are registered on the Victorian War Heritage Inventory. The following Individually Significant examples are comparable with the Christmas Hill War Memorial.

Eltham War Memorial Cenotaph, 903-907 Main Road, Eltham (HO126). (Source: VHD)

The Eltham War Memorial is historically significant for its role in civic commemoration in the township of Eltham. The war memorial is aesthetically significant as an intact representative example of a World War I memorial. Typical features of the post-World War I memorial include the use of granite, the obelisk form on a pedestal, lead lettering inscription and low granite bollards connected by a chain. The memorial is also of social significance as a community focus for the commemoration of war in the Eltham district since the end of World War I. The memorial has special associations with the local RSL group (VHD).

War Memorial Tower, Mature Planting and Park, 385 Eltham-Yarra Glen Road Kangaroo Ground (HO49). (Source: VHD)

The listing includes the c1925-26 War Memorial Tower, the mature Monterey Cypress trees (which form a windbreak around the perimeter of park), the c1951 sandstone caretaker's cottage (contributory to the site) and other planted species. The war memorial is historically and architecturally significant as an example designed by prominent architects Stephenson and Meldrum, based upon a sketch by artist Harold Herbert. It is also important for its connection to prominent community members including Professor William Osborne, who donated stone for the construction, and Governor-General, Lord Stonehaven, who opened the building on 11 November 1926. It is aesthetically significant for its skilled use of local sandstone. The war memorial is historically and socially significant as a representative example of a local war memorial and as a physical representation of the impact that World War I had on the community (VHD).

The following local examples are not included in the Heritage Overlay but are registered on the Victorian War Heritage Inventory. They are also comparable with the subject monument.

The Panton Hill War Memorial, in the grounds of St Matthews Church, comprises of a marble cross inscribed with the names of those locals who fell in World War I (VWHI).

Panton Hill War Memorial, Kangaroo Ground-St Andrews Road, Panton Hill. (Source: VHD)

The Diamond Creek War Memorial comprises of a polished stone column and urn. It was established on 19 June 1921 and names 13 locals that died during World War I. The Memorial has been relocated from Collins Street and was rededicated to all conflicts since World War I on 6 October 1996 (VWHI).

Diamond Creek War Memorial, 28 Main Hurstbridge Road, Diamond Creek. (Source: VHD)

Discussion

The Christmas Hills War Memorial compares well with the above examples of memorials to soldiers of World War I. The memorial retains typical features of the post-World War I memorials such as the obelisk form on a pedestal and inscription honouring those who died. Within the Heritage Overlay, the Eltham War Memorial Cenotaph (HO126) is more closely comparable as a memorial with obelisk form. The two memorials outside the Heritage Overlay also feature similar obelisk forms set on pedestals.

These monuments were typically placed in dominant positions in the townships or along main throughfares. While of more modest construction and siting than the other local examples on the Heritage Overlay, the Christmas Hills War Memorial is important for its firm connection to the Christmas Hills locale. It was constructed from some local materials and was designed and manufactured by a local builder free of charge. It has remained on its original site since its erection in 1921. Located adjacent to other civic buildings (HO117 Former Christmas Hills Post Office Store and HO243 Christmas Hills Mechanics Institute and Free Library), the subject memorial is one of the important civic elements remaining in the early township of Christmas Hills.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, designed and built by local builder C D Irvine c1921 is significant.

Elements that contribute to the significance of the place include:

- original obelisk form and scale;

- original materials including concrete construction rendered with local clay and lime mortar;

- original granite inscription tablet; and

- landscape setting including setbacks from Eltham-Yarra Glen Road and Ridge Road.

The concrete interpretive signage contributes to the significance of the place.

HOW IS IT SIGNIFICANT?

The Christmas Hills War Memorial at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is of local historic, representative and social significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Christmas Hills War Memorial is historically significant for its role in civic commemoration in the locality. The Christmas Hills War Memorial erected c1921, with its setting, is significant for demonstration of the type of monumental memorialisation that occurred in townships across Victoria following the end of World War I. The construction by local builder CD Irvine enhances the memorial's local historical significance. (Criterion A)

The Christmas Hills War Memorial has representative significance as an intact example of a World War I monument. Typical features demonstrating the post-World War I period in which it was erected include the obelisk form on a pedestal and inscription honouring those who died, as well as its location adjacent to other early civic buildings of Christmas Hills. (Criterion D)

The Christmas Hills War Memorial monument is socially significant as a tangible focus for the commemoration of war in the Christmas Hills district since the end of World War I. Anzac Day services have been held regularly at the memorial since its establishment in 1921. (Criterion G)

RECOMMENDATIONS

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

Extent of overlay: Extent of Heritage Overlay is recommended to cover the road reserve (approximately 130 by 50 metres) at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, as indicated by the blue shaded area. Refer to the map below.

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

Extent of Heritage Overlay is recommended to cover the road reserve (approximately 130 by 50 metres) at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, as indicated by the blue shaded area in Figure 8.

Figure 7. Recommended extent of the Heritage Overlay (blue) and surrounding property boundaries (orange). (Source: Nearmap 2021)

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2 Batman Road, Eltham

'Bell Vue'

Prepared by: Context	**Survey date:** December 2020
Place type: Residential	**Designer:** -
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1929-30

Figure 1. 2 Batman Road, Eltham, detail of the primary elevation with Mediterranean detailing. (Source: Context 2020)

Figure 2. 2 Batman Road, Eltham, secondary elevation from Livingstone Road. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 6   *BUILDING TOWNS AND SHAPING SUBURBS*
>
> > 6.3   *Interwar subdivisions and estates*
> >
> > > *In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders.* (Mills & Westbrooke 2016:71)
> > >
> > > *The suburban fringe of the metropolis was advancing towards the southern and south-eastern edges of Eltham Shire. With the advancing of the metropolitan fringe towards Eltham, and the closer subdivision in the main towns of the Shire, both the suburban dream and an alternative in the form of a weekend getaway from the city were on offer.* (Mills & Westbrooke 2016:71)
> > >
> > > *The electrification of the railway to Eltham in 1923 eliminated the changeover to steam trains at Heidelberg allowing faster through-trains and so reducing commuting time. It was generally expected that this would soon convert Eltham into a suburban area. Certainly, there was a proliferation of subdivided new estates for the next few years. At first there was some infilling of Holloway's early Little Eltham subdivision. The 130 blocks of Sydney Haynes' Bellevue estate, situated on both sides of Main Road and the railway line to the north of Eltham station, were advertised from 1920. By 1923 prospective buyers were advised to take advantage of the cheap blocks before prices inevitably rose. Forty lots in the estate were sold in April 1923.* (Mills & Westbrooke 2016:71)
> > >
> > > *Other subdivisions were carved from rural land, often starting with deceased estates. The local name for the estate often reflected the former rural landowners. In 1922 the View Hill estate was advertised as the 'highest point in the district, quite handy to [Eltham] station'. Twenty-three building blocks in the Mona Vale estate and two in Browne's subdivision were advertised in 1924. In 1925 the owners of the View Hill estate submitted a plan for roads on the estate to the shire council for approval. The following year an owner in the estate disposed of his two lots at a 'very satisfactory figure' to Messrs J. & H. Rowe, electrical engineers from the city who were planning to build two 'concrete villas'.* (Mills & Westbrooke 2016:71)
> > >
> > > *In 1924 a 'leading Melbourne land agent' acquired a large tract of land in Eltham for subdivision purposes. This may have been the Eltham Electric Station Estate (known locally as the Pryor estate) opposite the station, where lots were auctioned in 1925. The estate included 11 shop sites in Main Street and 29 'beautiful elevated residential allotments'. Local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement*

and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.' (Mills & Westbrooke 2016:72)

In the late 1920s the developer's tone remained optimistic. The Advertiser described the commencement of five new buildings in Eltham as a 'mini boom'. 'New buildings are springing up all round the district, which a progressive council has supplied with water and for which far-sighted residents have obtained the electric current from the Electricity Commission. For some time agents have been seeking out and securing the beauty spots around Eltham, for which there is a good demand, and there is every indication that, in the near future, a substantial increase in settlement will take place.' (Mills & Westbrooke 2016:72)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (*Victorian Places* 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A

cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (*Illustrated Australian News* 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

'Bell Vue' at 2 Batman Road, Eltham, is located on Crown Allotment 1, Section 11, Parish of Nillumbik, 91 acres purchased by H Stooke in 1852 (*Nillumbik Parish Plan* 1951).

By 1914, parts of Crown Allotment 1 and adjoining Crown Allotment F, a total of 92 acres, were owned by farmers William and Mary Ann Williams (CT:V3805 F900).

In c1920, the 92-acre land parcel was subdivided into approximately 137 residential lots and came to be known as the Bellvue Estate. These lots were sold between 1920 and 1925 (CT:V3805 F900). The streets of the subdivision included Hillside Road, today's Batman Road, and Bellevue Road, today's Livingstone Road.

Civil engineers Robert Woodcock and Charles McCormack of Melbourne purchased a number of the subdivision lots, subsequently selling them between 1925 and 1927 (CT:V4847 F238).

Lot 79 of the subdivision, which incorporated the subject site, was sold to Eltham grazier Charles Henry Felix Butler in 1925. Butler also purchased a number of other neighbouring lots bounded by Bellevue Road, Hillside Road and Stanley Avenue - a total of approximately nine acres (CT:V4847 F238; CT:V5070 F911).

The subject residence, 'Bell Vue', was subsequently built for C F (Felix) Butler, and his wife, Margaret (nee Swanton), who were married in 1910 (*Ancestry* 2021). The building was in the planning stage in September 1929, when Butler requested that Eltham Shire Council extend the water supply to the property so that he could proceed with the erection of his house. An application to Council for the construction of a brick residence at the corner of Hillside and Bellevue roads was made by Butler in December of the same year (*Advertiser* 6 September 1929:4 and 6 December 1929:4). In January 1930, Butler applied to Council for permission to install a septic tank at the property (*Advertiser* 10 January 1930:4).

Butler undertook a 33-lot subdivision of the nine acres on which his residence was located, with all blocks selling between 1928 and 1950. As part of the subdivision, Lot 79 was surveyed into five blocks: Lot 1, 2, 3, 32 and 33, all retained by Butler (CT:V5070 F911).

Figure 3. Aerial imagery of the site in 1945 showing original forked driveway. (Source: CPO, 'MELBOURNE AND METROPOLITAN AREA PROJECT' 1945, via Landata)

Figure 4. Aerial imagery of the site in 1951, the lean-to at the rear appears to be visible (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951, via Landata)

The five Lot 79 blocks were purchased in 1947 by widow Esther Cooke of East Malvern. Cooke sold a portion of the property in the same year, retaining Lot 1 (the subject property) and Lot 2 (CT:V6995 F923). Lots 1 and 2 were sold in 1957. By 1957, Hillside Road had been renamed Batman Road and Bellevue Road renamed Livingstone Road (CT:V8143 F160). The two lots were subdivided in 1971 (CT:V6995 F923). The subject site, Lot 1, was sold as a separate property in 1971 (CT:V8143 F160), with Lot 2 selling the following year

Figure 5. Aerial imagery in 1962, the outbuilding in the southeastern corner is visible. (Source: CPO, 'MELBOURNE-GEELONG PROJECT', via Landata)

Figure 6. Aerial imagery of the site in 1968, the southern fork of the driveway appears to have been lost (Source: CPO, MELBOURNE 1968 PROJECT, via Landata)

Comparison of historical aerial photographs indicates that the skillion weatherboard lean-to at the rear (east) of the house was built between 1945 and 1951, and the gable-roofed outbuilding at the south-eastern property boundary is visible by 1962 (Figure 4, Figure 5 and Figure 6). It appears that the southern part of the original forked driveway was removed between 1962 and 1968 (Figure 5 and Figure 6). An established canopy, comparable to that of the extant mature Canary Island Date Palm tree in the front garden, is visible in the 1945 aerial indicating that the tree is contemporary with the construction of the subject house (Figure 3). The same can be said for the mature Monterey Pine tree at the property's southern edge, which appears to be quite established in the 1945 aerial.

Figure 7. Aerial imagery of the subject site in 1987 (Source: CPO, 'WESTERN PORT FORESHORES', via Landata)

Figure 8. Aerial imagery of the subject site in 2009 showing the polycarbonate translucent roofing to the rear. (Source: Nearmap 2009)

Felix Butler, owner 1930-47

Charles Felix Butler was born in 1875 in Newstead, Victoria. Butler served in South Africa during the Boer War of 1899-1902. He married Margaret Swanton in 1910 and the couple had six children, all born before the subject house was built for the family in 1930 (*Ancestry* 2021).

Before undertaking the subdivision of the land on which the subject residence stands, Butler developed the Bellevue Estate in Eltham. This estate comprised 137 building allotments located on

Main Road close to the Eltham Railway Station, with lots sold from 1920 (*Argus* 21 February 1920:2; *Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 10 March 1922:3).

In 1923, Butler was a director of the Melbourne company M B Rail Anchor Pty Ltd. In January 1947, as an executor of the will of Mary Ann Williams, Butler was described as a retired farmer who lived in Bellevue Road, Eltham. By July of that year, he was living in East Malvern (*Herald* 27 April 1923:14; *Argus* 14 January 1947:16 and 16 July 1947:14).

On his death in 1955, a newspaper notice stated that Butler was survived by his wife Margaret, and children Gwen, Jack, Dorothea, Noel, Lesley, and Muriel (*Argus* 5 January 1955:14).

DESCRIPTION

'Bell Vue' at 2 Batman Road, Eltham, is an interwar brick bungalow with Mediterranean detailing designed in c1929 for Charles Felix Butler, and his wife Margaret (nee Swanton).

The dwelling sits on a large block at the northeast corner of Batman Road and Livingstone Road within a residential area. The block has two street frontages with the principal elevation facing Batman Road. The eastern side of Batman Road is elevated; the land falls away to the west, providing views from the dwelling across to treed ridges beyond the Diamond River. The single-storey dwelling is in the centre of the block and is surrounded by mature plantings. It has a deep setback from Batman Road that is greater than that of neighbouring properties. There is a lesser setback to Livingstone Road.
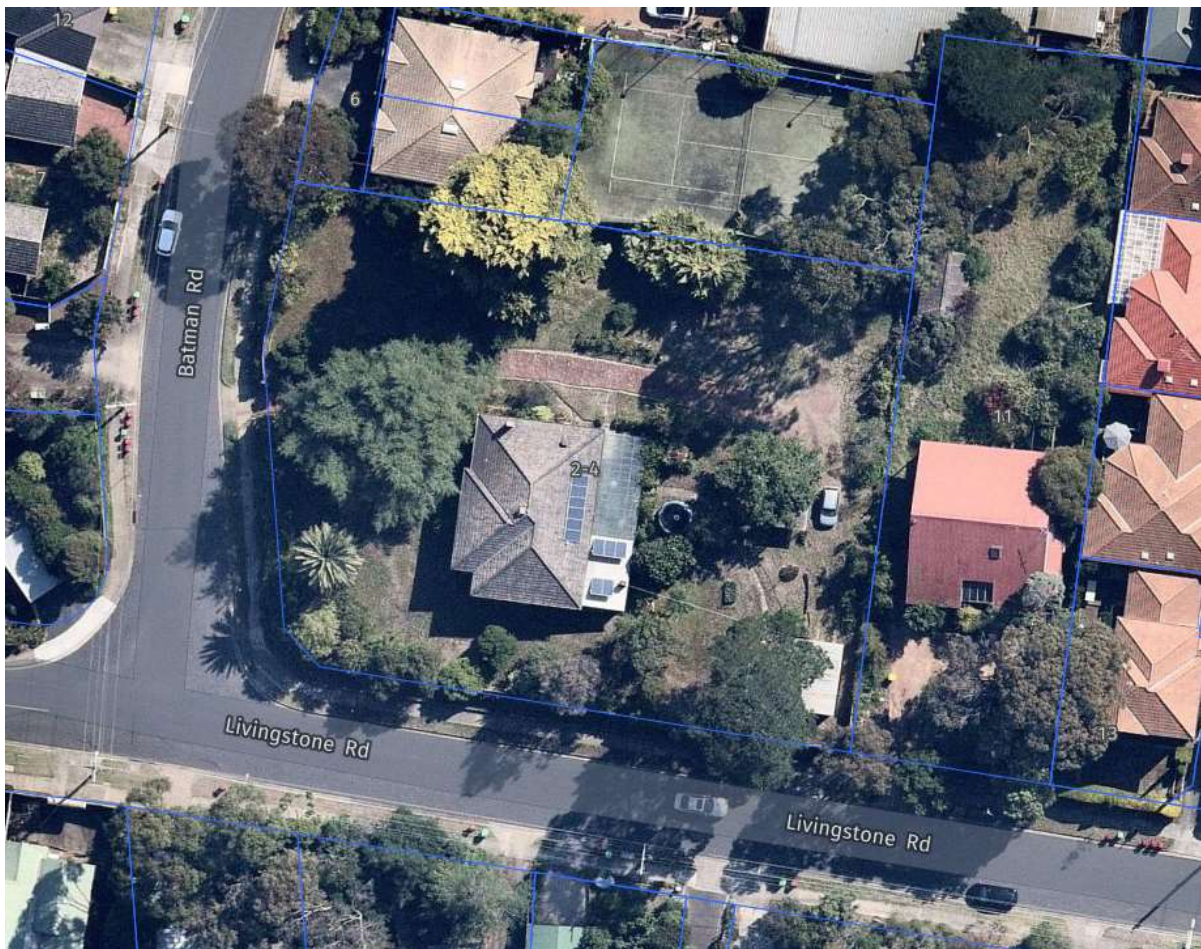
Figure 9. Aerial view of the site showing footprint and rear extension, and garage in the southeast corner. (Source: Nearmap 2021)

Figure 10. Batman Road (west) frontage with stone retaining wall and brick fence behind and Canary Island Date Palm. (Source: Context 2020)

Figure 11. Red brick driveway from Batman Road with timber topped brick fence to the left. (Source: Context 2020)

The dwelling has a hipped roof and is largely rectangular in plan. It has projecting bays to the west and east, creating a slightly asymmetrical form. The main hipped roof is clad in concrete tiles. Eaves are boxed. Lightly textured rendered walls, with contrasting smooth rendered details, sit atop a red clinker brick base. A weatherboard lean-to extension to the rear (east) with a skillion roof of corrugated iron is an early (c1945-51) addition. An adjoining section of translucent polycarbonate to the same depth as the lean-to, added c1987-2009, completes the expanded footprint.

The projecting bay to the principal (west) elevation contains the entrance porch. The porch incorporates a semi-circular arch with smooth rendered detailing. The arch is supported on short barley twist columns with Corinthian capitals. The rendered porch balustrade is capped in smooth render. To the north of the porch are three double-hung timber-framed windows separated by barley twist mullions atop smooth rendered corbels. A smooth rendered lintel extends across all three windows supporting a decorative arched panel. Set back from the projecting bay to the north of this elevation are a further three timber-framed double-hung windows with stepped clinker brick sills. At the south, there is a small highlight window with diamond detailing and angled clinker brick sill on the wall adjacent to the porch.

Figure 12. Porch arch with loose barley twist columns and smooth capped balustrade. (Source: Context 2020)

Figure 13. Windows separated by barley twist mullions atop smooth corbels. (Source: Context 2020)

Figure 14. Second tier window detailing, with stepped brick sills and broad smooth rendered lintel supported by corbels. (Source: Context 2020)

Figure 15. Highlight window with diamond detailing. (Source: Context 2020)

The secondary elevation (south) features a lesser level of detailing and includes double-hung timber-framed sash windows with angled brick sills; one to the east and a pair to the west. A tripartite double-hung timber-framed sash window is visible at the southern elevation of the weatherboard lean-to.

Figure 16. Secondary elevation facing Livingstone Road showing porch entrance arch, simple window detailing, and weatherboard rear extension. (Source: Google Streetview 2010)

Figure 17. Gable roofed garage visible at the Livingstone Road frontage. (Source: Google Streetview 2019).

A tall face brick chimney sits in the northwest corner of the roof and there is another chimney just visible towards the centre. Photovoltaic cells occupy the part of rear (east plane) of the original roof and part of the skillion roof.

Stone retaining walls line both street frontages, behind which sits a low red clinker brick fence. The brick fence extends from the Batman Street frontage and continues around the corner to halfway along the Livingstone Road frontage. The timber fencing extends above the brick fence along Livingstone Road, and continues at full height from the termination of the brick fence to the property boundary. A driveway laid with red brick (frogs up) and concrete channelling curves uphill on the northern side of the building and provides access to the property from Batman Road before terminating abruptly at the rear of the property. A gable-roofed outbuilding sits in the southeast corner

of the block slightly set back from the boundary. There are several other small outbuildings behind the dwelling toward the rear (east) of the allotment.

An established garden surrounds the dwelling with mature trees including a Canary Island Date Palm (*Phoenix canariensis*) and Himalayan Cedar (*Cedrus deodara*) at the Batman Road frontage, and a Monterey Pine (*Pinus radiata*) at the Livingstone Road boundary next to the garage.

INTEGRITY

'Bell Vue' at 2 Batman Road, Eltham, is largely intact with very few changes visible to original or early fabric. The building retains its original single-storey built form, concrete tiled roof, entrance porch and fenestrations. The rear weatherboard lean-to appears to be an early addition dating from c1945-1951. A rear verandah of translucent polycarbonate roofing was added c1987-2009, however this is not visible from the public domain.

The integrity of the house is greatly enhanced by highly intact main built form elements and materials including the lightly textured rendered walls, contrasting with smooth render detailing and double-hung timber-framed sash windows. Intact decorative details include the arched porch, and decorative arched panel above the windows to the principal elevation, barley twist columns and corbels which reflect the Interwar Mediterranean style.

The integrity of the place is enhanced by the retention of original and early landscape elements including the original low clinker brick fence, stone retaining walls and the layout of the remaining portion of the driveway that curves to the north of the house. The mature Canary Island Date Palm and Monterey Pine tree that appear to be contemporary with the construction of the house similarly enhance integrity. Overall, the place has high integrity.

COMPARATIVE ANALYSIS

The Interwar Mediterranean style is also referred to as Mediterranean Revival and Mediterranean Villa style. The style appeared in Australia in the late 1910s in response to the temperate climate and bright sunlight, which were conducive to 'an architecture of simple shapes, light and shade, bleached pastel colours and accents of classical detail', according to Leslie Wilkinson, Professor of Architecture at the University of Sydney, who is credited with popularising the style in Australia (Apperly et al. 1989:172). The style gained popularity in the 1920s (Cuffley 1989:74-5). It was originally applied to domestic architecture in upper and upper middle-class suburbs, and later to modest-sized commercial and institutional buildings (Apperly et al. 1989:172).

The Interwar Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with simpler and less elaborate features. Details take on an austere classical or Renaissance mode, which subtly evokes a Mediterranean feel. In particular, Interwar Mediterranean domestic architecture incorporates features including pergolas, balconies, arcaded loggias and formal entrances, with sidelights and highlights, while Tuscan columns typically appear in verandahs and porches. The exterior is lightly bagged or cement-rendered (Apperly et al. 1989:172-4; Cuffley 1989:75-76).

There is only one place on the Heritage Overlay that exhibits elements of the Mediterranean style: the former Sutherland Homes orphanage administration block (HO171) at 2 Yan Yean Road, Diamond Creek. Built in 1929, the building comprises a central pavilion wing in a parapeted stuccoed Spanish Revival style, with porch and arched windows.

Despite the growth that was experienced in Eltham in the interwar years, this period of development is generally under-represented on the Heritage Overlay.

The interwar period was characteristic of a range of diverse architectural styles. The following Individually Significant examples are comparable with 2 Batman Road, Eltham:

Worlingworth, 10-26 Banoon Road, Eltham (HO7). (Source: VHD)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c 1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).

Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, 'Caffin' (VHD).

Old Brinkkotter House, 32 Lindon Strike Court, Research (HO114). (Source: VHD)

The substantial brick house built c1935 at 32 Lindon Strike Court, Research, is significant together with the c1913 timber house also on the site, for its associations with the Brinkkotter family, well-known Research farmers and orchardists. The existence of two adjacent farmhouses on the one property is rare in the former Shire of Eltham, and the design of the c1935 house is aesthetically significant for its unusual design (VHD).

The California Bungalow at 830 Cottlesbridge-Strathewen Road, Arthurs Creek, built c1930 is historically significant for its connection with the Apted family, who operated an orchard in Arthurs Creek for over a century. It is also significant as a rare surviving example of a Californian Bungalow in the former Shire of Eltham (VHD).
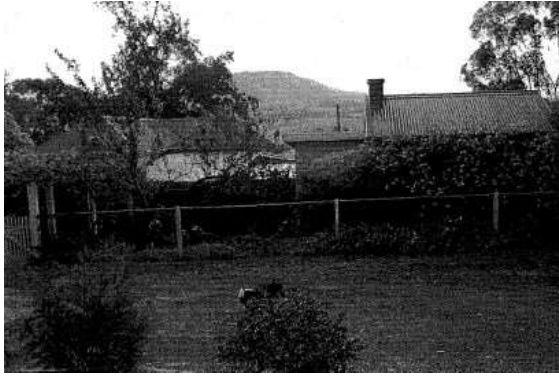
California Bungalow, 830 Cottlesbridge-Strathewen Road, Arthurs Creek (HO29). (Source: VHD)

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Date Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).

Residence, 836 Heidelberg-Kinglake Road, Hurstbridge (HO264). (Source: VHD)

Discussion

'Bell Vue' at 2 Batman Road, Eltham, compares well to the above examples. It demonstrates key design elements of interwar-era domestic architecture, and in particular, the Interwar Mediterranean style. The house displays key characteristics associated with the style including the rendered brick walls with smooth render detailing, arched porch, and barley twist column details to the porch and windows.

Though there are several interwar residences on the Nillumbik Heritage Overlay as demonstrated above, the subject place is distinguished from these examples for two reasons. Firstly, it exhibits elements of the Interwar Mediterranean style, a style that appears to be uncommon within the shire, notwithstanding the former Sutherland Homes orphanage administration block (HO171). 'Bell Vue' therefore adds an important additional place type to the above group of interwar houses in Nillumbik, since there are no other examples of houses designed in the Interwar Mediterranean or Spanish Mission style on the Shire of Nillumbik Heritage Overlay. Secondly, most of the above examples are farmhouses or orcharding properties, whereas 'Bell Vue' demonstrates the residential subdivision of land and transition towards suburban living in Eltham during the interwar years.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

'Bell Vue' at 2 Batman Road, Eltham, constructed c1929-30 for Charles Felix Butler, is significant.

Elements that contribute to the significance of the place include the:

- original single-storey built form, hipped-roof form and original fenestrations;

- rendered brick walls and roof clad with concrete tile;

- decorative details including barley twist columns, decorative corbels, arched porch with smooth render detailing, decorative arched panel above the window to the projecting bay of the west elevation and other applied Interwar Mediterranean style detailing;

- original timber window and door joinery; and

- low clinker brick fence, stone retaining walls and the layout of the remaining portion of the driveway; and

- intact garden setting and mature trees including the Canary Island Date Palm and Monterey Pine.

HOW IS IT SIGNIFICANT?

'Bell Vue' at 2 Batman Road, Eltham is of local historic and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

'Bell Vue' at 2 Batman Road, Eltham is representative of the subdivision of land for residential use and transition towards suburban living in Eltham during the interwar years. The electrification of the Hurstbridge railway line in 1926 which reduced travel time to the city, saw Eltham become a commuter town and development flourished along the railway. (Criterion A)

'Bell Vue' at 2 Batman Road, Eltham is a fine representative, and largely externally intact, example of interwar-era domestic architecture. It exhibits key elements of the Interwar Mediterranean style - a style closely related to the Interwar Spanish Mission style, but more rational and subtle in form and detailing. Key characteristics demonstrated include the lightly textured rendered walls with contrasting smooth render detailing, arched entrance porch, and medium-pitched hipped roof of concrete tile, as well as decorative features including barley twist column detail to the porch and windows, ornamental arched window panel, and decorative corbels. The property is enhanced by the retention of the substantial garden setting, within which sit a mature Canary Island Date Palm and Monterey Pine tree, as well as part of the original driveway layout, the front and side clinker brick fence, and stone retaining walls. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Canary Island Date Palm (*Phoenix canariensis*) and Monterey Pine (*Pinus radiata*)
Outbuildings or fences	Yes - front fence
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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10 Diosma Road, Eltham

Choong House and Garden

Prepared by: Context	**Survey date:** March 2021
Place type: Residential	**Designer:** Biltmoderne Pty Ltd (house), Wood Marsh (carport), Gordon Ford (landscape/garden)
Significance level: Significant	**Builder:** Steven Basic
Extent of overlay: To title boundaries	**Major construction:** 1985-87 (house), 1988 (carport)

Figure 1. West elevation of the Choong House, 10 Diosma Road, Eltham. (Source: realestate.com.au 2016)

Figure 2. Southwestern elevation of the Choong House, 10 Diosma Road, Eltham. (Source: realestate.com.au 2016)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> *6   BUILDING TOWNS AND SHAPING SUBURBS*
>
> > *6.6   1960s and 1970s suburbanisation*
> >
> > > *From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'.* (Mills & Westbrooke 2016:87)
> > >
> > > *Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland homeowners. Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape… Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.' On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape.* (Mills & Westbrooke 2016:87)
> > >
> > > *By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape.* (Mills & Westbrooke 2016:88)
> > >
> > > *In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as 'free and inventive compositions' and 'programmatically innovative'. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards.* (Mills & Westbrooke 2016:89)

Some architects chose not to blend with the bush environment. Peter Burns declared that his own 1967 house at Kangaroo Ground made 'no attempt to blend with the natural landscape but stands out as something distinctively man-made'. Perched high on a ten-acre site, the house was severely triangular in plan with inward sloping unpainted fibro walls and a flat metal deck roof. The house was 'a cheap practical envelope for living'. Acrylic domes replaced conventional windows. Burns did, however, consider himself a conservationist, installing 'a non-polluting system for the disposal of household wastes', as well as underground power and telephone cables. The clean white geometrical form of Ken Robinson's Zadnik house, located on a steeply sloping wooded site in Banoon Road, Eltham, was similarly intended to stand out 'in contrast to the rugged terrain'. The walls were of painted bagged brick and the roof of metal deck. It featured as an Age-RAIA House of the Week in 1975. (Mills & Westbrooke 2016:90)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police

station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (*Illustrated Australian News* 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The

establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The Choong House, built in 1985-87 for Ken Choong, a partner in LIDI, and the Choong family. It was was designed by architects Roger Wood, Randal Marsh and Dale Jones-Evans who had established their design practice, Biltmoderne Pty Ltd, in Melbourne in 1983. The standalone carport was designed in 1988 by Wood Marsh (Figure 3) (Mooney 2017). Steven Basic is credited as the builder (Mooney 2017).

Influenced by the mudbrick homes in the area, Biltmoderne referenced the modular and handcrafted quality of solid masonry construction for the residence, while introducing a lightness and vigour

through more fluid architectural forms (Figure 3). Instead of using mudbrick, however, limestone quarried from Mount Gambier (South Australia) was selected as a primary building material (Mooney 2017). Furniture for the house was also designed by Biltmoderne as part of the project (*Age* 2 June 1987:25). A small garden featuring native plants by renowned garden designer (and Eltham local) Gordon Ford was also a feature of the design (Mooney 2017).

Biltmoderne described the Choong House as follows:

> *The formal dynamic of the Choong House is generated by the apparent collision and cantilever of disparate elements set against the weight and undulation of a spinal wall. The result of the composition is proudly dislocated from its suburban context. The spinal wall also serves as a point of reference both topographically and architecturally. Its position on the site acts (as a vertical cantilever) to locate the overall composition. Constructed from limestone and aluminium siding, the building operates as a positive, solid form as well as a reflecting, translucent object. This duality, combined with the lack of even perimeter, offers the building to the viewer as being non-specific and abstract* (Jahn 1996:171).

Sydney architect and author, Graham Jahn, wrote that the Choong House was distinguished from its peers by being the antithesis of the sensory Australian pavilion. It, in fact, 'suggests the reverse, affecting its occupants more overtly than the landscape which surrounds it, nevertheless relying on the subtlety of the context for its total idea' (Jahn 1996:169). Jahn continued

> *Part of the proposition of the Choong House appears to be that true suburbia…should allow buildings to be non-continuous objects within their sites and not conform to notions of planned relationships in an overall sense. The idea of the sculptural object, free of conventional motive and reliant on the sensual experience of its formal presence, is truly an extension of abstract modernism free of the stylistic rules which it is normally associated. Some similarity could be drawn between Bitmoderne's work and the domestic designs of Harry Seidler in a conceptual rather than a formal way, where over-complexity of some angles and space ultimately demand rest* (Jahn 1996:171).

The Choong House design won the 1987 RAIA Victorian Merit Award for Outstanding Architecture (Heritage Alliance 2008:201). The house was profiled in the media and in books on architecture, including Graham Jahn's *Contemporary Australian Architecture*, first published in 1994.

A subdivision of the property to allow four additional allotments was submitted in 2018 (BP 3 September 2018).
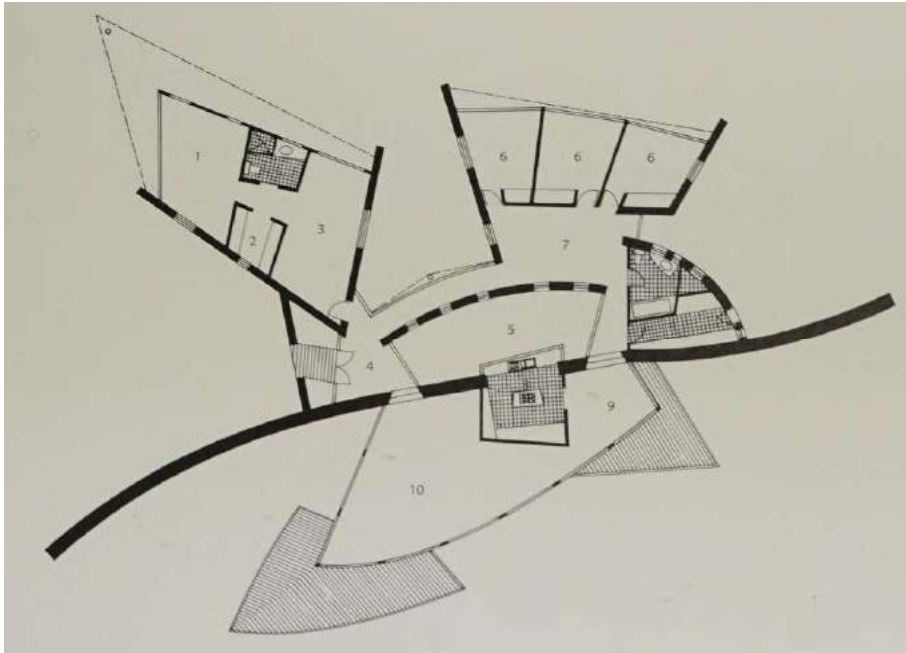
Figure 3. A floor plan of the Choong House. The numbers designate the following: 1 Master bedroom; 2 Dressing room; 3 Study; 4 Entry; 5 Courtyard; 6 Bedrooms; 7 Play area for children; 8 Kitchen; 9 Dining area; and 10 Living area. (Source: Jahn 1996:171)
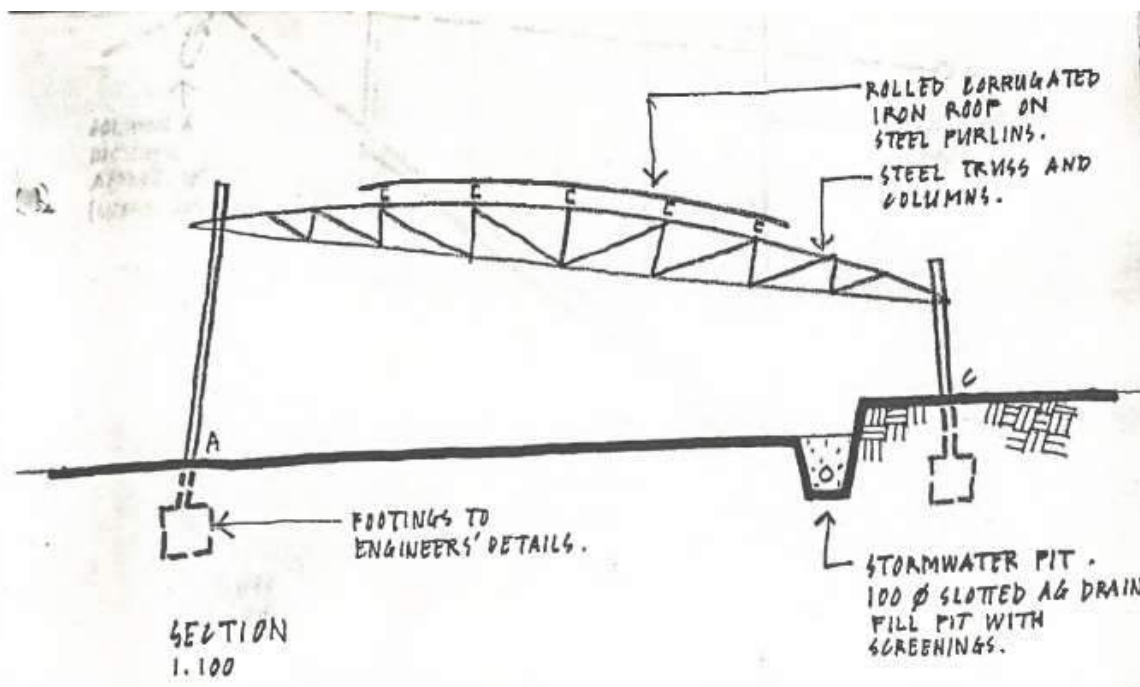
Figure 4. Plans for car port at the Choong House by architects Wood Marsh. (Source: BP, undated)

Biltmoderne, architects, and Wood Marsh, architects

Biltmoderne Pty Ltd was founded in 1983 by recent RMIT graduates Roger Wood, Randal Marsh and Dale Jones-Evans. The partnership rapidly gained a public profile in Melbourne's architectural scene, becoming well-known for nightclub fit outs and furniture and exhibition design (Built Heritage 2020:160).

In 1987, established Sydney architect Phillip Cox observed that Biltmoderne's individual style was receiving acclaim within architectural circles in Australia. Describing the firm as 'highly creative in a rather narrow field', he stated that they took 'Russian constructivism, a style of architecture popular before the Revolution…and made it incredibly trendy' (*Sydney Morning Herald* 19 November 1987:54). A newspaper article in 1986 described Biltmoderne as 'the grooviest architects within cooee' who zipped around redesigning nightclubs, asymmetrical swimming pools, many-roofed houses, angular couches, [and] wicked point tables' (*Age* 29 August 1986:29). An exhibition of furniture and architecture held at the National Gallery of Victoria in 1987, entitled 'From Robert Adams to Biltmoderne: the architect as designer', featured the firm's work (*Sydney Morning Herald* 19 November 1987:54).

Biltmoderne's projects included refurbishment of the Palace Theatre in Bourke Street, Melbourne, in 1986 to form the Metro Nightclub; the refurbishment of the Chasers Nightclub in Chapel Street, South Yarra; and the Inflation Nightclub in Melbourne in 1985; the latter project won a merit award from the Royal Australian Institute of Architects in the same year. The firm also refurbished Sweetman's Restaurant in Richmond and designed the Macrae and Way film production office, built in Francis Street, South Melbourne, in 1985 (*Age* 16 September 1986:14 and 21 July 1987:11).

Co-founder Jones-Evans left Biltmoderne in 1987 and took up practice as an architect and artist in Sydney in 1996, while Wood and Marsh formed their practice, Wood Marsh Architecture, in Melbourne in 1987 (Built Heritage 2020:160; Mooney 2017).

Gordon Ford, landscape designer

Australian landscape designer Gordon Ford (1918-1999) was a pioneer of the natural Australian style of landscape design. Growing up in country New South Wales, he settled in Eltham, Victoria, after World War II. Ford began landscaping work in 1952-54 under noted landscape designer Ellis Stones (1895-1975), before commencing his own landscape company, working in partnership with his Eltham neighbour, landscape architect Peter Glass (1917-1997) in the 1960s and 1970s.

Over his 50-year career Ford became an important landscape designer and constructor. He had a significant influence on the evolution of a natural Australian style from the 1950s, alongside his predecessors and mentor (Edna Walling and Ellis Stones) and peers (Alistair Knox and Peter Glass). Ford, along with Glass and Knox, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967 (Alistair Knox Foundation).

Ford believed that garden and buildings should form a fully integrated whole, rejecting the notion that a house was simply surrounded by a garden (David Bick cited in Context 2010). Ford favoured Australian native plants, but integral to his design philosophy were spatial considerations (juxtaposing mass and void and concealing boundaries) and foliage texture and shape (Reid 2002:228). He worked on many commissions for domestic gardens, public parks and institutional landscapes. Noted landscape designs include those for his own properties, the Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111) and 'Fülling', 76 Pitt Street, Eltham (HO153), as well as the Billabong in the VHR listed Royal Park, Parkville (H2337), and for Monash University.

Ford died at home in 1999.

DESCRIPTION

The Choong House at 10 Diosma Road, Eltham, is a substantial house constructed predominately of limestone blockwork, built in 1985-1987 to the award-winning design of architects Biltmoderne for

owner Ken Choong. The house is centrally sited on an irregularly shaped, heavily vegetated block. It is accessed by a narrow driveway to the west that runs southwards from Diosma Road (Figure 5). The land falls away from the centre of the allotment to the south and west.

Water and landscape elements, designed by notable landscape designer and Eltham local, Gordon Ford, are skilfully incorporated with the architectural design of the Choong House. The house references the 'Eltham style' mudbrick home in the way it sits solidly in the landscape. The tactility of its weathered, fortress-like limestone walls are softened by the fluidity of the curving sculptural form, creating what Kate Mooney referred to in a 2017 retrospective as 'an endearing paradox' (Mooney 2017). In this sense, the Choong House exhibits elements of organic architecture, with the design responding sensitively to the topography of its site and use of earthy materials. The weightiness of its masonry walls is counterpoised by large areas of glazing and sections of ribbed aluminium cladding.

Figure 5. Site plan. (Source: Realestate.com.au 2016)

Figure 6. Floorplan. (Source: Realestate.com.au 2016)

The house is arranged around a central limestone spinal wall that runs in an east-west direction extending beyond the enclosed spaces of the house into the landscape. It forms the southern wall of a central atrium from which radiates a series of geometrically distinct wings. Three wings containing the main bedroom suite and study, a set of three secondary bedrooms and the bathroom and laundry are located to the north of the spinal wall and also incorporate limestone wall elements. The wing containing an open plan living zone is located to the south and features large areas of glazing. (Figure 6).

Each form has an independent flat roof that creates a jigsaw-like footprint when viewed aerially (Figure 7). When viewed from the front façade, the building presents as a sculptural arrangement of limestone walls (Figure 8). At the centre of this composition, the entry to the house is located between two high walls curving towards each other and is accessed by a small footbridge over a pond (Figure 9).

Figure 7. An aerial view of the Choong House, 10 Diosma Road. (Source: Nearmap 2021)

Where the spinal wall projects at either end of the building it creates a series of semi-enclosed outdoor spaces which reflect the curved sculptural forms and irregular geometry of the house. (Figure 11).

Figure 8. On approach, the building presents as a collection of limestone walls. (Source: ArchitectureAU 2017)

Figure 9. The entry to the house. (Source: ArchitectureAU 2017)

Figure 10. Large expanses of glazing create window walls, allowing light and landscape to penetrate the internal spaces. Aluminium cladding (right image) and glazing work together to add a lightness to the building. (Source: ArchitectureAU 2017)

Water, a leading design principle of landscape designer Gordon Ford, is integrated throughout the property's bush garden landscaping and into the building and its courtyards. Ponds featuring at the entrance to the house as well as in the atrium at the heart of the residence. Ford's signature volcanic boulders and native groundcover plantings complete the design. As the planned landscaping falls away from the house's immediate surroundings, natural vegetation covers the remainder of the site, mostly mature eucalypts (Figure 11).

Figure 11. The intersection of curved and straight walls creates outdoor spaces with a sense of enclosure. Aluminium cladding and glazing work together to add a lightness to the building. Ford's bush garden landscaping blends seamlessly with the surrounding natural vegetation (Source: ArchitectureAU 2017)

Figure 12. The central atrium garden features Ford's signature interplay of water and volcanic rock with delicate native plantings. (Source: ArchitectureAU 2017)

A carport located to the northwest of the house was built for Ken Choong in 1988 to a design by Wood Marsh, an architectural firm founded by two of the original partners of Biltmoderne. The structure is open on all sides and constructed of steel. The main piers are set on dynamic angles, with three curved, exaggerated steel trusses forming the roof structure (Figure 13).

Figure 13. The steel carport designed by Wood Marsh and constructed in 1988. (Source: ArchitectureAU)

INTEGRITY

10 Diosma Road, Eltham is highly intact with minimal to no changes visible to original and early fabric. The building retains its complex, flat roofed form, designed around a limestone spinal wall and atrium. Mount Gambier limestone walls, aluminium cladding, glazing and pattern of openings are also in evidence.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, including details such as the expanses of glazing and aluminium cladding, and elements of Ford's landscape design including the various forecourt and garden spaces, ponds, volcanic boulders and native plantings. The carport, constructed in 1988, shortly after completion of the Choong House, has retained its original sculptural form and has not been subject to visible changes. Overall, the site has very high integrity to the designs of Biltmoderne, Wood Marsh and Gordon Ford.

COMPARATIVE ANALYSIS

Architect-designed homes became more common in Nillumbik, and its surrounds, from the 1970s. This period saw up-and-coming architects turn their hand to designing residences in the area, many of which responded to the tradition of informality, natural materials and integration with the natural environment that had become hallmarks of the 'Eltham style'. Many of these designs, however, exhibit aesthetic differences that reflect a wider engagement with evolving ideas within Australian architecture being explored within the profession at the time of their construction. Built in the mid-to-late 1980s, the Choong House both references and departs from the 'Eltham style' mudbrick homes that proliferated in the 1950s and 1960s and continue to be used in housing design in the area today.

In his 1991 book, *New Spirit of Architecture*, Peter Cook showcased the work of 41 international designers. wrote that the was Australia. Cook observed that the hotbed of 'post-tech' architecture internationally was Australia, identifying 'invention' as a mainstay of residential design in Australia during the period 1976 to 1991 (cited in Jahn 1996:11). Over these years, a small group of architects in Melbourne experimented with adventurous three-dimensional compositions and minimal detail, consciously avoiding any obvious relationship with the outdoors. The Choong House is an example of this work (Jahn 1996:11).

The Choong House sits solidly in the landscape. Its form, with its irregular, abstract and undulating sculptural geometries, infers a connection with the organic forms of the surrounding landscape. However, the dynamic forms and contrasting materials of the house are consciously articulated from the natural world. It presents as a discontinuous sculptural object within the landscape rather than

striving to integrate with it materially or formally. In this sense, the architecture of the Choong House is more 'an extension of abstract modernism' (Jahn 1996:171) than having a strong affinity with the romantic and earthy Organic architectural style that influenced the development of the 'Eltham style'.

Throughout Nillumbik there are hundreds of 'Eltham style' mudbrick homes, several of which are protected on the Heritage Overlay. Other high-quality architect-designed houses in the locality include the Buzacott House at 80 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO104, built c1955), designed by Fritz Janeba. The Buzacott House exhibits modernist characteristics, with a skillion roof, form designed to respond to its site context and use of natural materials, notably the heavy stone walls. Another comparison is the Wright House at 84 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO105, built 1964), designed by Robyn Boyd, which employs the same use of stone walls as the nearby Buzacott House. Due to their earlier construction date and disparate aesthetic preoccupations, these places provide limited comparison with Choong House. For this reason, it is necessary to compare Choong House with other buildings designed by the firm Biltmoderne, its successor Wood Marsh and the principal architects of these firms, despite them being located outside of the municipality.

Biltmoderne

Former McCray & Way Film production studios, 3 Francis Street, South Melbourne, Port Phillip City (Contributory - HO440). (Source: realcommercial.com.au, December 2013)

A c1983 building, built for the McCray & Way Film company. The building is noted for its two façades with shaped feature windows, outward curving and zig zag walls, decorative medallions and use of steel and glass. It is a Contributory-graded building in the HO440 Emerald Hill Residential heritage precinct in the City of Port Phillip, and has also been identified as being of potential historical and aesthetic significance as an Individually Significant place (VHD).

Gallery House, 23 Morang Road, Hawthorn, Boroondara City (HO597). (Source: realestateview.com.au, 2004)

Gallery House was designed and built by architect Dale Jones-Evans between 1987 and 1991, who later became part of the innovative architectural practice Biltmoderne. Gallery House is of architectural significance to the City of Boroondara for its innovation recognised through the Royal Australian Institute of Architects Robin Boyd Award for residential buildings in 1991 (VHD).

Wood Marsh

Gottlieb House, 40 Lumeah Road, Caulfield North. (Source: Google Maps)

A two-storey flat-roofed reinforced concrete house on an elongated and irregular plan designed and built between 1990 and 1994. Its street frontage is dominated by a blank elliptical volume penetrated by a projecting rectilinear bay with fin-like mullions and mirrored glazing, with a steel front door and a simple trabeated concrete slab carport. Recommended for inclusion in the City of Glen Eira Heritage Overlay as an Individually Significant place (VHD).

Merricks House, Merricks, Mornington Peninsula Shire (Source: Wood Marsh)

A 2010 residence designed by Wood Marsh. Designed to respond to the seaside conditions, with a pair of curved rammed-earth walls arcs across the landscape to divide the site and building. To one side of this central spine, views to Western Port Bay are captured and framed; to the other, the vista is back into the slope of the land, away from prevailing winds (Wood Marsh).

Flinders House, Flinders, Mornington Peninsula Shire (Source: Wood Marsh)

A 2012 residence designed by Wood Marsh. At the entry point, a monolithic earthen wall reveals a door. Heavily textured white walls echo the coastal environment and deeply recessed windows are framed in charcoal timber to emphasise their depth (Wood Marsh).

Towers Road House, 9 Towers Road Toorak, Stonnington City (Source: Wood Marsh)

A 2019 residence designed by Wood Marsh. Conceived as an abstract sculptural form, the house curves around a sloping site. The substantial concrete wall has a series of landscaped arcs that extend the garden to the street. The top of the building is a horizontal line, finished with a three-dimensional hemisphere made to look as though it gently penetrates the concrete mass below. Clad in zinc, this form references an inverted roof or dome (Wood Marsh).

Discussion

The Choong House at 10 Diosma Road, Eltham, is comparable to the former McCray & Way Film production studios in Francis Street, South Melbourne, as an example of the work of architectural firm Biltmoderne, despite being built for a fundamentally different purpose. Key common architectural details can be seen across both buildings, namely the aesthetic contrast afforded by the use of heavy sculptural forms with the more dynamic steel and glazed elements.

When compared against later examples by Wood Marsh, key common elements also are evident. This includes the use of monumental masonry walls, sculptural massing, and an abstract response to site context. Choong House bears similarity to Merricks House built 2010, with its similar curved 'spinal wall'. The Flinders House, built in 2012, features a similar entry way to the subject site, with a human scale doorway enclosed within monumental, fortress-like walls. While later Wood Marsh examples show a preference for concrete or rammed earth rather than limestone, all of the examples exhibit the same use of solid materiality and sculptural form that contrasts with more angular glass and steel elements. Choong House, as an excellent example of the work of architects Biltmoderne, can be read as a formative piece of work that foregrounds the aesthetic explorations of many later commissions by its successor, Wood Marsh.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, designed by architects Biltmoderne and built between 1985 and 1988 for owner Ken Choong, is significant.

Elements that contribute to the significance of the place include the:

- original sculptural built form and scale, including the distinctive 'spinal wall' and central atrium;

- Mount Gambier limestone walls;

- expanses of glazing and ribbed aluminium panels;

- elements of Gordon Ford's original bush garden landscape design, including the central atrium and courtyard spaces, ponds, volcanic boulders and native plantings; and

- open steel carport, designed by Wood Marsh and built in 1988.

HOW IS IT SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, is of local aesthetic and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, is aesthetically significant as particularly well designed and detailed architect-designed house that is carefully sited within a bush garden landscape designed by Gordon Ford. Designed by architects Biltmoderne, the building's sculptural form is expressed in a palette of limestone, aluminium and glass. The use of fluid lines, refined metal and glazing juxtaposes with the house's solid limestone massing; both a reference to and clear break from the 'Eltham style'. The architects also designed furniture for the interiors of the house, showing an integrated approach to all aspects and functions of the site. In recognition of the innovative design, the house won the 1987 RAIA Victorian Merit Award for Outstanding Architecture and was profiled in the media and in books on architecture, including Graham Jahn's *Contemporary Australian Architecture* (published in 1994). The property's aesthetic significance is further enhanced by the bush garden elements including Ford's signature use of ponds, volcanic boulders and native plantings in the various garden spaces, designed to blend with the surrounding natural vegetation on the site, as well as the steel carport, built in 1988 to designs by Wood Marsh (the architectural firm created after Biltmoderne by two of its directors, Roger Wood and Randal Marsh) in a complementary style to the house. (Criterion E)

The Choong House is significant as an important early residential commission for the firm of Biltmoderne. The firm were to quickly become Wood Marsh with the departure of founding partner Dale Jones-Evans in 1987, and as such the site is one of only a handful of residences designed by the earlier partnership. It can be read as a formative piece of work that influenced the designs of many of the later commissions by Wood Marsh. The commissioning of Choong House coincided with a period of great recognition for Biltmoderne, where their work was celebrated widely in the architectural community. The firm has since become internationally recognised for their work. (Criterion H)

RECOMMENDATIONS

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

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes – Carport
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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Part of 570 Main Road, Eltham

Diamond Valley Miniature Railway

Prepared by: Context	**Survey date:** December 2020
Place type: Recreational	**Designer:** -
Significance level: Significant	**Builder:** Members of the Diamond Valley Miniature Railway
Extent of overlay: Refer to map	**Major construction:** 1961-1974

Figure 1. Photograph of the main railway station. (Source: Context 2020)

Figure 2. Main railway station building of the Diamond Valley Miniature Railway. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 5   *BUILDING NILLUMBIK'S WORKFORCE*
>
> 5.1   *Catering for tourists*
>
>> *In the 1920s Mack Clinton initiated an unusual effort to attract tourism to Christmas Hills when he established a 'pleasure ground' named Rob Roy on his property at Watsons Creek. Clinton kept a Shetland pony stud and offered picnic facilities for those who motored up from the city during the day. Seeing further possibilities for visitors, in 1935 he invited the Light Car Club of Australia to use the property for hill climbs. By 1939, the rally track was sealed with bitumen and, with the exception of the war years, the club continued to hold meets there until 1962, when a bushfire destroyed many of the facilities* (Mills & Westbrooke 2016:64).
>>
>> *The Diamond Valley Miniature Railway Club was founded in 1960 with equipment relocated from the closed Chelsworth Park Railway (located in Ivanhoe, Melbourne). The original main line at Eltham was completed on August 17, 1961 at 0.52 kilometres (0.32 miles) long. Numerous developments, extensions and improvements took place in the years that followed. In the in mid-1960s the original 1" x 1/2" steel rail was replaced with 14 lb per yard rail recovered from disused quarries, railways and tramways. The main line was significantly expanded in the 1980s down to the edge of Eltham Lower Park (called the outer circle) within sight of Main Road and of passing motor traffic. The full main line is now 1.92 kilometres (1.21 miles) long and takes about nine minutes to complete a journey, passing through two tunnels and over a number of bridges. The line runs over, under and beside itself in a twisted and folded loop. There are the equivalent of 111 points and crossings in the track work. In the 10 years after it opened, the railway carried 250,000 passengers. By 12 June 2011, after almost 50 years of operation, it had carried 3,000,000 passengers* (Mills & Westbrooke 2016:64).

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton

Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … *a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News, 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The Diamond Valley Miniature Railway (DVR) is located on the Recreation Reserve, gazetted in 1913 on Crown Allotment 6G of the Eltham Township (*Eltham Township Plan* 1968).

The history below, derived mainly from *The Diamond Valley Railway Story* (1985), highlights only the main events in the development of the DVR.

The DVRis a 184 mm (7¼") gauge railway located in parkland close to Diamond Creek in Eltham. The aim of the DVR is to provide visitors the opportunity of building and running a real passenger carrying railway system in miniature. The railway operation and construction are based on, or as near as possible, that of the Victorian Railways, using scales of 1/6 full size for rolling stock; ¼ full size for signals and half full size for buildings. (May et al 1985:np).

The DVR was established at Eltham in 1960, after the closure of the Chelsworth Park Railway. The brainchild of Clem Meadmore, it operated for many years at Chelsworth Park, Ivanhoe, before flooding caused its closure in 1959. Infrastructure and rolling stock were later transferred to the Eltham site (May et al 1985:np).

A meeting, attended by Clem Meadmore, Ray Savage, Syd Gillies, Alan Calder, Jim Willcox, John Murdoch, Ron May and Olive Savage, was called in 1960 to discuss plans for the new site (May et al 1985:np).

The Diamond Valley Miniature Railway Club was formed in 1961 to take over the running of the railway. Members contributed funds to help the shed construction and the purchase of materials and equipment to keep the DVR running. The first club meeting was held on the 23 July 1961 at Ray Savage's flat. The first Committee was elected and consisted of: Clem Meadmore, chairman; Ray Savage, secretary; and Arthur Cowan, treasurer (May et al 1985:np).

> *The Progress Engineering Company was commissioned to erect the railway's first substantial building after a loan was obtained from Alan Calder. It was a large, garage type building, measuring some 20 ft wide by 30 ft long and 8 ft high, clad in formed galvanised iron sheeting. Entry was gained by opening two sets of large swing doors. The 'shed', as it was known, was the railway's combined workshop, lunchroom, change room, kitchen, storeroom, clubhouse and Way & Works factory. Using voluntary labour, the shed floor was levelled, and work commenced on the laying of the original yards and sidings in front of the building. The permanent way earthworks were also formed* (May et al 1985:np).

The original track was 3/4" x 3/8" mild steel, welded to plates which in turn were nailed down to 2" x 2" x 14" hardwood sleepers spaced at 10" intervals. Some of the track was laid on the old Chelsworth Park Railway's 2" x 1" redgum sleepers and rails. On 17 August 1961, the last section of the Mainline was laid. Wear and tear on the wheels caused by the narrow rail meant the track needed to be completely re-laid with 14 lb/yd rail in 1964-71 (May et al 1985:np).

The Chelsworth Bridge was lifted into position on the 10 August 1961 and work proceeded on the old station platform, construction of the wire fence and gates around the platform area, and packing and ballasting of the track (May et al 1985:np).

The first train journey open to the public took place on 29 October 1961.

The steep incline of the long bank and rear curve proved difficult for all locomotives, and it was decided to run trains in the opposite direction (anticlockwise). Extensive alterations and realignments were made to the track in 1961-62 and successful anticlockwise running was achieved. The railway has been run in that direction since. At the same time, a signal lever frame was erected at the arrival end of the station platform and oversized, three position, upper quadrant signals were installed to protect the workshops branch line stub point (May et al 1985:np).

In 1963, the red, green and blue box-and-plank passenger carriage rolling stock was repainted kerrin blue with gold trim and grey inside. The box seats were removed, and new core-stock sides were strengthened with angle iron and bars fitted to the footboards. Each carriage (or coffin car, as they were later known) was fitted with an upholstered seat across the middle to provide extra side support. A new driving car was built for locomotive S300 and another carriage was converted to a passenger/guards' van (May et al 1985:np).

In 1963 new signal frames were introduced and a new pipe and chain wire fence was erected around the workshop yards (May et al 1985:np).

The first tunnel, approximately 16 ft of 6 ft diameter reinforced concrete pipe, was installed in 1965 and the viaduct bridge was built in 1966. In the same year, new signals were constructed for the old station area and the main line point was converted to hydraulic operation (May et al 1985:np).

By 1968, work had commenced on the new station and platform. Signal boxes were erected in 1969-71 and in 1969 the tunnel was extended in length from 16 ft to 88 ft. The tunnel ends were finished off with framing portals (May et al 1985:np).

Work on a new ticket office commenced in 1971 and in the same year a level crossing was constructed, and the Outer Circle main line was commenced from near 'B' Signal Box. In 1971, it was noted that a quarter million passengers had been carried since October 1961. In late 1971, the Victorian Health Department threatened to close the Railway because the tunnel was not installed in accordance with the regulations. The track was subsequently rerouted to avoid the tunnel (May et al 1985:np).

The new Diamond Valley Railway station was roofed in 1972, with completion of the building reached in c1974. In 1972, the DVR acquired most of the rolling stock from the defunct Valley Railway, Noojee, and conversion to 7" gauge was undertaken. In 1973, a special train run was conducted for the children from Allambie Homes and charity runs were held for the Royal Children's Hospital, the Salvation Army, the Araluen Day Training Centre and the Eltham Community Youth Club (May et al 1985:np).

On the 19 March 1974, the DVR was incorporated as a public company, limited by guarantee (May et al 1985:np).

Since this time, volunteers at the DVR have maintained a program of updating and installing new infrastructure and facilities, and, except for some periods of 2020 and early 2021, when COVID-19 restrictions applied, have operated the railway continuously over this time. The DVR continues today as a popular tourist attraction, especially with families, attracting close to 3000 passengers on an

average Sunday. It was voted the top tourist attraction in Metropolis Research's 2018 Annual Community survey of 500 randomly selected households in the Nillumbik Shire (Nillumbik Shire 2018).

In 2018, Nillumbik Shire entered into a new 21-year lease agreement with the railway. A small parcel of land from the corner of the Eltham Lower Park was added into the lease. The club, run by 180 volunteers in 2020, plans to work with community groups to revegetate the area with native plants (Nillumbik Shire 2018).

For the year 2018-19 financial year, 151,779 passengers bought tickets (Gillett 2020:6). All ticket sales go back into maintaining the railway and upgrading facilities as well as contributing to local charities, with the club giving annually to various concerns (Nillumbik Shire 2018). In 2019, the DVR established an under 25's member group, which is the first of its kind in the sector and seeks to address an aging volunteer demographic (Gillett 2020:9).

Because of high visitor numbers, the Diamond Valley Railway would like to build a new railway circuit in the southern part of Eltham Lower Park (Diamond Valley Railway Inc 2021).

Heath Gillett, Manager Recreation and Leisure at Nillumbik Shire council, provides a summary of the important features of the DVR:

> *The railway carries approx. 150,00 passengers per year and has achieved year-on-year 4% growth rate over the last 20 years with a total of over 4,230,000 passengers since inception. This is a strong visitation number for an attraction that only operates approximately 70 days a year and would be the envy of many other experiences chasing similar numbers if extrapolated. Given its historical operation and popularity there is high awareness and support from the community…The Railway is the top ranked 7 ¼" miniature railway in the southern hemisphere and is now identified as one of the World's top five miniature railways…The members of the Railway are a professional and skilled volunteer workforce who bring a variety of existing qualifications and/or previous workplace experience into the organisation. This allows for a high standard of planning, maintenance and operations…The Railway hard infrastructure which includes buildings, tracks, platforms, signals, fencing and signage, is extensive within the leased footprint and is a dominant feature of the Park. The rolling stock, including the privately-owned sets, is significant, well maintained and historically relevant…The Railway has been a consistent presence in the Park and is due to celebrate its 60th Birthday in 2021. It enjoys strong relationships with local service clubs, schools, charities, sporting teams and business groups. They contribute to the community by conducting special fund-raising operational days as well as providing a location for supplementary fund-raising activities by charities and service groups to take advantage of* (Gillett 2020:8-9).

DESCRIPTION

Diamond Valley Miniature Railway (DVR), Eltham Lower Park, part of 570 Main Road, Eltham, is a miniature railway built from 1961 by members of the Diamond Valley Railway Club (the club, DVRC), an organisation which was incorporated, becoming the Diamond Valley Miniature Railway Incorporated (DVRI), in 1974.

The Diamond Valley Miniature Railway sits within the northeast corner of Eltham Lower Park, bounded by Main Road to the northwest and Diamond Creek to the east. It wraps around a portion of the Eltham Lower Park Oval Number 1 to the south (Figure 32). The kidney shaped site is largely

level but falls away towards Diamond Creek to the east. The Melbourne and Metropolitan Board of Works (MMBW) drain, Blowfly Creek, traverses the northern portion of the site.

The substantial miniature railway complex comprises a number of buildings and hard infrastructure elements spread across the site. These elements are connected by railway track and various pedestrian pathways that lead across the site. The railway complex is embedded within a bush landscape setting which also includes exotic deciduous trees. The main entrance is centrally located in the bend of the playing field perimeter road which extends from the Main Road Park entrance (Figure 3 and Figure 4). The track plan (Figure 5) shows the key elements of the complex.
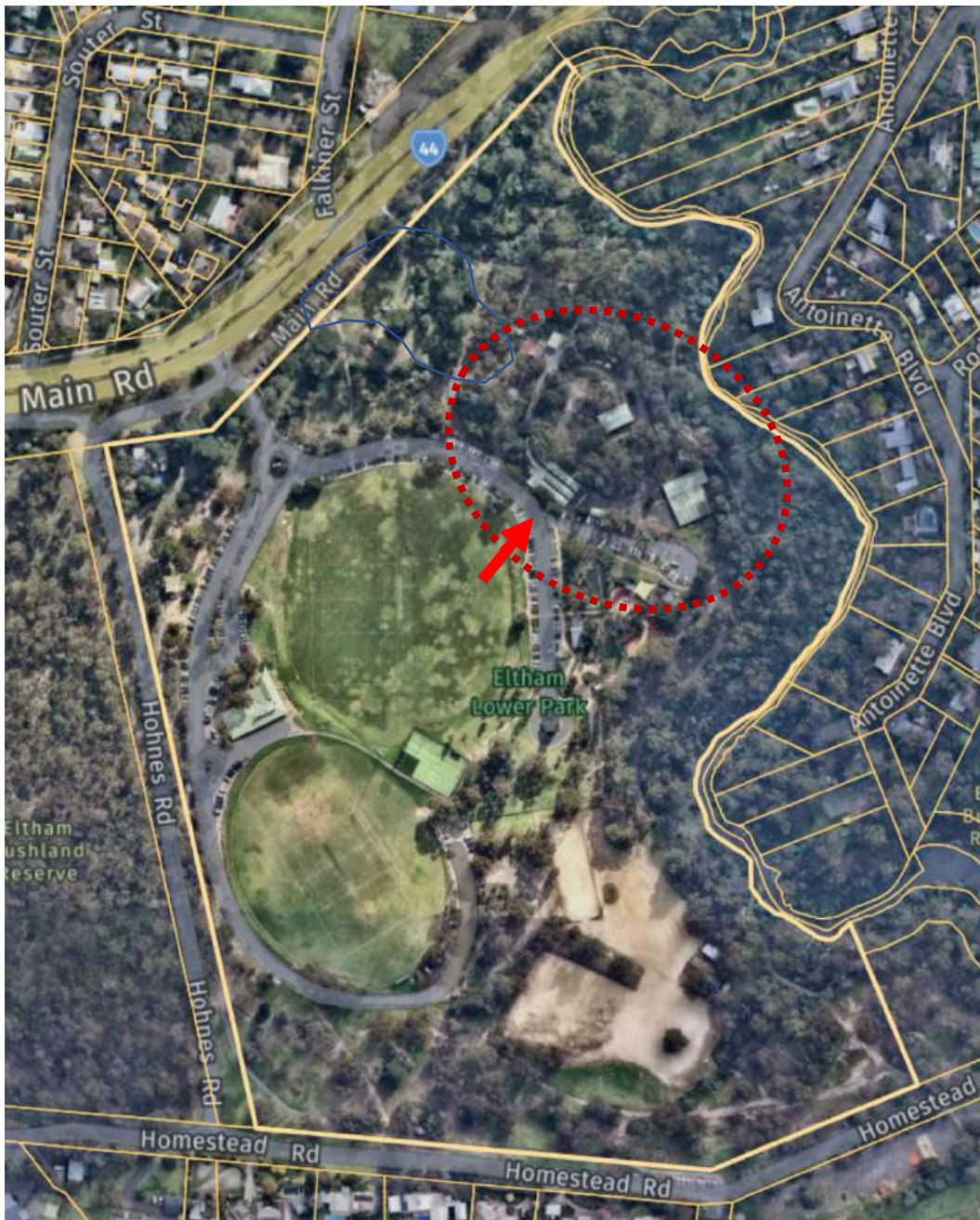
Figure 3. 570 Main Road Eltham with the approximate boundary of the Miniature railway outlined in red. The main entrance is indicated with a red arrow. (Source: Nearmap 2021)

Figure 4. Primary entrance to the Main Station building (southwest elevation). (Source: Google Streetview 2019)
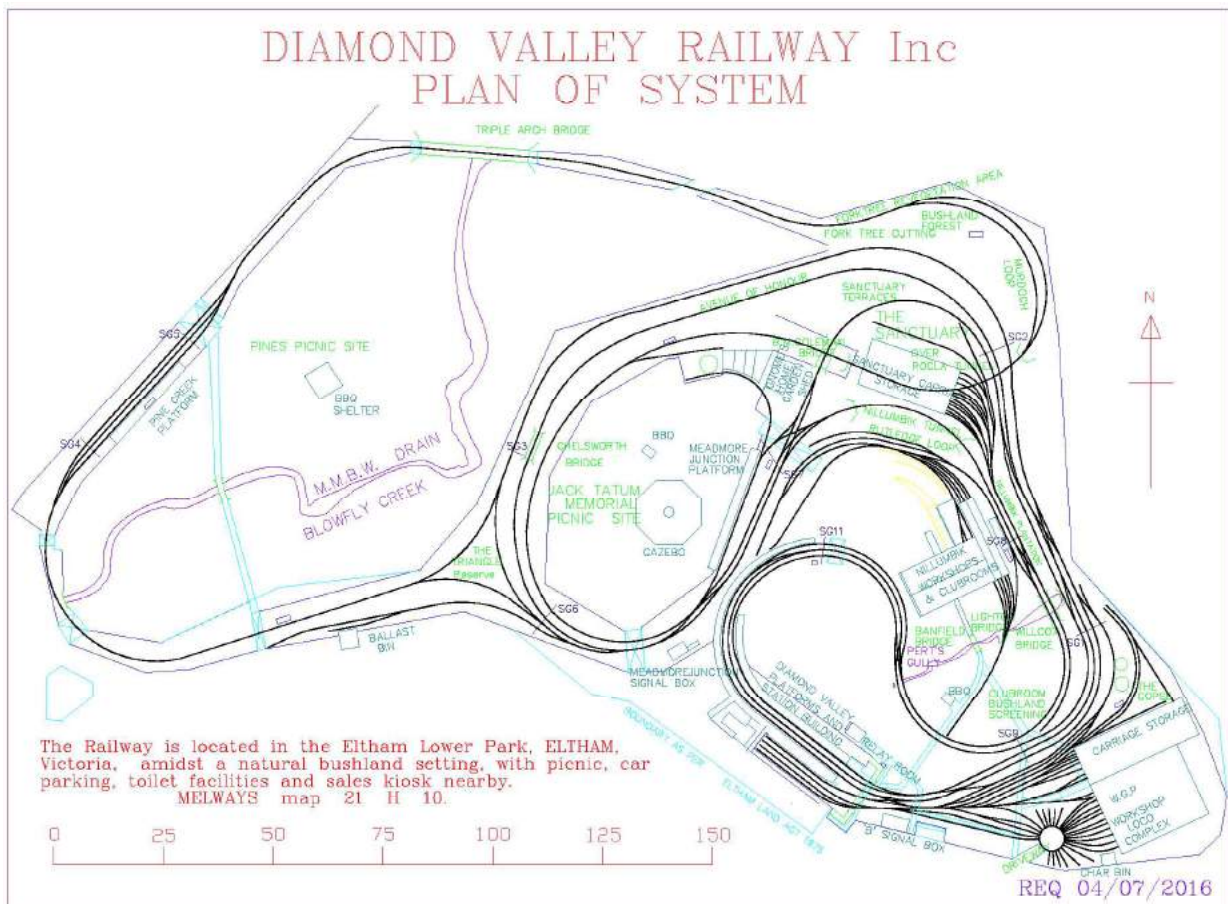
Figure 5. Track plan of the Diamond Valley Railway in 2016. (Source: Diamond Valley Railway)

Key built elements include the following:

Diamond Valley Station (c1969)

The Diamond Valley Station is a replica of Edwardian-era station building design. The Station building has a gabled roof clad in corrugated iron and top third rendered red brick walls on grey stone foundations. Gable ends feature timber battening. Windows are six paned and timber framed, with decorative grey stone flush sills. The ticket window is of similar proportions to the other station building windows.

The station includes three platforms with steel-framed gable roofed canopies supported by square section steel columns. The platform canopies feature battened gable ends to match the main building. The sales kiosk runs perpendicular to the platforms with asymmetrical twin gabled canopy extending across the front entrance supported by I-shaped steel columns. Decorative scalloped timber fascia boards line the station canopies and entrance canopy. Picket fencing surrounds the station.

Figure 6. Station building with scalloped fascia. (Context 2020)

Figure 7. View of the station from the northwest. (Source: Context 2020)

Figure 8. Ticket window. (Source: Context 2020)

Figure 9. Six paned timber framed windows and decorative fence. (Source: Context 2020)

Figure 10. Main station platform. (Source: Context 2020)

Figure 11. Picket fence and station canopy. (Source: Context 2020)

William (Bill) Pert railway workshop, with turntable

The William (Bill) Pert railway workshop building, located in the southeast corner of the site, is a broad medium-pitched gable roofed shed structure with an almost square footprint. The roof is clad in corrugated iron and walls are brown brick. Four wide metal roller doors are located across the eastern elevation allowing train access, two smaller, centrally placed, roller doors allow pedestrian access to the building. Train lines 9 to 20 lead into the building, through the large roller doors. The turntable immediately east of the workshop is surrounded by track lines and red brick paving on the southern side (Figure 12 and Figure 13)

Figure 12. William G Pert railway workshops with turntable in the foreground. (Source: Context 2020)

Figure 13. The turntable in the foreground. (Source: Context 2020)

Carriage shed

The Carriage shed building abuts the William G Pert railway workshop to the north. It is rectangular in plan with corrugated iron clad gabled roofing. Walls are of red brick construction. The eastern elevation contains two arched openings with metal roller doors, allowing access for the train lines into the sheds. Number labels indicating the train lines are located on the arch above each line.

Figure 14. The carriage shed (west). (Source: Context 2020)

Kidney shaped track

The kidney-shaped main track wraps around the complex and connects the key structures. The Diamond Valley Railways website notes:

> *The track consists of 14 lb/yd rail and is laid to a minimum radius of 18 metres. The track gauge is 184mm (7¼ inches) and the main route length is 2km plus 0.6 km of alternative paths. Some of the line side features are: the 65 metre long main station with three platforms, part of which is covered by a canopy roof; another two wayside stations; various bridges; two separate carriage shed/workshop complexes; two tunnels; two signal boxes; and extensive sidings totalling some 1.2km in length* (Diamond Valley Railway).

Figure 15. A portion of track. (Source: Context 2020)

B Signal Box

The B Signal box sits to the south of the main station abutting the southwestern site boundary. It has a simple rectangular form with hipped roof clad in corrugated iron and surrounded by a rigid wire fence (Figure 16).

Figure 16. B Signal Box to the south of the main station abutting the southwestern site boundary. (Source: Context 2020)

Steel-framed overhead pedestrian bridge

The Steel-framed overhead pedestrian bridge allows access across the track at the southern end of the Station and platforms (Figure 17).

Figure 17. Steel-framed pedestrian bridge. (Source: Context 2020)

Other built elements across the site include:

- reinforced concrete pipe tunnels;
- bridges;
- triple arched, viaduct bridge;
- Chelsworth Bridge;
- other platforms;
- Meadmore Junction platform;
- Pine Creek platform;
- other sheds;
- Gnome's Home Garden Shed;
- Nillumbik workshop and clubrooms;
- sanctuary carriage storage;

- leisure infrastructure;

- gazebo; and

- BBQ facilities.

These other built elements are well integrated within the site's landscape setting. The landscape setting is broadly characterised by natural bushland, but also includes mature, deciduous exotic trees and certain well-maintained gardens, tended and curated by the Diamond Valley Railway members. This includes an Avenue of Honour located on the Inner Circle which is a tribute to deceased past members.

INTEGRITY

The Diamond Valley Miniature Railway, Lower Eltham Park, at part of 570 Main Road, Eltham, is largely intact with some later changes to original or early fabric. The complex retains early significant infrastructure and built elements such as the station and platforms, Carriage shed, William Pert workshop with turntable. The layout of the site and tracks has undergone some changes since the opening of the Railway in 1961, in line with its original use and intention as an operating miniature railway complex.

As an operational facility, the track and associated components require regular maintenance and ongoing renewal and upgrades. Additions are an important to the history of the place as a site of ongoing development. The integrity of the place is enhanced by the ongoing use of the site as a miniature railway and integration of the built elements within the landscape setting.

Whilst the complex contains additions and variations, overall, it has high integrity and expresses the vision of original club members for a miniature railway.

COMPARATIVE ANALYSIS

Miniature railways are a form of recreation and entertainment that emerged across Australia in the postwar period. In 1948, the introduction of the Forty Hour week gave Victorians increased leisure time which led to a boom in recreational activities. Many traditional forms of recreation underwent radical transformation and new ones emerged, of which the Diamond Valley Miniature Railway is an example (Heritage Alliance 2008:27).

Several other miniature railways exist across Victoria, however none appear to be listed in the Heritage Overlays of their respective planning schemes. The miniature railway complexes often include replica railway stations, miniature locomotives for public running and other auxiliary structures such as engine shed and signal boxes. Picnic facilities and kiosks are also often provided in the larger scale miniature railways, reflecting their recreational use.

The following examples outside the Shire of Nillumbik are comparable with the subject site in terms of scale and use.

The Altona & South Western Railroad was established in 1976 with the expressed objective to build and operate a passenger carrying miniature railway in the Western suburbs area, of Melbourne, Australia. The first official train ran on the Paisley Park site in 1985. Construction of a carriage shed/workshop commenced in 1988 (Altona Miniature Railway).

Altona Miniature Railway Inc (No HO). (Source: Nearmap 2021)

The Box Hill Miniature Steam Railway was established c1983 by the Box Hill Miniature Steam Railway Society, is a group of miniature steam railway and model engineering enthusiasts. The clubroom and engine shed were opened in 1983, with tracks completed for public running in 1985 (Box hill Miniature Steam Railway Society).

Box Hill Miniature Steam Railway (No HO). (Source: Nearmap 2021)

Mooroolbark & District Miniature Railway & Steam Club Inc was established in 1980, opening to the public in 1983 (Mooroolbark Miniature Railway). The complex is one of the relatively smaller miniature railways operating today.

Figure 18. Mooroolbark & District Miniature Railway & Steam Club Inc (No HO). (Source: Nearmap 2021)

Portarlington Bayside Miniature Railway was opened in 1999 for public running. Located on eight hectares of parklands, Portarlington Bayside Miniature Railway is Australia's only railway located on a foreshore (Portarlington Bayside Miniature Railway).

Portarlington Bayside Miniature Railway (No HO). (Source: Nearmap 2021)

South Western Model Engineers, Cobden, was established in February 1994 opening in June 1994. It is located on the Cobden Racecourse reserve, which have been developed with other public facilities including mini gold park, dairy park, the Cobden Go-Kart Club and the Cobden Historical Society (https://www.cobdenminiaturerail.org.au/).

Figure 19. Cobden Miniature Railway, Graylands Road, Cobden (No HO). (Source: Nearmap 2018)

Steam Locomotive Society of Victoria Inc, Moorabbin was opened in 1970 with a single loop. The track has been extended to about 700 meters in length. There is also a brick clubhouse seating about 50 members (http://www.slsv.com.au/about-us/)

Figure 20. Steam Locomotive Society of Victoria, 128 Rowans Road, Moorabbin (No HO). (Source: Nearmap 2021)

Tullamarine Live Steam Society was established in 1974 and relocated 1997. It was re-opened in 2000 as Bulla Hill Railway. It has two ground-level dual gauge tracks (Bulla Hill Railway).

Figure 21. Bulla Hill Railway, 15 Green Street, Bulla (No HO). (Source: Nearmap 2021)

Examples of miniature railways in Victoria listed below are of a smaller scale or are no longer in operation. These examples are less directly comparable.

- Ballarat Society of Model Engineers Inc (established 1985);

- Campbelltown Miniature Railway (c1983, ceased operation 2018);

- Euroa Miniature Railway Inc.;

- Geelong Society of Model & Experimental Engineers;

- Gippsland Model Engineering Society (1978);

- Loddon Miniature Steam Locomotive Society; and

- Mooroopna-Shepparton Miniature Railway Society.

In comparison to the above examples outside Nillumbik, Diamond Valley Miniature Railway is distinguished as an early and unusually substantial miniature railway complex that demonstrates people's fascination with railways and their components. In previous assessments this miniature railway was considered likely to a rare and fine example in an Australia-wide context (Bick 1992). Compared to the examples listed above, the Diamond Valley Miniature Railway is far more substantial in scale, including more finely detailed replica buildings. Its design is more holistic and contains numerous buildings and landscape elements which enhance the experiential qualities of the recreational complex.

The Diamond Valley Miniature Railway at part of 570 Main Road, Eltham, is notable for the comprehensive nature of the complex compared to other miniature railways, and as an early example of the type. It is also notable as a recreational complex, serving the Diamond Valley community and rail enthusiasts since 1961.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Diamond Valley Miniature Railway, Eltham Lower Park, at part of 570 Main Road, Eltham, a miniature railway complex constructed from 1961, is significant.

Elements that contribute to the significance of the place include:

- the original scale and form of the complex within the natural bush landscape setting;

- Edwardian-style train stations and platforms, workshop and picket fencing;

- other railway elements reflecting the use such as the signal box, turntable and tracks and signage; and

- the rolling stock, which includes privately-owned assets.

Other elements that support the general recreational use of the place contribute to the use of the place but should be open to alteration.

HOW IS IT SIGNIFICANT?

The Diamond Valley Miniature Railway Eltham Lower Park, at part of 570 Main Road, Eltham, is of local historic and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Diamond Valley Miniature Railway, Eltham Lower Park, at part of 570 Main Road, Eltham is historically significant as an early miniature railway complex built in Victoria. Operating at its current site since 1961, it is important as a popular long-term recreational facility within Nillumbik. It is evidence of the ongoing fascination with railways and their components. It provides physical evidence of a form of leisure activity, and tourism, that emerged during the postwar period and has remained popular as a community recreational complex. (Criterion A)

Constructed from 1961, the Diamond Valley Miniature Railway is significant as an early and detailed representative example of a miniature railway complex built in Victoria. It is distinguished as a substantial example that includes a comprehensive complex of buildings and infrastructure elements which are designed to be convincing replicas of an Edwardian railway system and its components. It contains numerous buildings and landscape elements which enhance the experiential qualities of the place. The incorporation of picnic facilities encouraging use, and gatherings, by the public and broader community for events and recreation is also significant. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: Extent of Heritage Overlay is recommended as below, to cover the Diamond Valley Miniature Railway area, and extending to Diamond Creek to the east, within the Eltham Lower Park. Refer to the map below.

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

Figure 22. The extent of Heritage Overlay is recommended to cover the Diamond Valley Miniature Railway area, and extend to Diamond Creek to the east, within the Eltham Lower Park. The approximate area is highlighted in blue. (Source: Nearmap 2021)

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856 Main Road, Eltham

Former house

Prepared by: Context	**Survey date:** December 2020
Place type: Residential	**Designer:** State Savings Bank of Victoria (G Burridge Leith)
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** 1927

Figure 1. Primary (west) elevation of 856 Main Road, Eltham, with projecting verandah. (Source: Context December 2020)

Figure 2. Side (south) elevation of 856 Main Road, Eltham, from the carpark. (Source: Context December 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 6   *BUILDING TOWNS AND SHAPING SUBURBS*
>
> > 6.3   *Interwar subdivisions and estates*
> >
> > > *In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders.* (Mills & Westbrooke 2016:71)
> > >
> > > *The suburban fringe of the metropolis was advancing towards the southern and south-eastern edges of Eltham Shire. With the advancing of the metropolitan fringe towards Eltham, and the closer subdivision in the main towns of the Shire, both the suburban dream and an alternative in the form of a weekend getaway from the city were on offer.* (Mills & Westbrooke 2016:71)
> > >
> > > *The electrification of the railway to Eltham in 1923 eliminated the changeover to steam trains at Heidelberg allowing faster through-trains and so reducing commuting time. It was generally expected that this would soon convert Eltham into a suburban area. Certainly, there was a proliferation of subdivided new estates for the next few years. At first there was some infilling of Holloway's early Little Eltham subdivision. The 130 blocks of Sydney Haynes' Bellevue estate, situated on both sides of Main Road and the railway line to the north of Eltham station, were advertised from 1920. By 1923 prospective buyers were advised to take advantage of the cheap blocks before prices inevitably rose. Forty lots in the estate were sold in April 1923.* (Mills & Westbrooke 2016:71)
> > >
> > > *Other subdivisions were carved from rural land, often starting with deceased estates. The local name for the estate often reflected the former rural landowners. In 1922 the View Hill estate was advertised as the 'highest point in the district, quite handy to [Eltham] station'. Twenty-three building blocks in the Mona Vale estate and two in Browne's subdivision were advertised in 1924. In 1925 the owners of the View Hill estate submitted a plan for roads on the estate to the shire council for approval. The following year an owner in the estate disposed of his two lots at a 'very satisfactory figure' to Messrs J. & H. Rowe, electrical engineers from the city who were planning to build two 'concrete villas'.* (Mills & Westbrooke 2016:71)
> > >
> > > *In 1924 a 'leading Melbourne land agent' acquired a large tract of land in Eltham for subdivision purposes. This may have been the Eltham Electric Station Estate (known locally as the Pryor estate) opposite the station, where lots were auctioned in 1925. The estate included 11 shop sites in Main Street and 29 'beautiful elevated residential allotments'. Local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement*

and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.' (Mills & Westbrooke 2016:72)

In the late 1920s the developer's tone remained optimistic. The Advertiser described the commencement of five new buildings in Eltham as a 'mini boom'. 'New buildings are springing up all round the district, which a progressive council has supplied with water and for which far-sighted residents have obtained the electric current from the Electricity Commission. For some time agents have been seeking out and securing the beauty spots around Eltham, for which there is a good demand, and there is every indication that, in the near future, a substantial increase in settlement will take place.' (Mills & Westbrooke 2016:72)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society

2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (*Illustrated Australian News* 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The 1929 former house at 856 Main Road, Eltham, is located on Crown Allotment 12, Section 4, Parish of Nillumbik, 316 acres purchased by J M Holloway in 1853 (*Nillumbik Parish Plan* 1951).

By 1879, the allotment had been subdivided and streets formed as part of the survey of Eltham township. Postmistress Anne Hunniford purchased approximately four acres of the subdivision in that year, including land associated with the subject site. The majority of the four acres, fronting York Street, Bridge Street and Main Road, was transferred to farmer John James Burgoyne in 1886 (CT:V1118 F583; CT:V1982 F376).

Under Burgoyne's ownership, a portion of land (approximately one acre) was subdivided and sold in 1912. Burgoyne retained the rest of the land comprising approximately two acres at the corner of

Main Road (also known as Maria Road) and York Street (CT:V1982 F376). When Burgoyne died in 1918, his probate listed his real estate assets as comprising two properties in Holmes Street, East Brunswick and the land associated with the subject site in Main Road, Eltham. The extant buildings on the land at the time included a weather board shop (bakehouse) and dwelling fronting Main Road, a brick bakery at the rear fronting York Street and stables (PROV 1918).

In April 1920, John Neville Burgoyne, son of John James Burgoyne subdivided his father's estate into two allotments. John was hay and corn merchant, and owned a store at today's 820 Main Road, Eltham (CT:V4328 F509). In 1922, mechanics David Andrew and John Lyon purchased one of the subdivided allotments, which contained land associated with the subject site (CT:V4607 F306). David Andrew and John Lyon built and established Eltham's first motor garage in the 1920s. The Lyon Brothers Garage, which was the second RACV station in Victoria, was situated on the west side of Main Road opposite Arthur Street.

Under the Lyons' ownership, the subject site was further subdivided into three allotments in 1928. David Lyon retained one allotment, including the subject site, selling the other two allotments in 1949 and 1952 (CT:V4607 F306).

The subject building was built in 1929, when it was reported in the *Advertiser* that 'Mr D A Lyon' made an application to Eltham Shire council for the construction of a residence in Eltham (*Advertiser* 15 February 1929:4). In that year, the Commissioners of the State Savings Bank of Victoria took over ownership of the subject land, indicating that Lyon built the house through a loan financed by the State Savings Bank of Victoria. Lyon paid off the loan in 1934, when the ownership reverted to him (CT:5474 F727). The subject building was built to a 1927 State Savings Bank of Victoria standard plan, Type Number 42, supervised by the chief architect G Burridge Leith (Figure 3).

TYPE No. 42

FRONT ELEVATION

GROUND PLAN.
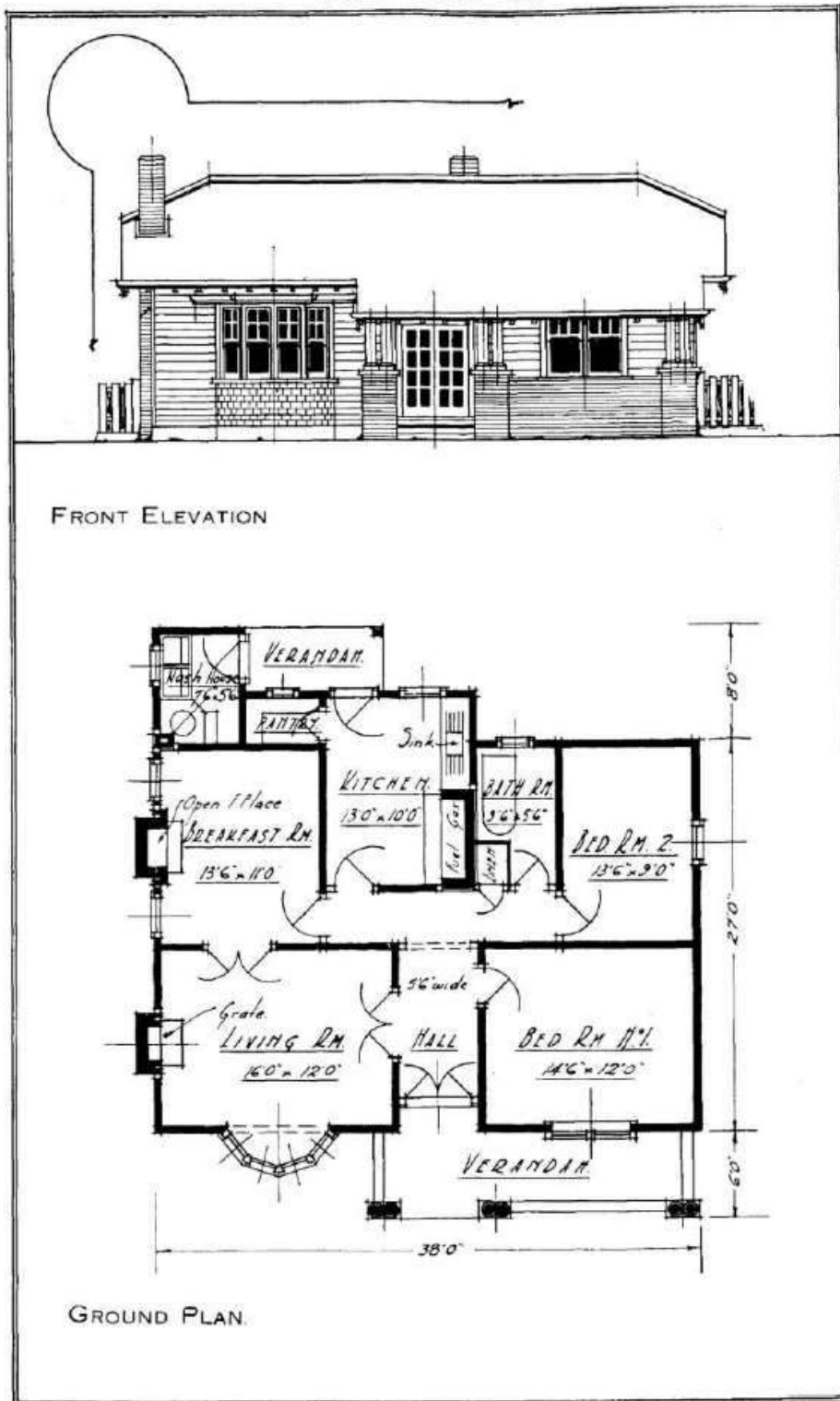
Figure 3. Showing the 1927 State Savings Bank Type No 42 standard plan, the design of the subject building, which was built in the period 1929-34. (Source: State Savings Bank of Victoria 1927:45)

David Lyon retained ownership of the property until 1957, when the ownership transferred to John and Elizabeth Scotland. Elizabeth was the daughter of David Lyon and his wife and Ada. The Scotlands sold the subject property in 1970 (CT:5474 F727; *Advertiser* 1 September 1951:22).

The land was subdivided again into two allotments in 1984. The subject residence was included in Lot 1 of the subdivision, forming the land today known as 856 Main Road (CT:V9554 F358). The subject building currently houses a medical practice.

Figure 4. Aerial imagery of the subject building in 1963, outlined in red. (Source: CPO, 'MELBOURNE (1963) PROJECT' 1963, Landata)

State Savings Bank of Victoria (G Burridge Leith, chief architect), designer

Following the First World War, Victoria faced housing shortages associated with an influx of returning soldiers and an increase in population. As a response to this situation, from 1920, the Victorian government offered workers on low incomes long-term loans at low interest to enable them to buy a home of their own. The State Savings Bank of Victoria managed the scheme, providing house plans and supervising the selection of contractors.

Under its credit foncier scheme, the State Savings Bank built thousands of homes in Melbourne's suburbs from 1921, particularly in suburbs serviced by newly electrified trains and trams. The *Housing and Reclamation Act 1920* and, from 1922, the *War Services Home Act 1918-20*, authorised the lending of funds for housing to approved persons and ex-servicemen at concessionary rates. Under the supervision of the bank's architect, G Burridge Leith, the bank initially built mainly detached stripped back Californian Bungalow styles, with designs regularly updated to incorporate emerging fashions and trends. The *Housing and Reclamation Act* authorised the bank to purchase land and build a house, or alternatively, to purchase land with a house already built and to sell it on hire

purchase. The total cost of the house and land was limited to £800 (O'Hanlon 2008; Murray & White 1992:208).

In the northern and western suburbs, smaller weatherboard houses were popular, while larger brick and weatherboard styles were more often found in eastern and southern suburbs. Size, fittings and finishes reflected price, with the smallest houses having two bedrooms, and the larger ones three. More expensive models featured separate dining and breakfast rooms and other 'modern' features (O'Hanlon 2008). Some of the middle-class suburbs attempted to maintain their status and values by declaring 'brick-only' areas (Murray & White 1992:213).

Most of the houses built up to the mid-1920s were small timber residences constructed within the £800 limit imposed by the *Housing and Reclamation Act* loans. Timber homes were chosen from the bank's pattern books of standard designs, the most popular being the 'cottage' and the 'bungalow'. The bungalow usually had five rooms (kitchen, dining or breakfast room, lounge room and two bedrooms) with a wide central passageway, and an internal bathroom and external toilet (Murray & White 1992:213).

The scheme was phased out in the 1960s, but even today the 'State Bank Home' remains an indicator of quality housing (O'Hanlon 2008).

DESCRIPTION

The former house at 856 Main Road, Eltham, is a single-storey weatherboard former house built in 1929, to a 1927 design by the State Savings Bank of Victoria. Located on the eastern side of Main Road, the site is positioned between York Street and Henry Street opposite the Alistair Knox Park.

856 Main Road is set on an irregular L-shaped block gently rising to the east, with the primary (west) elevation facing Main Road. The house occupies the northern half of the parcel, and an asphalt carpark covers the southern half. The property in unfenced along Main Road. There is a deep setback to the house with open mown lawn and small garden beds. The carpark is accessed from both Main Road and the private driveway on the southern boundary. A driveway to the new townhouse complex at 852 Main Road (Lot 2 of the 1984 subdivision) adjoins the southern boundary.

The former house has a broadly rectangular plan with a forward-facing porch containing the main entry to the southern end of the west façade (Figure 1 and Figure 5). It is clad in timber weatherboards and has a jerkinhead roof clad in terracotta tiles. Eaves are timber-lined and have exposed rafters. A skillion corrugated iron extension has been added to the rear (Figure 4).

Figure 5. Aerial imagery showing the original roof and corrugated iron skillion roof addition to the rear. (Source: Nearmap 2021)

The entry porch has brick balustrading with integrated piers with rendered capping. The brick piers support Double columns that carry the projecting terracotta-tiled roof. The west façade features a central double door, flanked by a pair of timber-framed double-hung sash windows (to the south) and a bow window (to the north). The bow window has a flat projecting canopy and is clad in square-edged timber shingles (Figure 6). Three unadorned simple red brick chimneys penetrate the roof (Figure 7).

The side (north and south) elevations have weatherboard cladding with vertical batten detailing to the jerkinhead gable ends. The south elevation features a ramp leading to an entrance portico and doorway in the southeast corner on the building. Terracotta tiled roofing supported by simple timber posts extends over the doorway. A timber lattice balustrade lining the ramp appears to be later addition, likely dating from the post-1970 conversion (Figure 8).

An extension with corrugated iron roof cladding is located to the rear of the building, but this is not readily visible from the public domain.

Figure 6. View of the main elevation from the entrance driveway on Main Road (Source: Context 2020).

Figure 7. Bow window with canopy on the northern side of the main elevation with shingles. (Source: Context 2020)

Figure 8. Two red brick chimneys on the northern elevation penetrate the jerkinhead gable. (Source: Context 2020)

Figure 9. View of 856 Main Road from the southwestern corner. (Source: Context 2020)

Figure 10. Secondary elevation showing weatherboard cladding with vertical batten detailing to the jerkinhead gable end, ramp and rear extension. (Source: Context 2020)

INTEGRITY

856 Main Road, Eltham, is largely intact with a few changes visible to original or early fabric. The building mostly retains its original built form and detailing, including the transverse jerkinhead roof clad in terracotta tiles, weatherboard cladding, projecting brick porch, pattern of early fenestrations, shingled bow window with projecting canopy, and brick chimneys. The rear extension does not distract the overall legibility of the original design. Overall, the building has high integrity.

COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The interwar period, however, saw an increase in development and suburbanisation of within the broader Nillumbik area. Following World War I, the ideal of small detached houses set within gardens became increasingly popular, causing a 'dramatic expansion' of the greater metropolitan areas of cities (Raworth 1991:9). This preferred housing form, along with the introduction of regular railway services, affordable land and the promise of electrification, encouraged many to come to the Nillumbik area and build homes in the interwar period.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was still slow. Most houses that appeared in new subdivisional estates in the early twentieth century were modest weatherboard, timber framed structures.

Reflecting the popular architecture of the time, many chose to build 'bungalows'. The early bungalows from the 1920s were commonly associated with the Californian Bungalow style, which usually featured a high level of detailing. Many houses built in the same period or later, however, conformed to a broader interwar bungalow type, especially those in outer suburban and semi-rural areas. These houses were generally small, single-storey, double-fronted dwellings with dominant verandahs with exposed rafters and beams (Raworth 1991:11).

Houses designed by the State Savings Bank of Victoria proliferated across Melbourne from 1921. The State Savings Bank scheme saw that customers would be lent money to build their own home, with the plans of which would be provided by the bank. This scheme made housing affordable for many in the interwar period.

Early State Savings Bank houses designed in the 1920s were simple 'bungalows', with roofs clad in corrugated iron or terracotta tiles. The chief architect G Burridge Leith designed around 50 types in Victoria, initially mostly of timber and generally of five main rooms (Butler 2010:42-43). In the northern and western suburbs of Melbourne, smaller-scaled standard weatherboard houses were more popular, while larger houses of brick or weatherboard constructions were more often found in eastern and southern suburbs. Despite their popularity across Melbourne, there are limited examples of State Savings Bank of Victoria designed houses covered by the Heritage Overlay outside the metropolitan Melbourne area.

Although Eltham and the broader Shire of Nillumbik experienced a rapid growth in the interwar years, there are no State Savings Bank-designed houses currently listed on the Heritage Overlay. This type of house is less common in Nillumbik, as they were predominantly constructed in suburbs serviced by newly electrified trains and trams. There were also only few State Savings Bank branches in the area. State School No. 2105 at 275 Eltham-Yarra Glen Road, Kangaroo Ground (HO47), had a small room built on the front verandah of the residence in c1920s that served as a State Savings Bank agency until c1934.

The following examples in the Shire of Nillumbik are comparable with 856 Main Road, Eltham.

The property at 200 Ryans Road, Eltham North, is a 1933 single-storey asymmetrical timber house that has a main gabled roof form with an intersecting transverse gable to the principal façade. The house demonstrates the uptake of land in the area during the interwar period.

200 Ryans Road, Eltham North (recommended as Individually Significant in this study). (Source: Context 2021)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).

Worlingworth, 10-26 Banoon Road, Eltham (HO7). (Source: VHD)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, 'Caffin' (VHD).

Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).

836 Heidelberg-Kinglake Road, Hurstbridge (HO264). (Source: VHD)

Outside the Shire of Nillumbik, there are a few comparative examples of the typical State Savings Bank-designed houses included on the Heritage Overlay. The following examples are located in other surrounding municipalities that experienced similar transition towards suburban development during the interwar period.
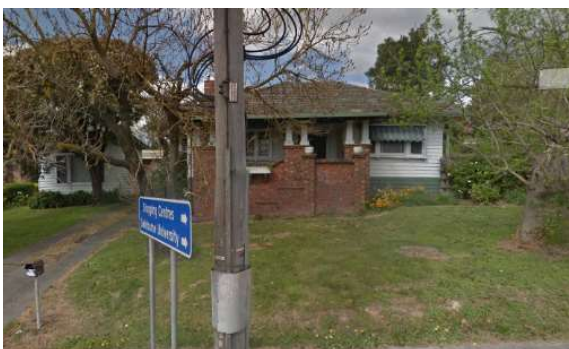
30 Anderson Street, Lilydale is a modest suburban interwar house. It is one of a group of similar houses in Lilydale built in the 1920s and 1930s that illustrate the shift from rural living to a more suburban mode of development during the interwar era with housing types that reflected popular typologies and style used in other built-up areas of Melbourne (VHD).

Lilydale Interwar House Types, 30 Anderson Street, Lilydale (Significant within HO412, Yarra Ranges Shire). (Source: Google 2019)

272 Mt Dandenong Road, Croydon, is a timber Californian Bungalow, built c1925, probably to a State Savings Bank of Victoria design. It is historically significant locally as embodying family life in Croydon between the wars and of the housing initiatives of the bank. It is architecturally significant as an intact example of this domestic type enhanced by its grouping with 274, 276, 280 (HO110), 284, 290, 294, 296, 298 (HO111), 315-317 (HO112) and 316 (HO113) Mount Dandenong Road (VHD).

272 Mt Dandenong Road, Croydon (HO110, Maroondah City). (Source: VHD)

149 Mt Dandenong Road, Croydon is a timber Californian Bungalow built c1929, likely to a State Savings Bank of Victoria design. The house is historically significant as it represents the way in which housing was provided in the predominantly rural area of Croydon during the late 1920s. The property is significant as a highly intact and representative example of a State Savings Bank house in the area, which features two linked groups of similar houses (VHD).

149 Mt Dandenong Road, Croydon (HO105, Maroondah City). (Source: VHD)

Discussion

Established in a more suburban setting than the above earlier local bungalow examples, 856 Main Road, Eltham, is distinguished from the local examples for its use of a State Savings Bank of Victoria's standard design, a type that was prevalent throughout Melbourne but that appears to be less common in the Shire than other suburban municipalities.

856 Main Road, Eltham, demonstrates the interwar development of residential subdivisions of larger land parcels that had been evident in the Victorian period township. It reflects the transition towards suburban living in Eltham during this period. 10-26 Banoon Road, Eltham, and 25 Cottles Bridge-Strathewen Road, Cottles Bridge, were erected on more substantial blocks of land with bush setting. Like 856 Main Road, Eltham, 836 Heidelberg-Kinglake Road, Hurstbridge, is located within the more suburban areas of the municipality and is more closely comparable.

The house at 200 Ryans Road, Eltham North, is an example of a slightly later timber residence that was erected on a subdivision that had been created out of a larger allotment. This subdivision, known as the 'Glen Park Estate,' sits outside the original township area, however, still characterises the uptake of smaller allotments for residential purposes in the shire during the interwar period.

Designed to a 1927 State Savings Bank Type No 42 plan, the subject building retains key stylistic features of the interwar bungalow type and is largely intact to its State Savings Bank of Victoria

design. The shingled bow window with a flat projecting roof, terracotta tiled jerkinhead roof, exposed rafters and brick entry porch characteristic elements of this plan type exhibited by the building.

856 Main Road, Eltham, compares well to the above examples of modest interwar State Savings Bank of Victoria bungalows listed on the Heritage Overlay in surrounding municipalities (30 Anderson Street, Lilydale, 149 and 272 Mt Dandenong Road, Croydon), in terms of scale, design elements, materials and setting. Both the subject building and the above examples have a generous setback fronting a main arterial road with a dual carriageway.

Overall, 856 Main Road, Eltham is differentiated from the interwar dwellings already listed on the Nillumbik Shire Heritage Overlay as a somewhat rare example of a State Savings Bank of Victoria house design. Its simple form, modest detailing, suburban character, and high level of intactness to the original State Savings Bank of Victoria design is an example of a bungalow typology and corresponding period of development that is underrepresented in the Schedule to the Heritage Overlay.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The former house at 856 Main Road, Eltham, built in 1929 to a design by the State Savings Bank of Victoria, is significant.

Elements that contribute to the significance of the place include:

- original single-storey built form, scale and jerkinhead roof form;

- original pattern of openings;

- materiality including weatherboard cladding, vertical batten jerkinhead gable-end detailing, face brick entry porch and timber column roof supports, brick chimneys, terracotta tiled roof cladding; its design to the State Saving Bank of Victoria (Type No 42);

- other characteristic features of the State Saving Bank of Victoria bungalow style including the bow window with projecting flat roof canopy and shingle cladding, timber-lined eaves with exposed rafters, and double-hung timber framed sash windows; and

- the deep front setback from Main Road.

Later changes including the rear extension and new side entrance (post-1970) are not significant.

HOW IS IT SIGNIFICANT?

The former house at 856 Main Road, Eltham, is of local historic and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The former house at 856 Main Road, Eltham is historically significant for its association with the residential development of Eltham in the late 1920s and early 1930s. As a timber interwar bungalow situated on a suburban block it represents the consolidation of Eltham into a commuter suburb, following the electrification of the railway line, which reduced the journey into the city. The subject building was erected in 1929 for mechanic David Andrew Lyon, through a loan financed by the State Savings Bank of Victoria. David Andrew Lyon and his brother John established Eltham's first motor garage in the 1920s. The Lyon Brothers Garage was the second RACV station in Victoria, situated on the west side of Main Road opposite Arthur Street. The former house is also significant as a somewhat rare example of this type in Eltham, financed and built to a standard design by the State Savings Bank of Victoria. (Criterion A)

The former house at 856 Main Road, Eltham is of representative significance as a fine, highly intact, representative example of a standard State Savings Bank bungalow built in the mid-1920s. The former house is an intact example of the 1927 Type No 42 design, created under the supervision of the bank's chief architect, G Burridge Leith, who designed around 50 types in Victoria. The building showcases characteristic features of the State Savings Bank bungalow type including weatherboard cladding, roof clad with terracotta tiles, vertical timber batted detailing to the jerkinhead gable-ends, bow window with flat roof canopy and shingle cladding, and face brick porch and timber column roof supports. (Criterion D)

The former house at 856 Main Road, Eltham is also representative of the type of housing being built in formerly rural areas surrounding Melbourne, as they rapidly suburbanised during the interwar period. Although State Savings Bank houses were rarer in these outer districts, 856 Main Road fits

with the general type of modest timber housing that appeared in these areas during the interwar period. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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42 and 1/44 Park Road West, Eltham

Alan Martin House and Studio

Prepared by: Context	**Survey date:** April 2021
Place type: Residential	**Designer:** Not known
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** 1946-47; 1952; 1954; 1956 and 1977 (house), 1964 (painting studio), 1971-72 (pottery studio)

Figure 1. 42 Park West Road, Eltham. (Source: Context 2020)

Figure 2. 42 Park West Road (front) and 1/44 Park West Road (rear), Eltham. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History (2016)*:

6   *BUILDING TOWNS AND SHAPING SUBURBS*

6.4   *Postwar growth and experimentation*

At the end of World War II there was a severe housing shortage in Melbourne, which had been escalating since the Depression and was made worse by wartime conditions. Davison and Dingle describe how in Melbourne 'thousands of families were living in sleepouts, boarding houses, garages and other makeshift dwellings'. It would be a decade before the worst of the shortage was overcome. (Mills & Westbrooke 2016:75)

The shortage in the city was exacerbated by the lack of readily available land on which to build. In the inner suburbs rental controls deterred owners from rebuilding at greater density. Most of the rest of the suburbs were built out, with some space available to fill up in the east in areas such as Kew, Studley Park and Ivanhoe. These conditions propelled a rush to the city fringe. The Nillumbik area provided an abundance of cheap blocks in thinly developed estates. (Mills & Westbrooke 2016:75)

The difficulty of providing new housing was increased by the scarcity of building materials resulting in very high prices. Some materials were still subject to government restrictions introduced during the war. Finally, there were insufficient builders to service the demand resulting in a great increase in owner building. By the early 1950s around 40 per cent of houses completed were constructed by owner-builders. The distribution in the Nillumbik area was probably in line with these figures. (Mills & Westbrooke 2016:75)

On the city fringe owner-builders often sought permission to put temporary housing such as old caravans on their land, rather than travel long distances to work on their houses. In the Nillumbik area the low density of development, the large bush-covered blocks originally intended for weekenders and the flexible rural council favoured this approach. The prewar weekenders were being replaced by a set of more permanent residents, including people working in the district, workers commuting to the city and retirees. (Mills & Westbrooke 2016:75-76)

The artistic and intellectual milieu that had existed since the nineteenth century drew a new generation of artists and thinkers. Philip Goad found that '… at Warrandyte and Eltham artists and intellectuals returned to the earth and savoured the bush'. Filmmaker Tim Burstall, who was among a number of newcomers who bought very cheap blocks at 'The Hill' around Napier Street in the Panorama estate, would describe the Eltham of the 1940s and 50s as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury'. At the same time, the same qualities of the Nillumbik area bushland, which had drawn generations of picnickers and weekenders now drew a new wave of settlers. (Mills & Westbrooke 2016:76)

Artists, writers and intellectuals continued to be among those who were attracted to the area in the decades after the Second World War. At Warrandyte, potters began to outnumber painters. In 1958 five local potters, Phyl Dunn, Arthur Halpern, Gus McLaren, Reg Preston and Charles Wilton, along with John Hipwell, established a 'Potters Cottage' in Moonlight Cottage selling their wares and demonstrating their craft. Soon the Potters Cottage was moved to a new location south of the river, but other young potters continued to live and work in North Warrandyte. Similarly, Eltham continued to attract artists of all types. (Mills & Westbrooke 2016:116)

Two postwar artists attracted to the area, and concerned to protect and maintain its unique environmental characteristics, were Clifton Pugh, who built Dunmoochin at Cottles Bridge (HO8) in the 1950s and Neil Douglas, largely responsible for the Environmental Living Zone at the Bend of Islands in the 1970s. Pugh attracted a number of other artists to join him in an artists' colony at Dunmoochin. Several of them also built mudbrick homes at Cottles Bridge. (Mills & Westbrooke 2016:116)

Pugh developed Dunmoochin into Dunmoochin Artist's Community and it still provides artist residencies today. Among those who lived in the Cottles Bridge community were the artists Frank Werther (HO40), John Howley, John Olsen and Mirka Mora; potters Alma Shanahan (HO9), Peter and Helen Laycock (HO148) and Peter and Chris Wiseman, and the sculptor/engraver Kevin Nolan and his wife. The architect, Maurice Shaw, built a house close to Dunmoochin for Leon Saper (HO41), who became a successful potter. Other artists have lived in the Dunmoochin area since, including Rick Amor, Heja Chong (HO10) and Geoffrey Davidson. A number of important artists were friends of Clifton Pugh and frequent visitors to the property during the 1960s and 1970s. These include Fred Williams and Albert Tucker. Clifton Pugh's home at Dunmoochin burned down in 2001 but early studio buildings and other original features remain. (Mills & Westbrooke 2016:117)

A new generation of artists in the Shire of Nillumbik upholds this strong artistic tradition. Montsalvat is still a centre for the arts. Dunmoochin continues to be a place for artists to work and live and maintains an artist-in-residence program. The tradition of artists opening their homes and studios to the public, which began in the 1960s, is maintained as part of the Nillumbik Shire Artists Open Studio program. (Mills & Westbrooke 2016:117)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (*Victorian Places* 2015). In 1841,

William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … *a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing*

purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News, 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The residence at 42 Park West Road is located on Crown Allotment 6, Section 10, Parish of Nillumbik, 146 acres purchased by J Frank in 1855 (*Nillumbik Parish Plan* 1951).

By 1924, the allotment had been subdivided, with Robert Woodcock owning 54 acres of the land (CT:V4871 F001). Under Woodcock's ownership, the 54 acres were subdivided into a number of residential allotments and sold in the period 1925-29 (CT:V4871 F001).

Investor John Quinn purchased land on the subdivision in 1929, and undertook further subdivision, selling lots from 1929 to 1957 (CT:V5549 F724). Dorothy Kenderdine purchased Lot 73 (the subject land) and Lot 74 of this subdivision in 1948 (CT:V7159 F656).

Student Alan Martin from Reservoir subsequently purchased Lot 73, the subject site, in 1948. In 1963, the property was owned by dental mechanic Alan Albert Martin and his wife, Lesly Dorothy Martin (CT:V7196 F050).

In 1966, Alan and Lesly Martin of 42 Park Road, Eltham, purchased neighbouring Lot 74. By this year, Alan Martin was listed on the certificate of title as an artist and teacher (CT:V8054 F249). In 1976, the Martins amalgamated both lots under the one title (CT:V8054 F249).

According to information provided by Lesly Martin in 1992, the couple came to Eltham in 1946 and moved the first part of the subject house onto the current site in 1947, a room which eventually became the kitchen. This construction pre-dates Alan Martin's ownership of the land in 1948. As finances became available, additions to the house, mostly timber, were built by the Martins in stages. These additions occurred in 1946-47; 1952; 1954; 1956 and 1977, with a painting studio built in 1964 and a pottery studio in 1971-72 (Bick and Kellaway 1992:1398-1402).

In 1972, Alan Martin advertised an exhibition of his early paintings at 42 Park Road, Eltham (*Age* 4 November 1972:16). Martin advertised other shows, 'Paintings from Europe and Centre' and 'Week of Landscape Painting', at the same address in 1978 (*Age* 12 August 1978:20). The site comprising the house, studio and pottery was shown on a 1978 aerial photograph (Figure 2).

Alan Martin lived at 42 Park West Road until his death in 1989, with Lesly Martin continuing to live at the property. The two blocks were subdivided into three lots in 2007, and addressed as 42, 1/44 and 2/44 Park West Road, Eltham (CT:V11031 F137).

Alan and Lesly Martin's timber residence is located at 42 Park West Road and Alan Martin's split level timber studio is located at 1/44 Park West Road. A small bungalow building at 2/44 Park West Road is believed to have been built by the Martins during their ownership to accommodate visiting artists and friends. This building was in evidence by 1978 (Figure 2).
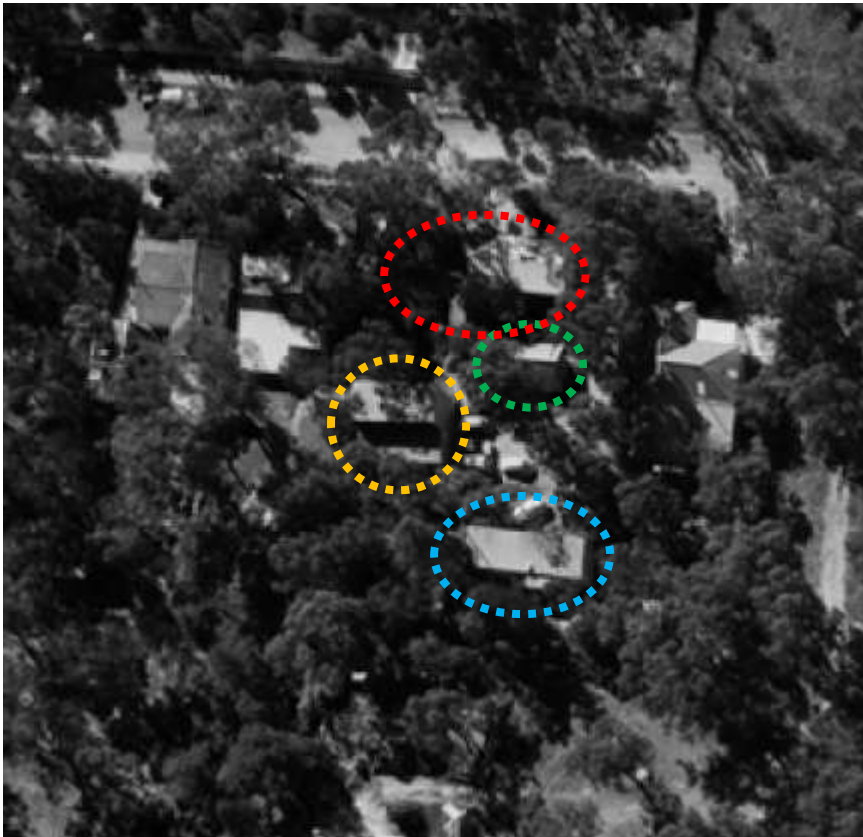
Figure 2. An aerial view of the site from 1978. The house is circled in red; the art studio in yellow and the since removed pottery studio in green. The rear bungalow building at 2/44 Park West Road is circled in blue. (Source: CPO, 'DIAMOND CREEK (4/1978)', 1978, via Landata)

Alan Martin, artist and owner c1948-1989

Alan Martin was born in Melbourne in 1923. Martin studied under Max Meldrum at the National Gallery School and at the Royal Melbourne Institute of Technology. He later established his own art school, the Alan Martin Painting School, with lessons held in Eltham at the subject property, and Kew. A painter in oils, he favoured landscapes, still life, and portraits, and was a finalist in the Art Gallery of New South Wales Archibald Prize in 1959. Martin won several prizes in provincial art shows and entered work in the prestigious Archibald Prize in 1962 (Furphy nd; AGNSW 2021). Martin was known to have found the Eltham district conducive to painting, and was one of the earliest artists to arrive in the immediate postwar period (Marshall 1971:123).

One of Martin's students, Don James, in writing about Martin's career recalled that Martin started as a student of painting with Meldrum in 1938 at the age of 15, remaining with him for the next 15 years. Meldrum told Martin that he needed to have a job to support his studies and early years, and arranged for Alan to work with John Heath, a Melbourne dentist, as a dental mechanic. This position not only enabled him to attend classes but also gave him the skills for one of his enduring sidelines, that of mould making and casting. Martin also studied design at the Working Men's College (now RMIT University), and later with Sir William Dargie at the National Gallery School in Melbourne (James 2020).

In 1979, Martin was noted as being a 'very busy teacher' with a large number of pupils in his art classes, held in his studio at home (Marshall 1971:123). Don James, a painter who had been taught by Martin at the home studio, was later invited to teach classes in the same studio by Lesly Martin following Alan's death (Montsalvat 2021).
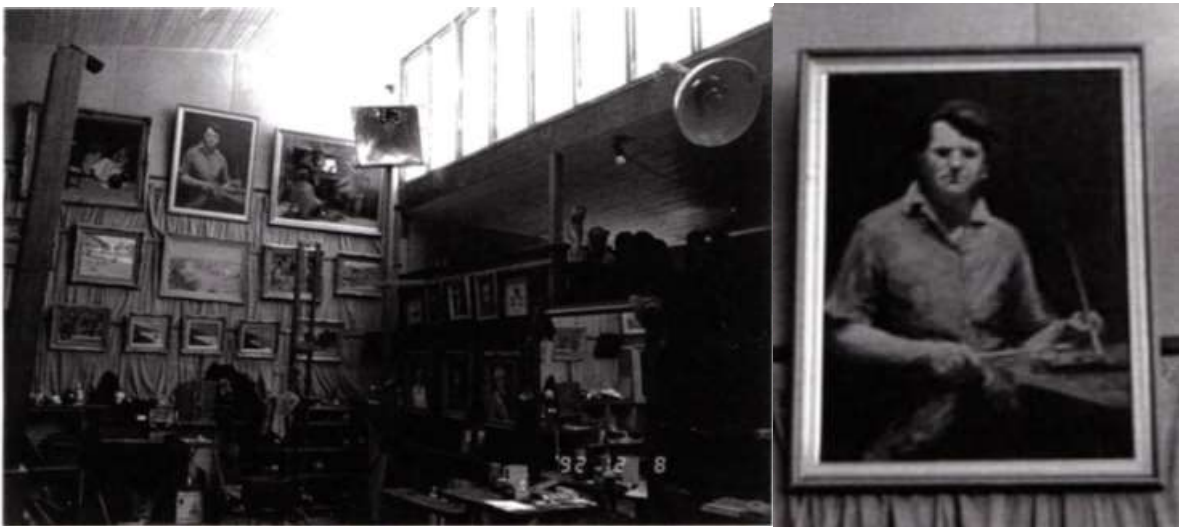
Figure 3. A view of the interior of the studio, built and used by Alan Martin. To the right is a closer image of Martin's self-portrait on the wall. (Source: Bick 1992)

DESCRIPTION

42 Park West Road, Eltham, is an elevated single storey timber house with corrugated iron gable roof built in stages between 1946 and 1977, with a painting studio built in 1964 (now at 1/44 Park West Road). The house sits on the south side of Park West Road, with the land falling towards the street.

Built over 30 years the house now consists of two connected L-shaped wings with the eastern wing sitting forward on the block. Both wings present a gable to the street at their western end, while a transverse gable runs east.

Figure 4. Aerial imagery of the site. (Source: Nearmap)

The upper walls of the house are clad with stained vertical timber boards while at street level the walls are clad in plywood sheets with timber framed corrugated iron doors. A small skillion roofed porch is located midway along the street facing elevation Widows across the front of the house at the upper level are timber framed with a large, fixed centre panes and awning sashes either side. An exception to this is the window in the street facing gable of the recessed wing which comprises a large picture window with three small overlights.

The rear section of the western wing of the main house is taller than the rest of the wing and is constructed of mudbrick. Behind this is a separate mudbrick building with gable roof that appears to abut Martin's studio.

Figure 5. A c1992 image of the studio on the left, showing its original timber cladding. To the right is a current view of the studio, with new corrugated iron cladding. The small mudbrick room is visible in this image. (Source: Bick 1992; Context 2021)

The painting studio at 1/44 Park West Road is a simple square building, with corrugated iron skillion roofs. The northern half of the roof is raised significantly higher than the southern half, which allows

for a large row of south-facing clerestory windows. The building has been recently re-clad in corrugated iron.

The pottery building that stood to the south of the house, visible in Figure 2, is not extant.

INTEGRITY

42 Park West Road, Eltham, is moderately intact with a some change visible to original or early significant fabric. The house retains its built form, evidencing the stages in which it was constructed between 1946 and 1977. Cladding on the house, including the vertical timber boards on the principal floor and corrugated metal on the lower portion, appears to have been recently installed.

The rear painting studio also retains its original built form and scale, with large south-facing clerestory windows. Earlier images indicate that this was clad in vertical timber boards, however it has been reclad in corrugated iron. The mudbrick portion, with gable roof, appears to be intact.

It appears that the pottery building was removed, likely following the subdivision of the site in 2006.

Overall, the site has moderate integrity.

COMPARATIVE ANALYSIS

The Nillumbik area has a longstanding association with artistic and intellectual communities, going back to the earliest years of the nineteenth century. The period following Second World War saw a new generation of artists and thinkers, who appreciated the natural surrounds of the area and the communities that had developed. Many newcomers were attracted by the cheap and readily available blocks that had gone unsold in the numerous subdivisions from the prewar and interwar periods. The area was later referred to as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury', a reference to the famous group of intelligentsia, artists and philosophers in London (Knox 1980: 76).

The Alan Martin House and Studio at 42 and 1/44 Park Road West, Eltham are directly associated with Alan Martin, a local artist and art teacher who was part of the post-World War II artist community in Nillumbik. While not of the same profile as other more well-known local artists such as Clifton Pugh and Neil Douglas, Martin achieved some success, becoming a finalist in the Art Gallery of New South Wales Archibald Prize in 1959 and winning several prizes in provincial art shows. His career represents many aspects of the cultural lifestyle and artistic community for which Eltham was well known. Martin resided at the site from 1947 until his death in 1989. He is intrinsically linked to the fabric of the place, with the studio to the rear of the property purpose built for the artist in 1964. Martin's achievements as an artist and teacher were centred on the studio in which he worked and taught. As his personal studio, the property is better than any other to demonstrate associations with Martin and as an example of the low-key artist-owned studios that were common in Eltham at the time.

Within the Shire of Nillumbik, several surviving places are on the Heritage Overlay for their historical (associative) significance in demonstrating their connection to artists, writers, and intellectuals that contributed to this important layer of Nillumbik's development. The following places are comparable to the Alan Martin House and Studio, 42 and 1/44 Park West Road, Eltham, for their direct association with a person who contributed to the course of the Shire's history of being associated with artists, writers, and intellectuals and for the tangible evidence the physical fabric of the place provides of this association and the achievements of the person.

Southernwood, 250 Bolton Street, Eltham (VHR 2235, HO13). (Source: VHD)

Southernwood, Walter Wither's house, was first built as a four-room cottage in 1891, and in 1903 it was purchased by the artist Walter Withers. The house is of historical significance as the home of the prominent Australian artist Walter Withers from 1903 until his death in 1914. As a member of the 'Heidelberg School' Withers was the first commercially successful painter to come and live in Eltham. Withers played a part in attracting other artists to the area and, thereby, in establishing Eltham's reputation as an artistic community (VHD).

Peter Garner mudbrick studio and adjacent shed 62 Brougham street, Eltham (HO17). (Source: VHD)

The 1969 studio and shed are significant for its use of highly creative structures constructed in the 'Eltham style'. The studio and shed were associated with Arthur Munday, Peter Garner, Lenore Garner and the Montsalvat artists' community more broadly (VHD).

Stanhope Residence and Garden, 10 Peter street, Eltham (HO149). (Source: VHD)

The c1910 residence is historically significant for its connection with Will Longstaff, the official war artist, Bishop Reginald Stephen (warden of Trinity college in the 1930s) and with the prominent journalist turned builder, John Harcourt, who rented the residence while he and his partner were building their adobe home in the 1940s.

During the 1940s the residence was also connected with the important literary figures, Clem, and Nina Christesen (Clem was the founding editor of the influential Meanjin Quarterly). When owned by the Christesens the residence was visited by a number of distinguished writers, artists, and academics, including the Nobel Prize winner, Patrick White, and the world-famous cellist Mstislav Rostropovich (VHD).

The 1926 residence and rear concrete studio are significant because they are connected with the artist, cartoonist and anthropologist, Percy Lesson. During Lesson's occupation (1926-1938) the property became a centre for visiting artists, including Max Meldrum, Justus Jorgensen, Clarice Beckett, 'Jock' Frater and Richard McCann (VHD).

Landscape, 60 Lavender Park Road, Eltham (HO113). (Source: VHD)

The 1955 bungalow is significant for its connection with Alan Marshall, a noted author, storyteller and social documenter. While living and working at the bungalow between 1955 to 1972, several of Marshall's important publications were 'wholly written' within its walls. These include his trilogy of fictionalised autobiographies, several collections of highly popular short stories and humorous sketches as well as well as commissioned histories (including the history of Eltham itself). The bungalow was visited by many other famous Australian authors during Marshall's residence (VHD).

Alan Marshall Bungalow, 13 Park West Road, Eltham (HO147). (Source: VHD)

Discussion

The house and studio at 42 and 1/44 Park West Road, Eltham, are directly associated with Alan Martin, a local artist and art instructor in the Nillumbik area. Martin resided and worked at the site from 1946 until his death in 1989. The association of Martin to the fabric of the place is provided through evidence that shows the house and studio were built during the ownership of the Martins for their own use. The site served as Alan Martin's home and workplace from which he both worked as an artist and instructed art classes.

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham compares favourably against the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. The earlier examples such as Southernwood (VHR 2235, HO13) and Landscape (HO113) evidence Nillumbik's association with artists of earlier generations, who first attracted their peers to the area. The subject site is particularly comparable to the Peter Garner mudbrick studio (HO17) and Alan Marshall Bungalow (HO147) as examples contemporaneous to the subject site, which represent a later generation of artists and intellectuals who were attracted to the area and established their studios in the immediate postwar period. Despite its continued association with a number of important figures, Stanhope Residence and Garden (HO149) provides less direct comparison, as the house retains intact c1910 fabric and thus the associations are less directly legible from the fabric.

Much like many similar artists' houses in the area, the subject house and studio were constructed in stages as needs arose and finances became available, using simple building forms and materials. In this way the house and studio are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals.

While living and working at the house (and later the studio) between 1946 and his death in 1989, Alan Martin produced much of his artwork as well as holding open days and painting classes for the public. The use of the site for the instruction of art classes contributes directly to the general understanding of the site as being associated with the artist for many. The site is Martin's only known place of residence in the municipality between 1946 and his death in 1989 and the house and studio have more strong connection with him than most other places with a connection to Alan Martin in the Shire of Nillumbik.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham, consisting of a house and artist's studio, built in stages between 1946 and 1977 (with painting studio dating to 1964) for the owners Alan and Lesly Martin, is significant.

Elements that contribute to the significance of the place include:

- the form and scale of the house, which shows the incremental nature in which it was built; and

- the form of the artist's studio, including the large south-facing clerestory windows.

HOW IS IT SIGNIFICANT?

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham, is of local historic and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Alan Martin House and Studio at 42 and 1/44 Park West Road are historically significant as examples of the artistic lifestyle that the area became known for in the postwar period. Much like similar artists houses in the area, the house and studio were constructed in stages as needs arose and finances became available, using simple building forms and materials including mudbrick, vertical timber boards and corrugated iron. In this way, the house and studio are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals. The Alan Martin house was associated with the life and works of the artist Alan Martin. The house and studios were built by Alan Martin and his wife Lesly, to serve especially as their own home and workspaces. Alan Martin also used the site as a place to instruct art classes, directly informing the association of the place with the artist for many. (Criterion A and H)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

NIllumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - Studio
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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61 York Street, Eltham

Macmahon Ball House and Study

Prepared by: Context	**Survey date:** April 2021
Place type: Residential	**Designer:** Alistair Knox (1948 mudbrick study and 1959 extension), John Harcourt (c1948 pise house)
Significance level: Significant	**Builder:** Alistair Knox, Sonia Skipper, Peter Glass
Extent of overlay: To title boundaries	**Major construction:** 1948 (mudbrick study), c1948 (pise house), 1950 (pottery studio) 1959 (extension)

Figure 1. 61 York Street, Eltham. (Source: T Knox nd, Alistair Knox Foundation)

Figure 2. 61 York Street, Eltham (viewed from North). (Source: Nearmap 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

     6   BUILDING TOWNS AND SHAPING SUBURBS

        6.4   Postwar growth and experimentation

> *Paralleling the activity of the Modernist architects, another more prolific experiment in residential building was germinating in the Eltham-Warrandyte area. The trend was characterised by an acceptance of the characteristics of the site, including the local bush, topography and geology and an attempt to blend and adapt to these conditions through building form and siting, choice of materials and landscape approach. The best-known spokesperson for this trend, Alistair Knox, gave it the label 'Australian environmental building'.* (Mills & Westbrooke 2016:78)

> *Externally the Warrandyte Rustic or Australian Environmental Building style was distinguished by use of a palette of honest natural materials including earth in the form of pisé and mud brick, local stone, expressed structural timber, vertical varnished boards for cladding and corrugated iron, slate or shingle roofs. Recycled materials including timber and brick were also popular. Of all these materials earth and especially mud brick, would become the most ubiquitous in the Nillumbik area. The materials for mud brick were free and usually available on the owner's property. Mud brick building was better suited to the large semi-rural house sites common in the area, which had ample space for drying bricks and for using farm machinery to help in making and moving them. Owner-builders generally had great difficulty getting home loans in the early postwar period and use of labour-intensive mud brick as a major component could compensate for lack of capital. There was also an ideological and aesthetic element in the choice of this material that appealed to the increasing population of artists and academics who were drawn to the area. 'Amongst the artistic and literary community in the bush, the participatory hands-on nature of mud brick construction evoked the noble ideals of the Arts and Crafts movement.'* (Mills & Westbrooke 2016:78)

> *From the early 1940s John Harcourt, who had settled in Eltham in the 1930s, constructed a number of residences in the area in pisé and mud brick. In 1941 his wife was the main driving force in building a mud brick house on the banks of Diamond Creek. Material for the mud bricks came from the excavation of the hillside for footings and the reinforcing straw also came from the property.   This may have been the beginnings of the two-storey house Clay Nuneham in Stanhope Street, Eltham (completed around 1950) (HO165). The Harcourts held large New Year's Eve parties in this house in the 1940s and 50s.* (Mills & Westbrooke 2016:79)

> *Harcourt also sold a number of pisé or mud brick house-and-land packages on land he had purchased and possibly also re-subdivided, in the interwar Handfield's subdivision in Eltham (also known as The Hill). The pisé Langi Dorn (HO55), the stone, brick and slate roofed Florrie's Cottage (HO37) and the mud brick Rocknall (HO36) may be part of this group. Miles Lewis suggests there were at least eight pisé or mud brick houses by Harcourt in the locale and describes the style as*

'English cottage character'. Harcourt left the area in the 1950s. (Mills & Westbrooke 2016:79)

Sympathetic treatment by the shire council was another vital element in the rise of earth building. Justus Jorgensen and John Harcourt dealt with a shire secretary who approved building applications without consulting council, provided the plans 'complied with general building regulations' (Cuffley 1993, p. 130). When Knox started his first house the council was starting to review such applications. It was opportune that at this time GF Middleton of the Commonwealth Experimental Building Station had just published a pamphlet titled 'Earth Wall Construction', which Knox was able to distribute to councillors before they considered his permit. Subsequently, Knox observed, the shire adopted 'a practical commonsense approach to the innovative building proposals'. In 1947 owner-builder in pisé Vyvyan Williams thought himself 'fortunate in choosing a site in the Eltham Shire, considering the attitude to earth building of some municipal councils.' (Mills & Westbrooke 2016:79)

Alistair Knox was the most prolific of the mud brick designers and builders in the district. He was inspired by his visits to Montsalvat in the early 1940s and, after the war, he studied building at the Melbourne Technical College. Knox's early work in Eltham falls into two main categories: simple rectilinear forms, which were the basis for most of his work up to the 1970s, and a first flush of complex exploratory designs. (Mills & Westbrooke 2016:79)

Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan with a skillion roof supported on long yellow box pole beams. He was assisted by Sonia Skipper, an experienced mud builder from Montsalvat, who worked on a number of Knox's buildings. Subsequent projects increasingly explored the potential of the plasticity and flexibility of mud brick. Knox started three houses in 1948. The McMahon Ball [sic] studio was very simple in form and was the first time he used a reinforced concrete slab base, a practice that would become standard for most of his mud brick buildings. Both the Busst house in Eltham (HO162) and the Holmes house (Periwinkle house) (HO11) were more exotic designs, featuring extensive curved walls in mud brick. On the Dowling/La Gallienne house in Yarra Braes Road (HO172), started in 1949, the owners persuaded Knox to return to a simpler gabled rectangular form for their weekender. He later labelled this use of simple forms as 'the key of all that was to take place during the succeeding years.' (Mills & Westbrooke 2016:79)

The Lim Joon house (HO119) (started 1950) in Main Road Eltham was a small single-roomed polygonal dwelling with brick walls. The floor-to-ceiling windows were an advanced architectural feature for this time. On the McClennan house in Ryans Road Eltham (1951), Knox returned to the use of curved mud brick walls, with an imposing two-storey half drum on one corner. The next two stages of the Dowling/La Gallienne house were also adventurous with complex geometry and impressive rooflines. Subsequently, as the price of labour rose, mud brick made sense only for the owner-builder and most of Knox's building commissions would be in more conventional materials, albeit often recycled. (Mills & Westbrooke 2016:80)

Alistair Knox was also a very effective spokesperson for the mud brick pioneers. His promotion of the principles of environmental building in a variety of publications would have a lasting influence on perceptions of the Eltham area. Mud brick and Australian environmental building became an integral part of the regional identity. Knox's writings would also ensure that the movement would have a far greater impact Australia-wide than the number of completed houses would indicate. (Mills & Westbrooke 2016:80)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping

place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including

members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The complex of buildings at 61 York Street was built for William Macmahon (Mac) Ball, who, with his wife Katrine (Kay) and daughter Jenny, came to Eltham from Kew in 1942. In 1945 the Ball family moved into an 1890s timber cottage on 18 acres (7.28 hectares) at the eastern end of York Street. The land was part of Crown Allotment 12, Section 4, Parish of Nillumbik, sold to J M Hollow in the early 1850s. Hollow named Crown Allotment 12 'Little Eltham South' and subdivided the land into smaller residential allotments ('Plan of Little Eltham South' c1850s). York Street became part of the town grid from this time.

The extant complex of buildings was supervised and partially constructed by Sonia Skipper to a design by Alistair Knox, with assistance from Tony Jackson, Jack McCarthy, and Gordon Ford. A separate mudbrick study for Mac was built on the site in 1948 (Figure 3, Figure 4 and Figure 5) (Alistair Knox, *Building With Mud Bricks*:np; and Alistair Knox, *We Are What We Stand On*:np in Alistair Knox Foundation).

The study was the second of Knox's mudbrick designs and the first in Eltham (the other being a house for Frank English at 47 Phillip Street, Lower Plenty (City of Banyule) in 1947). It was a simple rectangular building with few windows as wall space was needed to store books. Like Knox's earlier residence for Frank English, it used a brick that was 12" x 9" x 6" (300mm x 225mm x 150mm) laid in a stretcher bond exposing the 12" x 6" on both sides (Alistair Knox, *We Are What We Stand On*:np in Alistair Knox Foundation).

In his article *We Are What We Stand On* Knox fondly reminisces on the experience of constructing the study with Tony Jackson and Gordon Ford. He also describes 'The Pottery', a studio built for Ball's wife Katrine, designed by Peter Glass:

> The second construction I undertook was a study for Professor Macmahon Ball. William Macmahon Ball has been a political scientist of considerable international repute for many years. We built his studio around the time he was Australia's delegate in the Japanese peace negotiations. Our small community drew a quiet sense of reflected glory from him as if we felt we were involved in the negotiations ourselves. It was a pleasant simple construction and both 'Mac' and Katrine encouraged earth building. Peter Glass at about this time built a beautiful earth building for Katrine called 'The Pottery'. He tells an interesting story about it. One of the main walls was not as straight as it could have been and he kept trying to doctor it up, but nothing he did made it agreeable to his accurate artistic eye. One day in a combined fit of despair, rage and conscience he lost his usual gentlemanly calm and rushed in and pushed it all over and started again.

> Tony Jackson, a dynamic eccentric, worked with Gordon Ford on the Macmahon Ball Studio. Many hilarious activities took place during the course of its construction. The bricks were made by digging a pit about a foot deep and partly filling it with water. The dam walls were continually widened as the edges were broken back into the water and pugged as it was walked on by the digger moving forward. It was a hard primitive system because the mixing was all done manually and the mixture had to be lifted up to get it out of the hole. Brickmaking has always been a contract deal, which tends to produce a frenetic tinge into otherwise logical people. They are always beset by the decision as to when a brick is a brick and not just a heap of mud. In addition, they are also pursued by the possibility of rain destroying them when in a half-dry condition. If it wasn't too much rain, it could be too little water.

The shortage of water was another hazard. Eltham had a most inadequate water supply, that always failed on the high sides of the central amphitheatre on the hot summer days. The taps were left on full overnight to try and fill the brick-making dams, but the flow was so slow that there would often be only a few inches in the bottom in the morning. Work would begin early before the heat became-too intense and at any time from about 9 a.m. onwards, voices could be heard from the highest point of the hill calling out, 'The water's off'. Once this happened it nearly always stayed off until after dark, unless a cool change came during the day and the taps that always flowed in the valley were turned off.

The 1950 pottery building (Figure 5) may have been constructed on the southern portion of 61 York Street (also known as 61A), to the south of the driveway. As access to the site was not available for the purposes of this assessment further research regarding the current status of the 1950 pottery studio is likely to be required.

Figure 3. The interior of William Macmahon Ball's study, built in 1948. (Source: Alistair Knox, *Building With Mud Bricks*:np in Alistair Knox Foundation)

Figure 4. The Macmahon Ball study, built in 1948. (Source: Alistair Knox, *Building With Mud Bricks*:np in Alistair Knox Foundation)

In the late 1940s (likely c1948), Ball commissioned designer-builder John Harcourt, to build a pise addition to the existing 1890s house on the site. Harcourt had been active as a builder in the area and had built his own house in Eltham in 1941. The addition comprised two bedrooms (one an attic bedroom), shower, toilet, and fireplace and chimney of local sandstone (Marshall 2008:140; Alistair Knox Foundation; *Argus* 18 January 1941:9).

In 1959, Ball had the 1890s cottage demolished replacing it with an extension that abutted Harcourt's pise section of the house (Figure 6 and Figure 7). The extension was built to an Alistair Knox plan titled 'MCMAHON BALL REBUILDING PROJECT' (Figure 8 and Figure 9). (Alistair Knox Foundation).

Over the successive years, Ball subdivided the original land parcel in York Street. By the time of his death in 1986 the parcel of land that today is addressed as 61 (59-71) York Street was left to his daughter Jennifer (Jenny) and her children Michael, Bronwyn and David. It is believed that the subject property is still owned by Ball's family members (CT:V9796 F805; CT:V10126 F922).

The subject complex at 61 York Street today retains private residential use (Figure 10 and Figure 11). It is believed that 'The Pottery' was converted to a dwelling with a two-storey addition by 2002 (BP 02/2254) (Figure 12). As a site visit was not possible at the time of assessment, this will require further research to confirm.

Figure 5. The interior of Katrine Ball's studio, The Pottery, built in 1950. (Source: Alistair Knox, *We Are What We Stand On*:np in Alistair Knox Foundation)

Figure 6. Subject site shown on the 1951 (upper) and 1963 (lower) aerial photograph. Approximate extent of the subject site is outlines in red, with Ball's earlier landholding outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951; 'Melbourne Project' 1963, via Landata)
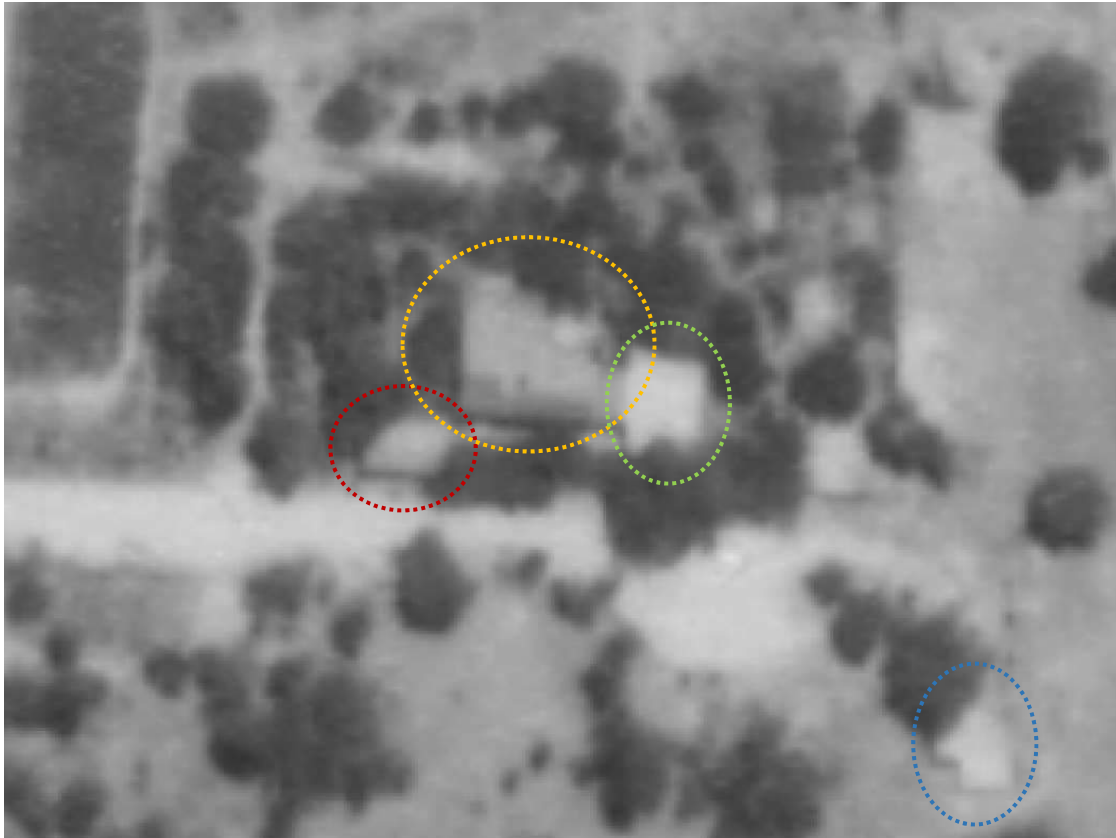
Figure 7. Close up of the subject site from 1951. The structures that existed on site by this time include: the 1948 study (outlined in red), the 1890s cottage (yellow), the c1948 pise addition with two rooms (green) and The Pottery built in 1950 (blue). (Source: 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951 via LANDATA)
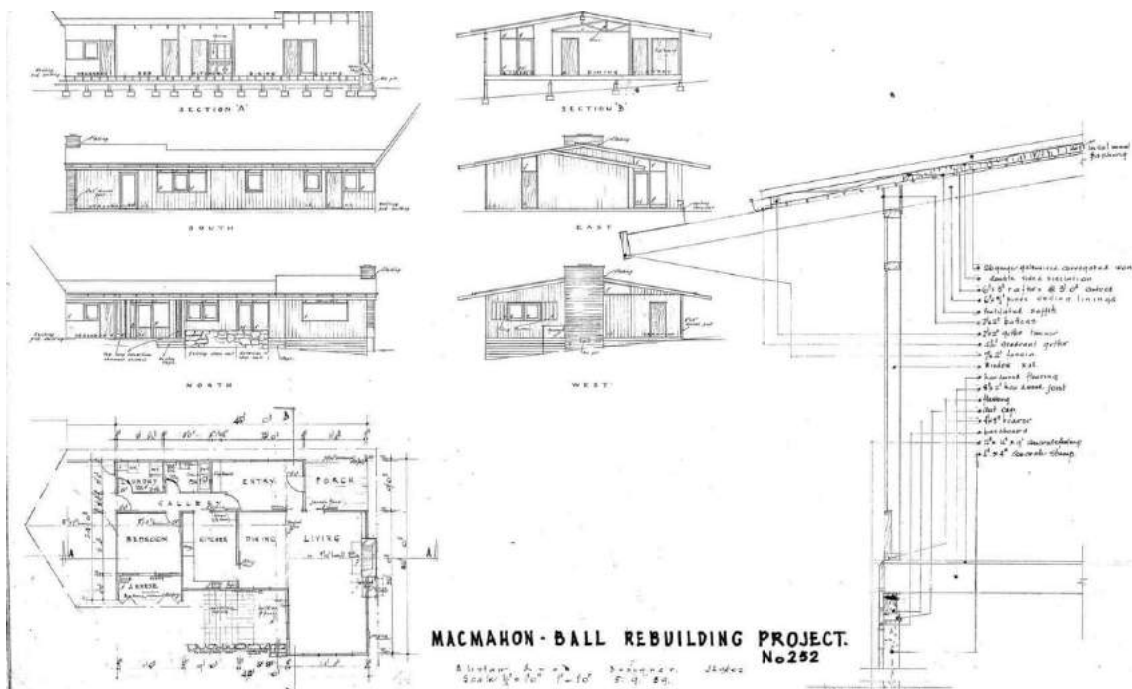
Figure 8. The Knox plan for the Ball rebuilding project, 1959. (Source: A Knox 5 September 1959, Job No 252, Alistair Knox Foundation).
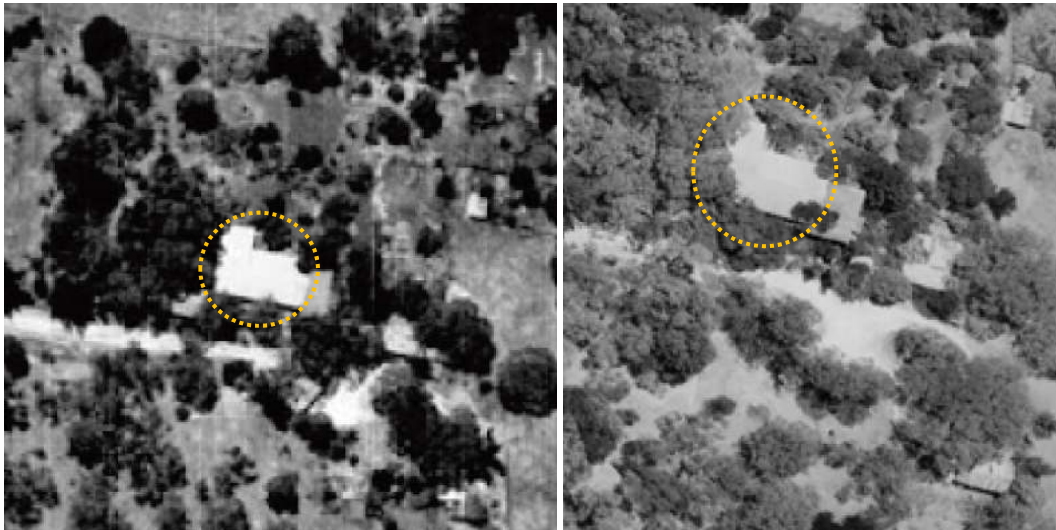
Figure 9. Close up of the subject complex from 1963 (left) and 1978 (right). Note the main house that replaced the 1890s cottage in 1959, outlined in yellow. (Source: 'Melbourne Project' 1963 & 'Diamond Creek' 1978, via LANDATA)

Figure 10. A photo of the Ball house, undated. (Source: T Knox nd, Alistair Knox Foundation).

Figure 11. The study, built in 1948. (Source: T Knox nd, Alistair Knox Foundation)

William Macmahon Ball, owner 1945-1986

The following has been abbreviated from *The Australian Dictionary of Biography* entry for William Macmahon Ball:

> *William Macmahon Ball (1901-1986), professor of political science, diplomat, author, journalist and radio broadcaster, was born on 29 August 1901 at Casterton, Victoria…An indifferent scholar, he left Caulfield Grammar School…without matriculating. He became a student-teacher at New College, Box Hill, and qualified for entry to the University of Melbourne (BA Hons, 1923)…*

> *On 24 May 1924 at the Congregational manse, Eagle Junction, Brisbane, he married Iris Shield, a journalist; she died childless in 1926. At St Paul's Church of England, Gisborne, Victoria, on 20 December 1928 he married Muriel Katrine (`Kay') Sandys Cliffe Anderson, a clerk.*

> *In 1929 Ball won a Rockefeller travelling fellowship in political science, enabling him to study under Harold Laski at the London School of Economics and Political Science…In 1932 he returned to the University of Melbourne as lecturer (later senior lecturer) in political philosophy and modern political institutions…*

> *Ball's stature increased steadily throughout the troubled and emotional decade that led up to World War II: abroad were the Spanish Civil War, the regimes of Hitler, Mussolini and Stalin, and Japan's rampage in China; at home, the Depression, the dismissal of Premier Jack Lang, and the New Guard. In such unquiet and strident times, Ball's voice was one of calm and reason. He was active in the adult education movement as a university*

extension lecturer…In this period, too, he began giving talks for the Australian Broadcasting Commission, a medium in which he shone. He also wrote articles on international affairs for the Melbourne Herald.

Working for disarmament and the peaceful settlement of international differences, Ball published his views in Possible Peace (1936)...In May 1938 he departed on another visit abroad. After witnessing the German occupation of the Sudetenland, he was given a conducted tour of the notorious Sachsenhausen concentration camp - a horror which never left his memory…

Invited by Prime Minister (Sir) Robert Menzies, in February 1940 Ball was appointed controller of broadcasting in the Department of Information. In June he became responsible solely for short-wave broadcasting…His section was transferred to the ABC in July 1942…Ball remained with the ABC and added to his public laurels by chairing the popular radio debates, `Nation's Forum of the Air'.

In 1945 `Mac' Ball returned to his university as senior lecturer-in-charge of the department of political science…That year he was part of Evatt's entourage at the United Nations Conference on International Organization in San Francisco, USA…

Appointed British Commonwealth member of the Allied Council for Japan, and Australian minister to that country, Ball assumed office on 3 April 1946…

For a short while Ball worked as a special foreign affairs writer on the Melbourne Herald where his elegant articles, largely on relations with South-East Asia, enhanced that newspaper's best traditions…In 1949 he settled with contentment into the job [the foundation chair of political science at the University of Melbourne] which he was to retain until his retirement in January 1968…

The Balls lived in a several-times-extended timber house in semi-rural Eltham, north of Melbourne. Here Kay's practical abilities and hard work maintained the `bush and garden' small estate which provided fresh produce for the table and space for Mac to keep his horse...Aided by Kay's splendid table, Eltham saw much quiet but significant entertainment of leading figures in Australian and overseas affairs (Ryan 2007)*.*

William Macmahon Ball died in 1986 and Katrine Ball died in 1991. Both are buried in Eltham cemetery.

Part of the Ball's land backing onto Bridge Street was donated to Eltham Shire Council and is now a reserve called Macmahon Ball Paddock (EDHS).

John Harcourt, builder of the pise extension, date unknown (likely c1948-9)

Journalist John Harcourt was an Eltham resident in the 1930s and 1940s. A pioneer of mudbrick building in Eltham, he was inspired by what he saw at the artists' colony of Justus Jorgensen's Montsalvat, commenced in 1934, and started building pise-de-terre and mudbrick homes along classic French provincial lines from the late 1930s. He continued to build professionally in pise, mudbrick and stone in Eltham (approximately 20 houses) and various other places until about 1950. Harcourt built several of his residences in the 1940s in an area dubbed 'Harcourt Hill' that overlooked Diamond Creek in Eltham (Alistair Knox Foundation; *Age* 18 November 1972:35; 27 March 1982:39; and 9 September 2000:156).

Harcourt developed an automatic ramming technique which obviated much of the intense labour that ordinary pise required. It also reduced the risk of uneven ramming (Alistair Knox Foundation).

Harcourt, along with Alistair Knox and Peter Glass, played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic.

Alistair Knox, designer of study (1948) and residence (1959)

Alistair Knox (1912-1986) was a designer and builder, active in the Nillumbik area between 1946 and his death in 1986. Knox was responsible for over 1266 building designs, including 1000 homes, of which he built approximately 350. Throughout his four-decade long career, Knox was a leading figure in the development of the recognisably regional 'Eltham style' of architecture, and its associated landscapes. Through the sheer number of places designed by Knox in Nillumbik, he remains one of the most influential figures in the Shire's history (Alistair Knox Foundation; Peterson and Kusyk 2014:5-6).

Knox had an interest in design and construction, commencing a Diploma of Architecture and Building Construction at the Melbourne Technical College. Knox left the course after two years (Peterson and Kusyk 2014:9). Following a visit to the Montsalvat artist's colony in 1947, Knox was evidently impressed with the area and the artistic lifestyle that it was becoming known for. This love of the area was solidified in 1949, when he moved his young gamily to Eltham. The move coincided with Knox leaving his job as a bank clerk and establishing the Knox Building Service in Eltham (*Age* 19 July 1954:10; Peterson and Kusyk 2014:10). Knox was highly involved with the semi-rural, alternative lifestyle that Eltham and its surrounds had to offer (Alistair Knox Foundation).

The local environment was a constant inspiration to Knox through his career. Many of the homes he designed complemented their Australian bush settings, and his work pioneered forms including flat rooflines, clerestory windows and expanses of glazing that provided a connection between interiors and their settings (NMA 2021). Knox's work was characterised by its use of second hand bricks, large eaves, natural materials, timber walls and large beams. Perhaps most importantly, Knox was associated with the use of mudbrick and adobe walls (NMA 2021). Knox paid special attention to the placement of buildings in relation to their landscapes and the use of Australian plants.

Knox's work can be broadly broken into two phases: work completed before 1955, and work completed after 1955. The earlier phase focused on simple building forms, following the style of prominent architects such as Frank Lloyd Wright (Woodhouse 2007). His work was also greatly influenced by the economic austerity brought about by World War II, which encouraged him to use inexpensive and unconventional materials. The later period was defined by Knox's sophisticated, highly individual designs, often with reclaimed materials. These houses consciously explored uncommon forms and were almost exclusively built in mudbrick (Alistair Knox Foundation).

As Knox was not an architect, his work was often informed by his knowledge that arose from his experience as a builder. Many of his designs were economical and only required limited skills. A preference for reclaimed materials assisted the inexpensive draw of his designs (Alistair Knox Foundation). Although many houses were individually designed, Knox also produced 'spec' houses for general sale (*Age* 19 July 1980:101).

Towards the end of his career, Knox worked extensively with other designers. Some of these included John Pizzey, Peter Jarvis, Barbara Telford, Robert Marshall and Bohdan Kyzuk (Alistair Knox Foundation). Outside of his profession, Knox served as an Eltham Shire councillor in the period 1972-75, and as its president in 1975. Passionate about community activism and the environment, Knox consulted with groups across Melbourne to fight inappropriate development and loss of public space (Peterson and Kusyk 2014:14-15). Additionally, Knox wrote and spoke extensively on matters about

building and landscaping. Knox was a founding member of the Australian Institute of Landscape Architects, lectured on environmental design and building, and received an honorary doctorate in architecture from the University of Melbourne shortly before his death (Woodhouse 2007).

DESCRIPTION

61 York Street, Eltham, is located at the eastern end of York Street on a large heavily vegetated parcel of land. The parcel is divided into north and south parts by a curved shared driveway (Figure 12). The southern portion of the land is also known as 61A York Street. The site comprises a complex of key buildings of interest built between 1948-1959 (Figure 12), including:

- a house comprising an originally freestanding mudbrick study built in 1948 to a design by Alistair Knox; a pise extension with attic floor constructed c1948 to a design by John Harcourt (an addition to now demolished 1890s house); and a timber dwelling built in 1959 also designed by Alistair Knox (replacement of the 1890s house); and

- a separate 1950 mudbrick pottery studio (understood to be extended with a two-storey addition).

All buildings of the complex were built for Professor (William) Macmahon Ball. A later carport is located to the south of the main mudbrick dwelling.
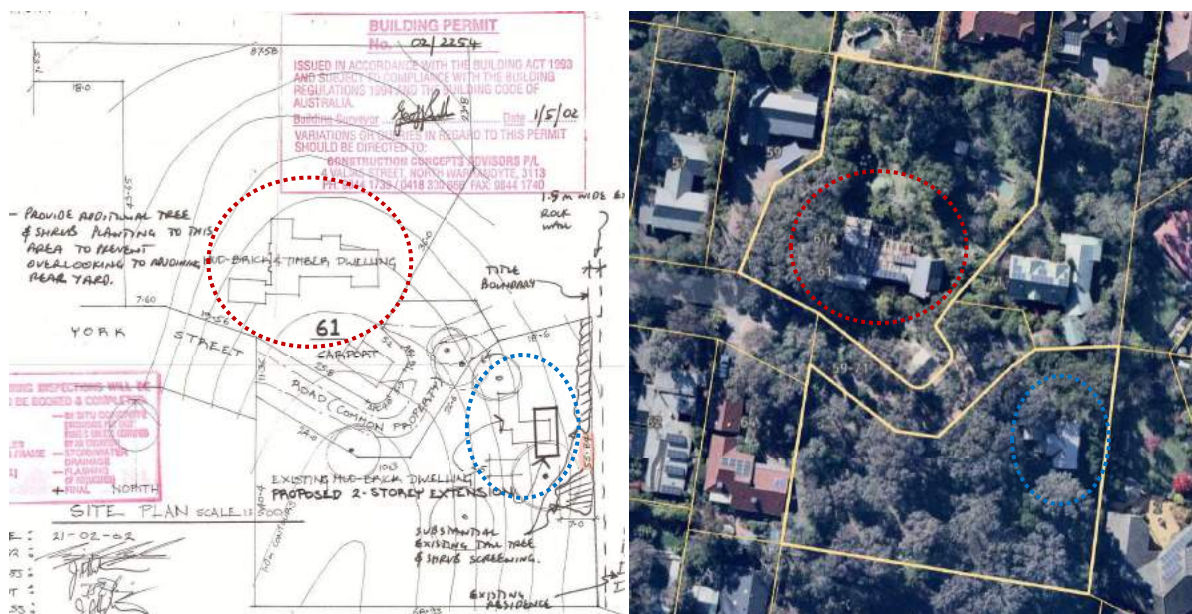
Figure 12. Site plan prepared in 2002, showing the structures of interest (left), and the aerial view of the subject site, with the site boundary outlined in thicker yellow lines (right). Note the house comprising 1948, c1948 and 1959 sections (outlined in red) and a freestanding 1950 pottery now converted to a house (blue). (Source: BP 02/2254; Nearmap 2021)

The 1948 study is a simple rectangular mudbrick room, with gable roof. The building is dominated by a mudbrick chimney with a stepped chimney breast and brick cappings, centrally located on the building's western elevation (Figure 13). The study was built to accommodate large expanses of bookshelves, historic images show a single vertically proportioned window along the southern elevation and a series of glazed doors to the north. Internally the building is distinguished by its exposed timber-trussed roof structure and timber lined ceiling.

The pise section of the house, built by John Harcourt in c1948, is rectangular in form, with a steep gable roof that allows for an attic area internally. The north end of the gable is recessed

accommodating a balcony, while a shed dormer window is evident on the eastern plane of the roof. A chimney is present on the southern elevation of this building (Figure 13).

Figure 13 A 1992 image of the pise attic section of the house. (Source: Bick 1992)

The 1950 mudbrick pottery is believed to be the building on the southern portion of the site, which is now converted to a house and added with a two-storey timber addition that replaced the lower wing.

In 1959 Alistair Knox designed an extension to Harcourt's pise building. L-shaped in plan, this extension is attached to Harcourts building at its eastern end. It is of timber construction with a low - pitched corrugated iron gable roof. When originally built the extension did not abut the mudbrick study building which is located to its southwest. Comprising a recessed entry porch, entry, gallery, living/dining room, kitchen and bedroom, the external walls of the extension are lined with unpainted vertical boards above horizontal baseboards. The vertical boards are laid board-on-board. The outer boards are narrower than the inner boards; this provides a subtle textural depth to the wall plane. Windows and doors are timber framed, many with fixed glazed panels above. A broad brick chimney dominates the western elevation. Internally historic images show timber lined ceilings and exposed rafters and beams that follow the rake of the low-pitched gable roof (Figure 15, Figure 16 and Figure 17).

Figure 14. The mudbrick chimney of the study. (Source: Context 2020)

Figure 15. Gallery and entry of the 1959 extension. (Source. T Knox nd, Alistair Knox Foundation)

Figure 16. Living room of the 1959 extension showing brick fireplace and exposed timber raked ceiling (Source. T Knox nd, Alistair Knox Foundation)

Figure 17. An interior view of the study showing mudbrick fireplace and glazed doors along the northern elevation (Source. T Knox nd, Alistair Knox Foundation)

There are a couple of small buildings and a kidney shape swimming pool located in the northwest corner of the site.

INTEGRITY

Access to the complex of buildings at 61 York Street, Eltham was not possible for the purpose of this assessment. As the site is heavily vegetated only the western elevations of the 1948 study and 1959 extension could be viewed from the public domain. Both these elevations appear highly intact with the study retaining its gable roof form, mudbrick walls and chimney. The 1959 extension retains its low-pitched gable roof form, timber wall linings, brick chimney and original window openings. Overall, these elevations appear highly intact with minimal changes visible to original or early fabric.

Nearmap aerial imagery shows the 1948 study retains its original built form of a rectangular room with corrugated iron gable roof and chimney.

The pise section of the complex designed by Harcourt in 1948 retains its steeply pitched gable roof form. Historical images (Figure 10) show that the roof was originally tiled, however this appears to have been replaced with corrugated iron.

The Knox designed extension built in 1959 retains its L-shaped footprint with low gable roof form and brick chimney.

The pottery studio has been added with a two-storey addition. Further investigation is required to confirm the integrity of this building.

COMPARATIVE ANALYSIS

The Nillumbik area has a longstanding association with artistic and intellectual communities, going back to the earliest years of the nineteenth century. The period following World War II saw the arrival of a new generation of artists and thinkers, who appreciated the natural surrounds of the area and the like-minded communities that had developed. Many newcomers were attracted by the cheap and readily available blocks that had gone unsold in the numerous subdivisions from the prewar and interwar periods. The area was later referred to as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury', a reference to the famous group of intelligentsia, artists and philosophers in London (Knox 1980: 76).

The house and study at 61 York Street, Eltham are directly associated with (William) Macmahon Ball, a noted professor of political science, diplomat, author, journalist and radio broadcaster. Ball resided at the site from 1945 until his death in 1986. Ball is intrinsically linked to the fabric of the place, as the 1948 study, c1948 pise house, 1950 pottery and 1959 extension were all commissioned by Ball and his wife Katrine.

In 1946 Ball was appointed British Commonwealth member of the allied Council for Japan. In his book *We Are What We Stand On* (1980) Alistair Knox comments:

> We built his studio around the time he was Australia's delegate in the Japanese peace negotiations. Our small community drew a quiet sense of reflected glory from him as if we felt we were involved in the negotiations ourselves.

This highlights Ball's prominence in the local community and the sense of pride held by community members in creating a place for Ball to work and live. It is also noted in Ball's biography prepared for the Australian Dictionary of Biography by Peter Ryan that the Ball's property in Eltham 'saw much quiet but significant entertainment' of leading figures in Australian and overseas affairs (Ryan 2007).). Ball wrote innumerable articles and book reviews while living at 61 York Street presumably working on many of these from his desk in the study. His publications included the volumes *Japan: Enemy or Ally* (1948); *Nationalism and Communism in East Asia* (1952); and an edited collection of documents

and readings, *Australia and Japan* (1969). The 41-year long direct association of the subject site with William Macmahon Ball enables it to represent this association better than other places or objects in the Shire of Nillumbik.

Within the Shire of Nillumbik, several surviving places are on the Heritage Overlay for their historical (associative) significance in demonstrating their connection to prominent artists, writers, and intellectuals. The following places are comparable to the Macmahon Ball complex of buildings, 61 York Street, Eltham, for their direct association with a person who contributed to the course of the Shire's history of being associated with artists, writers, and intellectuals and for the tangible evidence the physical fabric of the place provides of this association and the achievements of the person.

Southernwood, 250 Bolton Street, Eltham (VHR 2235, HO13). (Source: VHD)

Southernwood, Walter Wither's house, was first built as a four-room cottage in 1891, and in 1903 it was purchased by the artist Walter Withers. The house is of historical significance as the home of the prominent Australian artist Walter Withers from 1903 until his death in 1914. As a member of the 'Heidelberg School' Withers was the first commercially successful painter to come and live in Eltham. Withers played a part in attracting other artists to the area and, thereby, in establishing Eltham's reputation as an artistic community (VHD).

Peter Garner mudbrick studio and adjacent shed 62 Brougham street, Eltham (HO17). (Source: VHD)

The 1969 studio and shed are significant for its use of highly creative structures constructed in the 'Eltham style'. The studio and shed were associated with Arthur Munday, Peter Garner, Lenore Garner and the Montsalvat artists' community more broadly (VHD).

Stanhope Residence and Garden, 10 Peter Street, Eltham (HO149). (Source: VHD)

The c1910 residence is historically significant for its connection with Will Longstaff, the official war artist, Bishop Reginald Stephen (warden of Trinity college in the 1930s) and with the prominent journalist turned builder, John Harcourt, who rented the residence while he and his partner were building their adobe home in the 1940s.

During the 1940s the residence was also connected with the important literary figures, Clem, and Nina Christesen (Clem was the founding editor of the influential Meanjin Quarterly). When owned by the Christesens the residence was visited by a number of distinguished writers, artists, and academics, including the Nobel Prize winner, Patrick White, and the world-famous cellist Mstislav Rostropovich (VHD).

The 1926 residence and rear concrete studio are significant because they are connected with the artist, cartoonist and anthropologist, Percy Lesson. During Lesson's occupation (1926-1938) the property became a centre for visiting artists, including Max Meldrum, Justus Jorgensen, Clarice Beckett, 'Jock' Frater and Richard McCann (VHD).

Landscape, 60 Lavender Park Road, Eltham (HO113). (Source: VHD)

The 1955 bungalow is significant for its connection with Alan Marshall, a noted author, storyteller and social documenter. While living and working at the bungalow between 1955 to 1972, several of Marshall's important publications were 'wholly written' within its walls. These include his trilogy of fictionalised autobiographies, several collections of highly popular short stories and humorous sketches as well as well as commissioned histories (including the history of Eltham itself). The bungalow was visited by many other famous Australian authors during Marshall's residence (VHD).

Alan Marshall Bungalow, 13 Park West Road, Eltham (HO147). (Source: VHD)

The complex of buildings at 61 York Street are also significant as examples of the work of John Harcourt and Alistair Knox. The following select examples compare well to the subject buildings as work by both designers within the Shire of Nillumbik:

The cottage is historically significant because it was constructed by John Harcourt, the local builder and pioneer of adobe and pise building techniques. The cottage is historically and architecturally significant as an example of the work of John Harcourt and because it features an unusual attic design for that time, which was also used by Harcourt at 4 Fay Street and 61 York Street.

Hazel's Cottage, 14 Peter Street, Eltham (HO150). (Source: VHD)

The c1940-50 house is historically and architecturally significant as an early example of the use of pise-de-terre and mudbrick building techniques in the Shire and because it is associated with John Harcourt, a pioneer in this type of construction. The house is aesthetically significant because it forms part of a group of mudbrick homes constructed by John Harcourt in "The Hill" area above the Diamond Creek.

Langi Dorn, 4 Fay Street, Eltham (HO55). (Source: VHD)

The house is architecturally significant as an important work by Alistair Knox. Like many other 'Eltham style' buildings, the house was constructed in stages over an extended period of time and featured the extensive use of mudbrick. The house is very unusual in both detail and arrangement - it comprises three separate but linked buildings.

The house is historically significant because it is connected with a number of important figures. It was commissioned by the musician and pioneering composer of modern music, Dorian Le Gallienne, and the economist, Richard Downing (who was later Professor of economics and chairman of the ABC). Several prominent local figures helped in the house's construction, including the renowned artists Clifton Pugh and John Howley, and the well-known actor Wynn Roberts. Le Gallienne and Downing's commission of the property illustrates the way in which intellectuals were drawn to Eltham in the period following the end of World War II. The design of the house and its bush setting epitomise the ideal of the 'Eltham lifestyle' that was developed from the 1940s to the 1960s.

Downing-Le Galienne House and Garden, 12 Yarra Braes Road, Eltham (HO172). (Source: Alistair Knox Foundation)

Discussion

The Macmahon Ball House and Study at 61 York Street, Eltham, compares favourably with the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. It is particularly comparable to the above examples as the site served as Macmahon Ball's home and long-time private workplace during his lengthy career as a noted professor of political science, diplomat, author, journalist and radio broadcaster.

The Macmahon Ball House and Study complex compares favourably against the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. The earlier examples such as Southernwood (VHR 2235, HO13) and Landscape (HO113) evidence Nillumbik's association with artists of earlier generations, who first attracted their peers to the area. The subject site is particularly comparable to the Peter Garner mudbrick studio (HO17) and Alan Marshall Bungalow (HO147) as examples contemporaneous to the subject site, which represent a later generation of artists and intellectuals who were attracted to the area and established their studios in the immediate postwar period. Despite its continued association with a number of important figures, Stanhope Residence and Garden (HO149) provides less direct comparison, as the house retains intact c1910 fabric and thus the associations are less directly legible from the fabric.

Much like many similar artists houses in the area, the house and study were constructed in stages as needs arose, using simple building forms and materials. In this way the house and study are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals.

The portion of the subject site designed by John Harcourt is particularly comparable to 14 Peter Street, Eltham (HO150), as both places are examples of pise homes with steep gable roof forms that allow for attic floors. Along with the example at 4 Fay Street, Eltham (HO55), the subject site is representative of the work being designed and built by Harcourt at that period that was inspired by traditional building forms.

The Downing-Le Galienne house at 12 Yarra Braes Road, Eltham (HO172), compares well to Knox's mudbrick portion of the subject site. The Downing-Le Galienne residence was built in stages between 1948 and 1960, a period which very closely coincides with the phases of development by Knox at the subject site. Where the Downing-Le Galienne house differs to the subject site is that its three stages of building were constructed of mudbrick whereas the two Knox sections at 61 York Street utilise different building materials with the 1959 section being of timber construction. The residence was commissioned by the musician and pioneering composer of modern music, Dorian Le Gallienne, and the economist, Richard Downing (who was later Professor of economics and chairman of the ABC), demonstrating the way in which many moving in intellectual circles were drawn to Eltham in the period following the end of World War II. When considered in the context of the Downing-Le Galienne house, the subject site evidences the way in which many artistic or intellectual families established themselves in the area and continued to use the sites with additions and alterations in the postwar period.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Macmahon Ball House and Study at 61 York Street, Eltham, comprising of a study built in 1948 to a design by Alistair Knox, a pise section with attic floor constructed c1948 to a design by John Harcourt, and an extension built in 1959 to another design by Alistair Knox, all for the owner Professor (William) Macmahon Ball, is significant.

Elements that contribute to the significance of the place include:

- 1948 mudbrick study, inclusive of its mudbrick walls, chimney gable roof and original window and door openings and joinery;

- c1948 pise portion of the house, inclusive of steep gable roof form, dormer window, chimney and original window and door openings and joinery; and

- 1959 main portion of the house, inclusive of its original built form, shallow gable roof, vertical timber wall linings and horizontal base boards, and original window and door openings and joinery.

The mudbrick 1950 pottery ('The Pottery') with contemporary extension and the bush setting also contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

The Macmahon Ball House and Study at 61 York Street, Eltham, is of local historic, representative, and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Macmahon Ball House and Study at 61 York Street, Eltham, are of historical significance to the Shire of Nillumbik. Like many properties associated with other local artists and intellectuals houses in the area, the property was developed in stages as needs arose and finances became available, using simple building forms and materials. The buildings show the development of the site as the residence for prominent professor of political science, diplomat, author, journalist and radio broadcaster William Macmahon Ball who lived at the property between 1945 until his death in 1986. The complex of buildings provides important evidence of the collaborative work of key building designers active in Eltham in the postwar period, namely Alistair Knox and John Harcourt. In this way the buildings on the site are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals after World War II (Criterion A).

The mudbrick study at 61 York Street, Eltham, is an important example of the early work of designer and builder Alistair Knox in the suburb. The building is predated only by the English House in Lower Plenty (now Shire of Banyule), and is the first example in Eltham of the earlier building forms and materials that would inform much of Knox's later career as a well-known and prolific local designer and builder. Between 1946 and 1986 Knox designed over 1000 houses, and a number of churches, schools and other buildings in Nillumbik. Knox built approximately 350 of these himself, and he is best remembered for his use of mudbrick throughout many of these sites. Knox was integral in the development of the recognisably regional 'Eltham style' of architecture and landscape practice. Builder John Harcourt also contributed to the complex as a builder of the c1948 pottery studio (likely at today's 61A York Street). Harcourt, along with Alistair Knox and Peter Glass, played a significant

role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic. (Criterion D)

The site is significant to the Shire of Nillumbik for its associations with William Macmahon Ball (1901-1986), prominent professor of political science, diplomat, author, journalist and radio broadcaster. Ball lived at the site for 41 years from 1945 until his death in 1986. In 1946 Ball was appointed British Commonwealth member of the allied Council for Japan and was Australia's delegate in the Japanese peace negotiations. Ball wrote innumerable articles and book reviews while living at 61 York Street presumably working on many of these from his desk in his mudbrick study. (Criterion H)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - Mudbrick study
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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23 Glen Park Road, Eltham North

'Hillside'

Prepared by: Context	**Survey date:** Month Year
Place type: Residential	**Designer:** -
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1914

Figure 1. 23 Glen Park Road, Eltham North. (Source: Context 2021)

Figure 2. 23 Glen Park Road, Eltham North. (Source: Context 2021)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 6   *BUILDING TOWNS AND SHAPING SUBURBS*
>
> > 6.2   *Pre World War I subdivisions and estates*
> >
> > > *Historians of the Nillumbik area have often focused on the 'battler' aspect of settlement in the area but, in the late nineteenth century boom, some speculators had greater aspirations for the locale. In the late 1880s, land estate agents Robert Walker and Company set up a branch in Heidelberg in anticipation of increasing subdivision of estates. In 1888 the Christmas Hills Estate Company purchased land from Mr and Mrs French at £35 per acre, with the anticipation of selling at prices matching those achieved not long before at Mt Macedon, of over £200 per acre. The bottom went out of the land boom before a single block was sold. In all, the land boom of the 1880s had only a fleeting impact on the Nillumbik Shire.* (Mills & Westbrooke 2016:69)
> > >
> > > *From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'.* (Mills & Westbrooke 2016:69)
> > >
> > > *Two other suburban estates bordering Eltham were subdivided in the same year. These were Bonsack's estate, which was located between Eltham and Greensborough and Glen Park estate, or Langland's estate, which was located three-quarters of a mile to the north-west of Eltham Railway Station (Mr John Langlands of Hurst having died in 1907). With all this new development it was expected that at last Eltham would lose its 'sleepy hollow' reputation. In 1910 the Evelyn Observer reported that 'within the last year or two many suburban and city people have invested in building blocks about Glen Park, the Terminus Estate and other parts.' The Terminus Estate mentioned in the article had 51 allotments, and was first advertised in 1909. In 1910 the council considered the layout of the Terminus Estate. It appears that the proposal included narrow street alignments, but council decided that they must be 'the full width'. In 1914 a fire threatened a cluster of small 'weekend' cottages on the south-east side of the Terminus Estate, near the railway station. At the opening of a new bridge over Diamond Creek at Glen Park in 1915 the chairman of the bridge committee and shire councillors made comments about how far Glen Park, 'Eltham's beautiful suburb', had progressed since it was opened up six years ago. The formation of a Glen Park Progress Association was initiated at this opening.* (Mills & Westbrooke 2016:69)

In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land. To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:70)

The extensive subdivision and development to the north-east and north-west of Eltham resulted in the Glen Park Progress Association calling for a railway station at Glen Park (Eltham North), midway between the Eltham and Diamond Creek stations. The Association expected such a station would service 387 blocks in the Bellevue and Beard's estates and 313 blocks in the Glen Park estate subdivision. Glen Park at this time had 89 houses with a largely working class population of 198 people. It also had 97 weekenders. Services here were primitive with no water or electricity supply. Nonetheless, local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.' (Mills & Westbrooke 2016:72)

LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room

transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

PLACE HISTORY

The subject site is located on Crown Allotment B Section 11, Parish of Nillumbik, 90 acres purchased by John Dane in 1852 (*Nillumbik Parish Plan* 1951).

In 1913, estate agent George Herne purchased the allotment along with neighbouring Crown Allotment D, a total of 198 acres. Herne then subdivided the Crown allotments to form a large residential subdivision, with lots sold from 1913 (Figure 3) (CT:V3682 F252). The area near Glen Park Road was known as the Glen Park, named after the residential subdivision Glen Park Estate established in 1909 (Figure 3). By 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow (Mills & Westbrooke 2016:72).

In 1913, fruiterer Albert Zillman purchased Lots 66, 67, 68 and 69 of Block B of the subdivision (CT:V3682 F252). The subject residence, 'Hillside', was built on Lot 69 at about the same time for Albert Zillman and his wife Anne. In 1914, Anne and Albert Zillman were listed in the Commonwealth electoral roll for the subdivision of Diamond Creek as living in Glen Park, with Albert's occupation noted as 'poultryman' (*Ancestry* 2020). The subject house was one of the first residences to have been built on the estate.

The Zillmans were active in their local community. Albert was a member of a committee formed in 1925 to lobby for a railway station at Glen Park. Anne was secretary of the Eltham North Red Cross in 1941 (*Advertiser* 18 September 1925:3; *Eltham and Whittlesea Shires Advertiser* 8 August 1941:1).

After Albert Zillman died in 1946, the property passed into the ownership of Anne Zillmann in 1947. After Anne's death in the same year, Annie Smith became the owner in 1947 and subdivided the land into three lots in 1958 (CT:V3682 F252). Thomas and Effie Smith acquired the subject property in 1958 (CT:V8197 F063).

Around the 1945, the property was still one of a number of houses built in Glen Park Road near Ryans Road (Figure 4). The property was shown on two further aerial photographs form 1951 and 1987. A skillion-roofed extension to the rear of the house and a detached shed at the rear of the house are present on the 1987 photograph, indicating that these were built after 1951 (Figure 5 and Figure 6).

A building permit for the construction of a carport adjoining the existing shed at the property was issued in 1996 (BP).
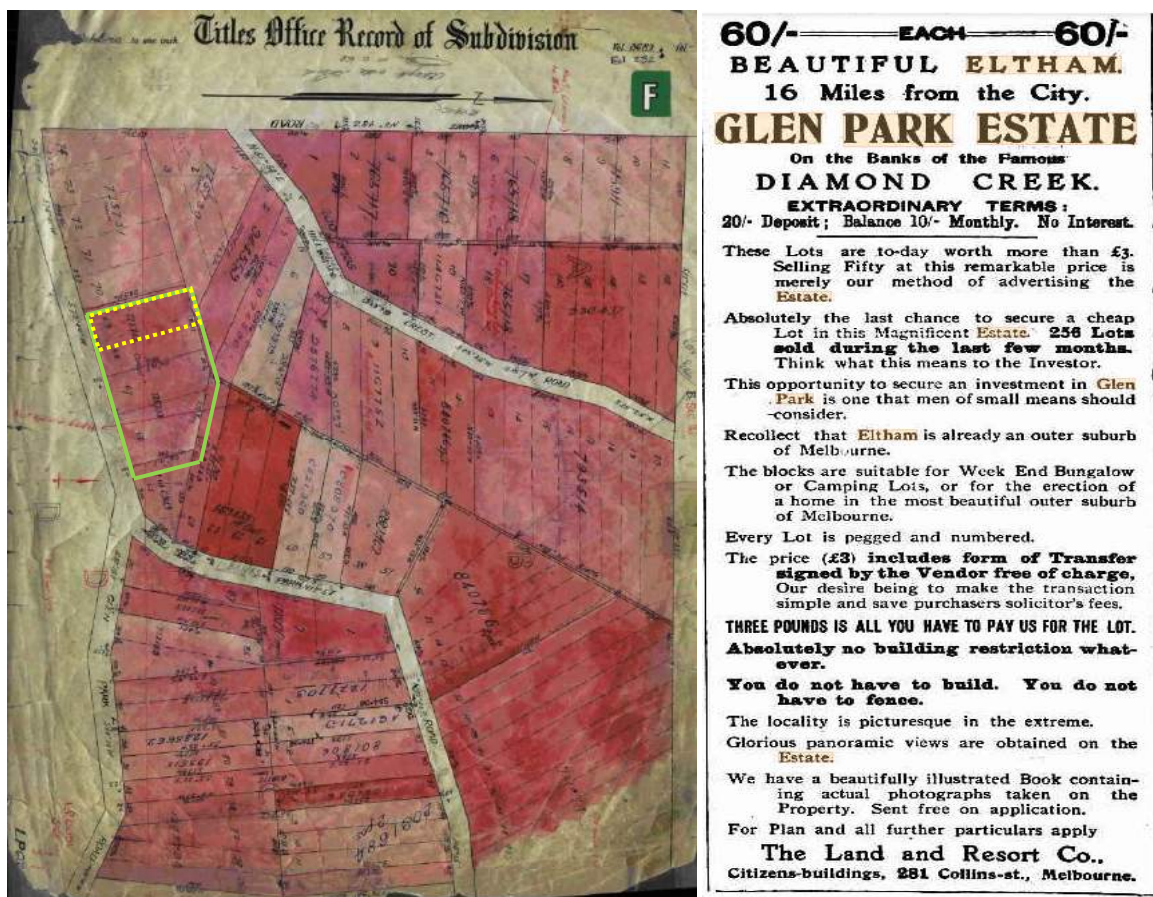
Figure 3. Part of plan of subdivision at Glen Park, 1913, with the lots 66, 67, 68 and 69 outlined in green and the approximate boundaries of 23 Glen Park Road outlined in yellow dotted lines (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; *Age* 13 November 1909:19)

Figure 4. Extract from a 1945 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. There was more residential development towards the east of Glen Park Road and in Lower Road at this time. (Source: 'Melbourne 1945', University of Melbourne)

Figure 5. Extract from a 1951 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)

Figure 6. Extract from a 1987 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. Note that the rear extension (outlined in green) and a detached shed (outlined in blue) existed by this time. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

DESCRIPTION

Hillside at 23 Glen Park Road, Eltham North, is a single-storey weatherboard cottage with corrugated iron roof, built c1914 following the first land sales of the Glen Park Estate in 1913. The subject site is located on the northern side of Glen Park Road with a setback from the street. The land slopes down eastwards, with a driveway access near the western property boundary. The block is moderately covered in vegetation.

The cottage has a stripped-back design, reflecting its origin as a small workers' home built in a rural suburb. The weatherboard-clad cottage presents as a series of three rectangular forms, each with a gabled roof portion. The gables run north-south, with the southern gable ends facing the street. The three gables are of different sizes and have different roof pitches (Figure 1), indicating that the earliest sections of the house may have been built in stages. The northern gable form is raised above the ground, which slopes away to the north, the subfloor area is clad in weatherboards. The central gable form is set back between the other two, accommodating an inset verandah with a timber deck and timber-framed and lattice-clad balustrade brick steps lead to the central doorway. Both windows on the either side of doorway appear altered (Figure 7).

There is a large skillion-roofed extension to the rear of the cottage, added between 1951 and 1987. This extension is clad in a wider profile weatherboard than the front sections of the house (Figure 8). The skillion-roofed iron shed was also constructed between 1951 and 1987, with the carport adjoining the shed to the west added in 1996 (Figure 9). These additions are discreet and not readily visible when viewed from the street.

Figure 7. 23 Glen Park Road, with altered windows on the either side of the entrance. The northern portion of the building is raised on above ground that slopes away to the north. The inset verandah has a lattice balustrade. (Source: Context 2020)

Figure 8. 23 Glen Park Road, Eltham North, viewed from the southwest. Note the rear extension clad in wider weatherboards (outlined in green). (Source: Context 2020)

Figure 9. An aerial view of 23 Glen Park Road, Eltham North. Note the existing rear extension (outlined in green) and a detached shed (outlined in blue). (Source: Nearmap 2021)

INTEGRITY

Hillside at 23 Glen Park Road, Eltham North, is generally intact with some changes visible to the foremost gable forms and associated early fabric when viewed from the street. The vernacular architecture of the single-storey building reflects its origins as a small workers' home. The early built form consisting of three differentiated gable roofed forms with an inset verandah remains intact and legible. The house retains its original construction materials including weatherboard wall cladding and corrugated iron roof cladding. The house also retains intact early elements including the timber deck, timber-framed and lattice-clad balustrade, and brick front steps. The altered windows, later rear extensions, a detached shed and carport does not obstruct overall legibility of the building as an early timber cottage. The deep set back and vegetated site reflects its original rural setting. Overall, the building has medium integrity.

COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The extension of the railway into Eltham in 1902 did little to impact this, however by 1909 subdivisions on the outskirts of the town began to appear. These subdivisions were often the result of the breakup of larger landholdings that had been purchased in the nineteenth century. These subdivisions did not drastically change the rural nature of the area.

Suburban development had been slowly increasing around the main townships since their early settlement. In the immediate vicinity of these townships, the housing stock became increasingly similar in typology and style to Victorian or Edwardian residences evident in other suburban areas of Melbourne.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was often slow. Most houses that appeared in these subdivided areas in the early twentieth century were weatherboard-clad, timber-framed structures often small in scale. These houses usually reflected a more vernacular typology that prioritised function over the application of popular stylistic forms and decorative elements. They similarly reflected the relative frugality of their inhabitants.

Hillside is an example of the type of small workers' homes that were built within the Shire of Nillumbik in the early decades of the twentieth century, after the early subdivision of land for residential use.

The following sites are directly comparable to the subject site, being of similar construction date or modest vernacular style.

Pizzey house (c1904) house is considered to be one of the earliest in the Diamond Creek township. The house was associated with Alfred Pizzey, a locally important industrialist, and his family.

Pizzey House, 29 Main Street, Diamond Creek (HO225). (Source: realestate.com.au 2013)

840 Heidelberg-Kinglake Road (c1917) is historically important as a reminder of the changes in the township that occurred after the railway line was opened to Hurstbridge in 1912. The house is of representative significance for its modest scale and simple design and as one of a cluster of similar houses built around the 1910s in Hurstbridge.

840 Heidelberg-Kinglake Road, Hurstbridge (HO73). (Source: VHD)

Like 840 Heidelberg-Kinglake Road, 'Daraville' at 828 Heidelberg-Kinglake Road (c1910-12) is historically important also as an example of development of the township during and just prior to the construction of the railway line that was extended to Hurstbridge in 1912.

The house is of representative significance for its modest scale and simple design and as one of a cluster of similar houses built around the 1910s in Hurstbridge.

'Daraville', 828 Heidelberg-Kinglake Road, Hurstbridge (HO70). (Source: VHD)

The former Milthorpe Store (c1915) is of historical significance for its associations with the Milthorpe family, who ran a store and carrier business from this location from c1915 until c1960. The site is of historical importance as an early surviving commercial building in Damond Creek. The timber building with double gables is an evidence that the simple, vernacular construction was still prevalent in this area around the mid-1910s.

Former Milthorpe Store, 42-44 Main-Hurstbridge Road, Diamond Creek (HO259). (Source: Google 2019)

Discussion

Hillside at 23 Glen Park Road, Eltham North, is most comparable to the Pizzey house at 29 Main Street, Diamond Creek, with its simple, unadorned corrugated iron clad gable roof form, weatherboard wall cladding. Like the house at 23 Glen Park Road, this house illustrates a simpler and more vernacular typology with less complex construction and detailing. This simplicity of form and expression was likely driven by economic constraints. Although many houses in the area were built to reflect building typologies and styles that had become popular in in the towns and suburbs of Greater Melbourne, the subject site indicates how families often relied on easily constructed, simple building forms to provide affordable accommodation in the semi-rural and slowly developing parts of the municipality.

Although built at a similar time to the subject house, the houses at 828 and 840 Heidelberg-Kinglake Road, Hurstbridge, demonstrate a more suburban attitude towards house design than the subject site. Both of these houses are representative of the Edwardian domestic typology that was popular across Victoria at that time of their construction. They illustrate typical characteristics of Edwardian housing design with their simple symmetrical frontages with weatherboard cladding and decorative timber detailing.

The former Milthorpe Store at 42-44 Main-Hurstbridge Road, Diamond Creek, bears a similar form to the subject site, with its simple grouping of gabled roofs and timber construction. Although

fundamentally of a different use, the store indicates that the simple building style was used in the municipality for various functions for its affordability and ease of construction.

Overall, Hillside represents the basic housing that was being erected in the early decades of the twentieth century in Nillumbik, preceding the majority of the residential development in the locality.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

'Hillside' at 23 Glen Park Road, Eltham North, a single-storey weatherboard cottage with corrugated iron roof, built c1914 for Anne and Albert Zillman, is significant.

Elements that contribute to the significance of the place include:

- the building's built form and scale, including the three rectangular gabled forms;

- the building's original/early materiality, including weatherboard wall cladding and corrugated iron roof; and

- the inset verandah with timber deck and timber-framed balustrade.

Later additions the rear of the main roof form and the detached garage and carport are not significant.

HOW IS IT SIGNIFICANT?

Hillside at 23 Glen Park Road, Eltham North, is of local historic significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

Hillside at 23 Glen Park Road, Eltham North, is historically significant as one of the first residences to have been built on the Glen Park Estate (subdivided in 1909 and first sold in 1913), preceding the majority of the residential development in the locality, which later became Eltham North. The simple vernacular form and materiality of the cottage demonstrates the manner in which low-cost residential development was undertaken in the formerly rural areas of the Shire of Nillumbik in the early twentieth century. Built as a small workers' home, the subject building indicates how families often relied on easily constructed, simple building forms to provide affordable accommodation in often rural, slowly developing parts of the municipality. (Criterion A)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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24 Glen Park Road, Eltham North

Eltham North Preschool and Infant Welfare Centre

Prepared by: Context	**Survey date:** December 2020
Place type: Community	**Designer:** S C Horne, Gordon Ford, Peter Glass
Significance level: Significant	**Builder:** Not Known
Extent of overlay: To title boundaries	**Major construction:** 1974

Figure 1. Main entrance to Eltham North Preschool. (Source: Context 2020)

Figure 2. Rear of the Infant Welfare Centre. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 8   BUILDING COMMUNITY LIFE
>
>   8.2   *Educating people*

Mills and Westbrooke (2010:5) note the following in relation to baby health centres in the Eltham area:

> *The first Baby Health Centre in the region around Eltham was opened at Heidelberg in April 1926. It was funded by Heidelberg City Council and run by the VBHCA. Sub-centres were soon set up in Ivanhoe, Fairfield and Greensborough. The Greensborough centre serviced Greensborough and Diamond Creek in the Heidelberg Shire and it was anticipated that it could also support mothers from Briar Hill, Montmorency, Hurstbridge and Eltham, all in the Eltham Shire. The Greensborough centre operated one day a week from a room in an 1840s hotel building in the main road, known as Marble Hall. By 1933 up to sixteen Eltham residents were using this service at any one time. Up to this point the service had been provided to Eltham residents without a contribution from the Eltham Shire but by 1934 the Eltham Shire Council had been persuaded to provide a £30 annual contribution. A new purpose-built centre was opened at Greensborough in February 1935 (Mill & Westbrooke 2010).*

LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The

first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

PLACE HISTORY

The Eltham North Preschool and Infant Welfare Centre is located on Crown Allotment F, Section 11, Parish of Nillumbik, 57 acres purchased by H Stooke in 1852 (*Nillumbik Parish Plan* 1961). Stooke's allotment was later amalgamated with other nearby allotments and then subdivided into residential lots. The area near Glen Park Road was known as the Glen Park Estate, named after a residential subdivision first established in 1909 (Figure 3); by 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow. The subject building was erected in 1975 on Lots 9, 10 and 11.
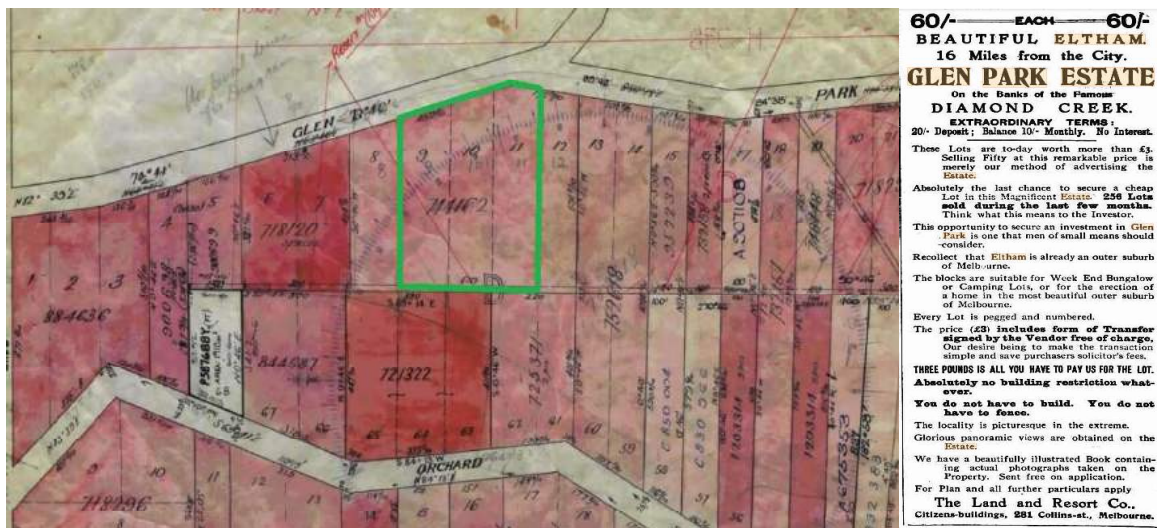
Figure 3. Part of plan of subdivision at Glen Park, 1913, with approximate boundaries of the subject property outlined in green (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; Age 13 November 1909:19)

Before the construction of the building, between 1960-61 the Eltham North Baby Health Centre, open on Wednesday afternoons, was located at the Memorial Hall (Victorian Baby Health Centres Association 1960-61:44). The baby health centre movement, established to stem the high mortality rate of infants, was founded in Victoria in 1917 and was boosted in 1918 when the Victorian Minister for Health granted a pound for pound subsidy up to £125 to encourage councils to establish baby

health centres. By June 1918 nine centres had opened in Melbourne. The Victorian Baby Health Centres Association (VBHCA) was created in the same year. By 1944, there were over 150 centres in metropolitan and country Victoria (ANMF and VAMCHN 2017).

Preschools or kindergartens, concerned with the education of children, gained popularity during World War II when women were required to work outside the home. Additional creches and kindergartens were subsequently established, especially after 1944 when the Victorian Health Department announced that it would subsidise kindergartens for all children, regardless of their parents' financial status. Together with the work of the Nursery Kindergarten Extension Board, the subsidy led to the proliferation of kindergartens across Melbourne's suburbs in the postwar years (Barnard 2008).

Because of the postwar population increase in the Eltham North area, a centre to house a preschool was planned by the Shire of Diamond Valley. In 1972 the Shire advertised its intention to apply for a $100,000 loan for permanent works and undertakings; $7000 of this loan was allocated for the construction of a building for the Eltham North preschool centre (*Age* 20 December 1972:21).

On 12 December 1973, Alan Scanlan, Minister for Health, wrote to Shire of Diamond Valley deputy shire secretary, W M Balkin, informing him of the minister's support for the construction of a combined preschool and infant welfare centre. He also stated that council was eligible to apply for the maximum grant of $15,000 on a 2:1 basis for the first preschool unit, and $7,750 on a 1:1 basis for the second unit, in addition to $12,000 on a 2:1 basis for the infant welfare centre (PROV 1973, Public Building File).

Designed by architect S C Horne of 83 Wattletree Road, Eltham, plans for the building were submitted to the Department of Health in January 1974 (see Figure 3). WL Meinhardt and Partners were the engineers for the project. The garden for the site was designed by Gordon Ford and Peter Glass (see Figure 4) (PROV 1974, Public Building File).

In April 1974, Horne advertised for builders for the construction of a steel framed, brick veneer combined infant welfare and preschool at Eltham North (*Age* 6 April 1974:120).

The building was completed by April 1975. Playground equipment, comprising a treehouse and tower, was designed by Charles Hanlin in 1976. A store for playground equipment was built adjoining the rear of the building in 1984 (PROV 1975-84, Public Building File).

As part of a program to remove asbestos cement debris from play area, in 2009 five eucalypt trees were removed from the garden site (BP).

Today the building houses the Eltham North Maternal and Child Health Centre and Eltham North Preschool, a not-for-profit kindergarten run by TRY Children's Services which provides sessional preschool programs for both three-year-old and four-year-old groups.
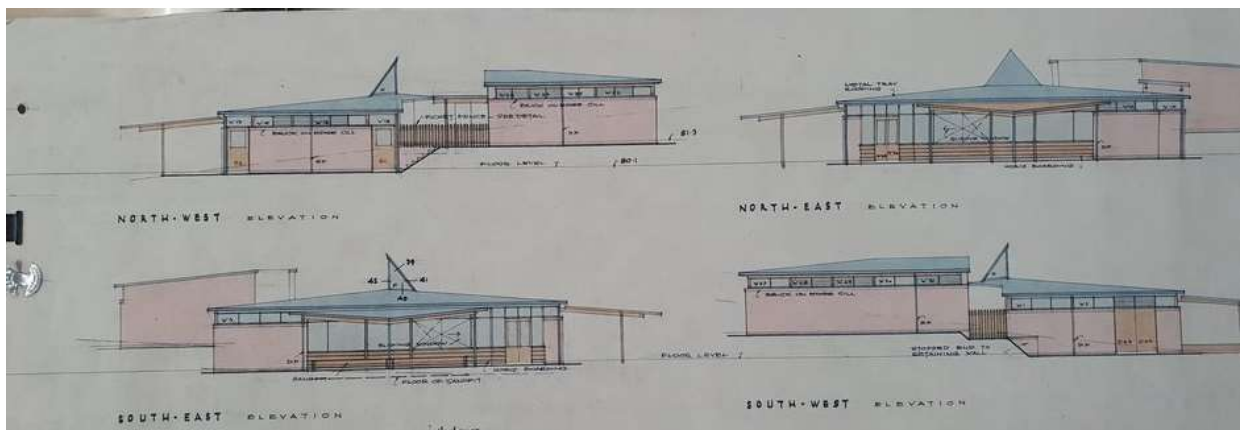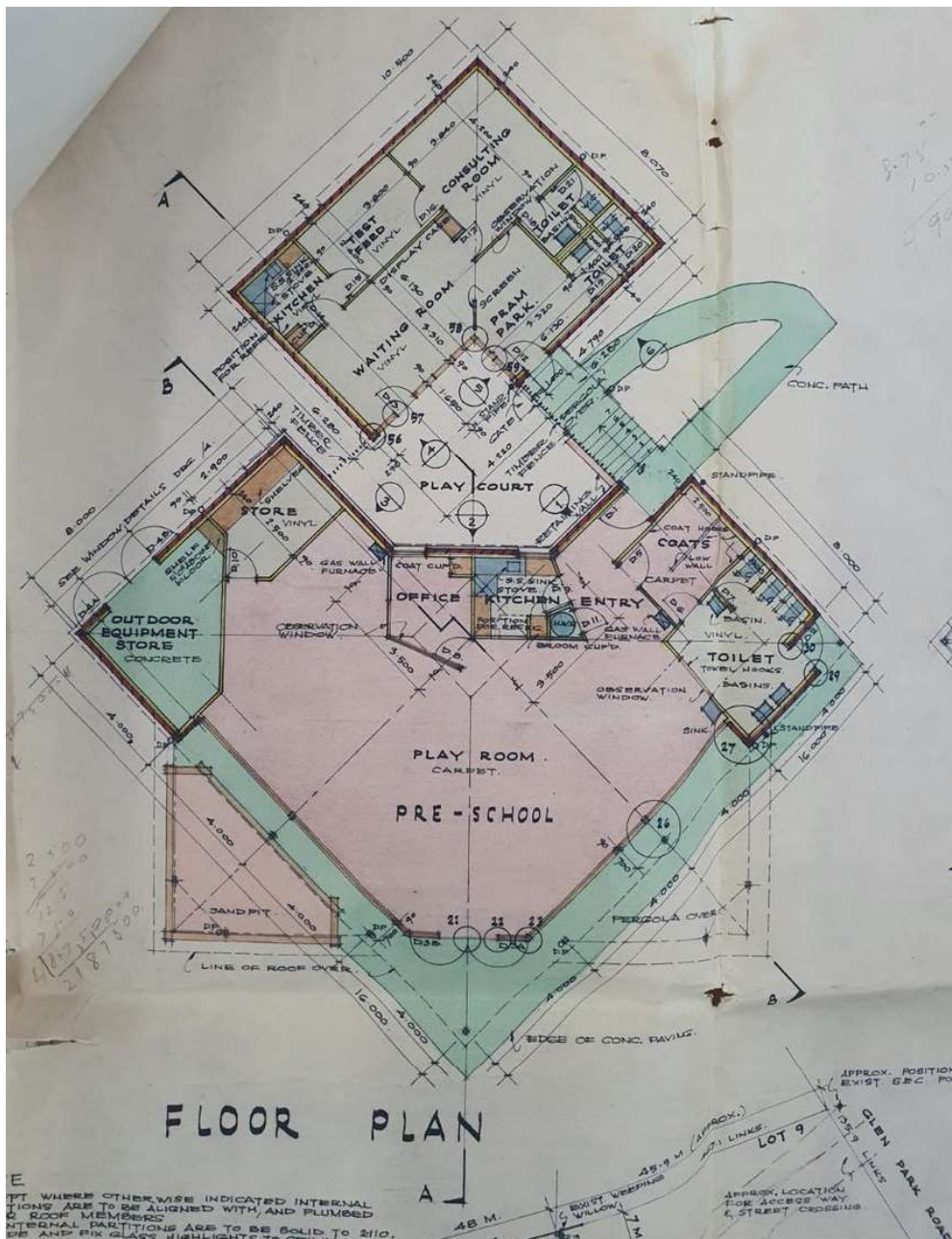
Figure 4. Plans by architect S C Horne for the Eltham North Preschool and Infant Welfare Centre, 1974. (PROV 1974, Public Building File - top and Public Building Plans - bottom).
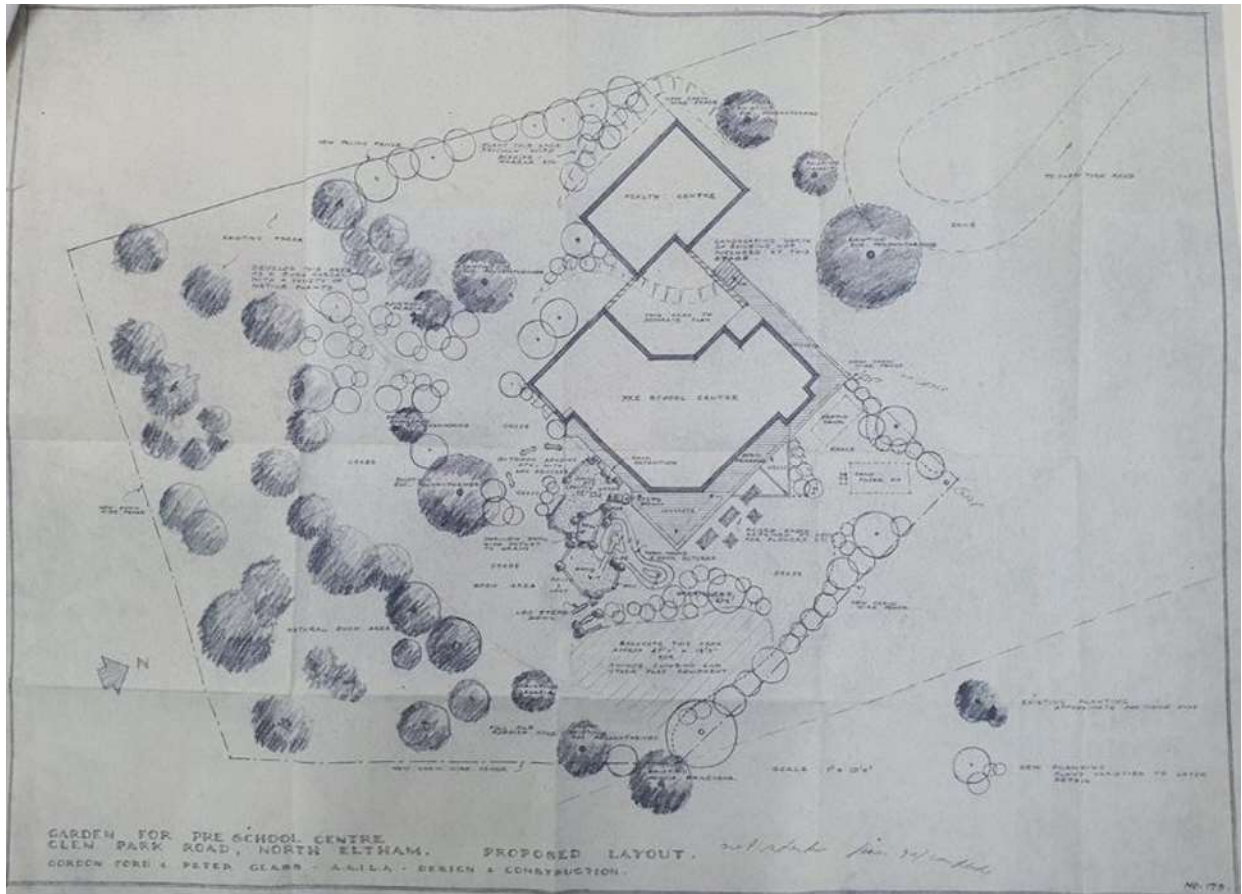
Figure 4. Plan for the proposed layout by landscape designer Gordon Ford and artist, conservationist and landscape architect Peter Glass for the garden at Eltham North Preschool and Infant Welfare Centre, c1973 (PROV c1973, Public Building File).
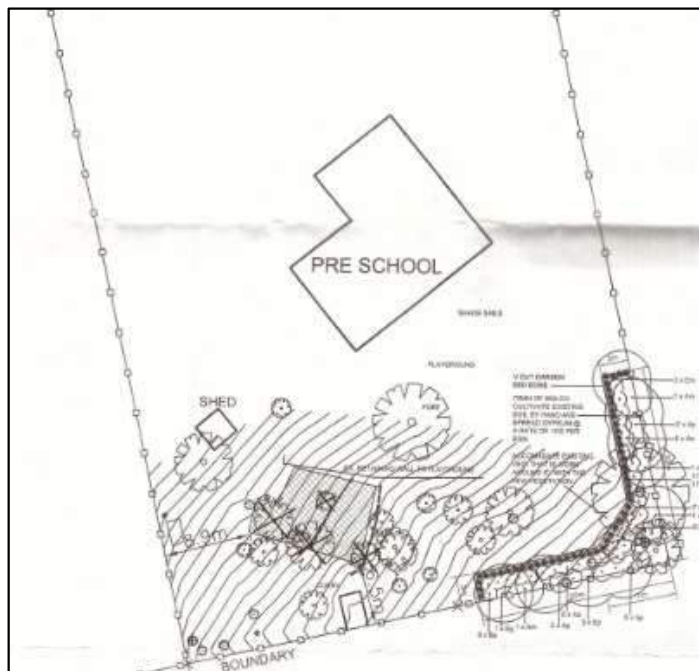
Figure 5. Showing trees to be removed marked with a cross, 2009. (Source:BP)

Figure 6. Aerial imagery of the site in 1987 showing the store addition of 1984 (Source: CPO, 'WESTERN PORT FORESHORE' 1987, via Landata)

Figure 7. The building in 2009 showing additional verandahs to the north and east of the preschool pavilion, shade sails, and the earthworks at the south of the site. (Source: Nearmap 2009)

Gordon Ford, landscape designer

Australian landscape designer Gordon Ford (1918-1999) was a pioneer of the natural Australian style of landscape design. Growing up in country New South Wales, he settled in Eltham, Victoria, after World War II. Ford began landscaping work in 1952-54 under noted landscape designer Ellis Stones (1895-1975), before commencing his own landscape company, working in partnership with his Eltham neighbour, landscape architect Peter Glass (1917-1997) in the 1960s and 1970s.

Over his 50-year career Ford became an important landscape designer and constructor. He had a significant influence on the evolution of a natural Australian style from the 1950s, alongside his predecessors and mentor (Edna Walling and Ellis Stones) and peers (Alistair Knox and Peter Glass). Ford, along with Glass and Knox, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967 (Alistair Knox Foundation).

Ford believed that garden and buildings should form a fully integrated whole, rejecting the notion that a house was simply surrounded by a garden (David Bick cited in Context 2010). Ford favoured Australian native plants, but integral to his design philosophy were spatial considerations (juxtaposing mass and void and concealing boundaries) and foliage texture and shape (Reid 2002:228). He worked on many commissions for domestic gardens, public parks and institutional landscapes. Noted landscape designs include those for his own properties, the Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111), and 'Fülling', 76 Pitt Street, Eltham (HO153), as well as the Billabong in the VHR listed Royal Park, Parkville (H2337), and at Monash University.

Ford died at home in 1999.

Peter Glass, artist, conservationist and landscape architect

Peter Glass (1917-1997) was an artist and a trained draftsman who started working for Alistair Knox as a carpenter and mud brick worker in 1948. As the Knox building business expanded, he progressed to working in the drafting office, eventually running the office through the 1960s (Alistair Knox Foundation).

Glass originally came to Eltham with his friends the jazz musicians, Graham and Roger Bell, and landscape designer Gordon Ford. He eventually built a house opposite Ford's in John Street, Eltham, and in the 1960s and 1970s worked in partnership with Ford, formed the firm Peter Glass and Gordon Ford. As landscape designers the pair undertook a number of projects, including the role of landscape architects for Monash University in the 1970s (Alistair Knox Foundation; *Age* 20 February 1971:27). In his work he was noted for his use of Australian plants. With his wife Cecile, he established a native plant nursery at their Eltham home in the 1960s (Clough 2002:263).

Glass, along with Knox and Ford, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967. Glass went on to design many gardens, some of which were done in partnership with Knox and Ford (Alistair Knox Foundation). In 1971, Glass, in association with Alistair Knox and Ivan Stranger, provided a plan, free of charge, for the Eltham town park (Age 4 July 1979:26).

Glass, along with Knox and John Harcourt, played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic.

DESCRIPTION

24 Glen Park Road, Eltham is an Infant Welfare Centre and Preschool built in 1974-5 to a design by SC Horne for the Diamond Valley Shire Council.

The Eltham North Preschool and Infant Welfare Centre, Eltham North is located to the west of a Council reserve on the south side of Glen Park Road, slightly west of Banks Road, and east of Ryans Road. Bounded by Glen Park Road Reserve is to the east and surrounded by residential properties to the southern and western boundaries, the building is located at the end of a driveway. The site slopes away to the southeast. An open asphalt carpark accessed from Glen Park Road occupies the northern half of the site. The building sits to the rear of the site, behind the carpark, nestled within its landscape setting. Bush garden style landscaped gardens, and playground equipment surround the building and numerous trees are dotted across the site.

In plan the single-storey building complex has a square footprint with low pyramidal roof, that has had its western corner pulled away to create two pavilions that enclose a central play court. The smaller upper pavilion is located to the west and houses the infant welfare centre, while the larger pavilion, the preschool, sits down-slope to the east comprising the other three quadrants of the footprint.

The building has been cut into the site integrating it with its natural bushland setting. It maintains a low-profile within the streetscape due to its siting towards the rear of the site, positioned downhill from the road and with a low roof profile. The building is enclosed by a recent green loop top aluminium fence with access to both pavilions via a concrete path from the carpark. This path splits as beyond the gate from the carpark, leading down concrete steps to the preschool on the west, and via curved path to the infant welfare centre on the east. Concrete steps connect the two entrances while a brick retaining wall and timber picket fence separates the children's play court from the entrance court.

Figure 8. Aerial imagery showing the footprint of the building, carpark and broader layout of the site. The subject site boundary is outlined in blue. (Source: Nearmap 2020 with Context overlay)

Figure 9. The entrance to the Preschool from the carpark showing the pathways to both pavilions and concrete stairs behind the aluminium fence. (Source: Context 2020)

The building is steel framed with brick veneer walls. The roof is clad in 'Brownbuilt' metal tray roofing. Photovoltaic cells have been added to the roof. Wide eaves and deep timber fascias create an emphatically horizontal band around the building. Verandahs are supported by simple timber posts. External walls are clad in textured brown brick. The material palette is soft, in harmony with the bush aesthetic.

Figure 10. View of the building from the carpark. (Source: Context 2020)

Figure 11. Entrance pathway to the infant welfare pavilion with picket fence and staircase in the background. (Source: Context 2020)

The infant welfare pavilion is small and compact with rooms designed for consultation. A skillion awning supported by simple square columns sits above the main entrance door. Glass louvred clerestory windows extend around the rear of the pavilion receiving natural light and maintaining privacy within.

Figure 12. View of the infant welfare pavilion entrance from the carpark. (Source: Context 2020)

Figure 13. Rear of the infant welfare pavilion showing clerestory windows and a double hung window. (Source: Context 2020)

The entrance to the preschool building is emphasised by a small gable set above a skillion roofed verandah extension clad in corrugated iron (Figure 13). This verandah provides weather protection to the building entry. A glazed triangular skylight in the centre of the building, acts as an architectural accent and allows light into the preschool room.

The preschool pavilion is larger and consists of a centralised playroom flanked by service areas, stores, kitchen and toilets to the north, west and south. The main playroom windows face towards the east and south. Extensive glazing facing the playground reflects the the need for surveillance of the playground, and allows ample light into the main playroom area. Clerestory windows line continue around the façade. Services and storage areas are located to the sides. The triangular pergola extending to the south is original (Figure 14) and the rectangular verandah with corrugated iron cladding extending to the east is a later addition.

Figure 14. Small gable at main preschool entrance set above a skillion roofed verandah extension clad in corrugated iron. (Source: Context 2020)

Figure 15. Triangular pergola just visible behind the shade sails. (Source: Context 2020)

Figure 16. Sandpit and verandah on the eastern side of the building. (Source: Context 2020)

Figure 17. Detail of the glass louvred clerestory windows on the eastern side of the preschool (Source: Context 2020)

Landscape elements reflect the natural Australian landscape aesthetic championed by designers Gordon Ford and Peter Glass. Key landscape elements retained from the original layout concept by Ford and Glass prepared for the site include the overall natural aesthetic to the landscaping, boulders, and log steps. The original layout included a sand pit, but in a more organic form that the extant rectangular sand pit. More contemporary playground equipment includes the fort structure with green slide.

Figure 18. View of the playground towards the building showing boulders and log steps. (Source: Context 2020)

Figure 19. Window wall at the southern corner of the southern façade. (Source: Context 2020)

Figure 20. Playground to the south of the site. (Source: Context 2020)

Figure 21. Playground to the south the site showing sensitively placed boulders. (Source: Context 2020)

Figure 22. Garden beds beside the path the the main preschool entrance. (Source: Context 2020)

Figure 23. There are several substantial trees throughout the site. (Source: Context 2020)

INTEGRITY

The building at 24 Glen Park Road, Eltham is largely intact with limited changes visible to original or early significant fabric. The building retains its low-profile, soft material palette, bush aesthetic, built form, materiality and scale.

The exterior of the building is largely intact and has a high level of integrity. It has very few changes visible to original or early elements. The building retains its original built form, roof form, and openings, and continuous use as an infant welfare centre and preschool. Original details include the external cladding, windows and doors, the protruding triangular skylight and triangular pergola. Additional verandahs, shade awnings and photovoltaic roof cells do not detract from the integrity of the place.

The integrity of the place is greatly enhanced by its landscape setting, specifically the relationship to the contouring of the site and integration of the building with the surrounding playground layout originally designed by Gordon Ford and Peter Glass. Although the landscape has changed overtime, it retains essential features of the original including the natural bushland character, original boulders carefully sited and integrated into sloped parts of the site, and the log steps.

Overall, the building and landscape setting have relatively high integrity.

COMPARATIVE ANALYSIS

The Shire of Nillumbik contains a number of community facilities and preschools of which a few postwar examples are on the Heritage Overlay. These include the Eltham South Kindergarten, 35 Fordhams Road, Eltham, 1965 (HO202); the Eltham Community Centre, 801 Main Road, Eltham, 1977-78 (HO117); and the Eltham Library 4-10 Panther Place, Eltham, c1992 (HO239).

The place descriptions below are taken directly from Hermes.

Built c1970s, the Eltham South Kindergarten is crowned by its large and unique roof-top sculpture; this building is a good example of The Eltham idiom of design during the 1960's, 1970's. Features of the refined design include the triangular floor plan, quite steeply pitched slate roof, eaves, open eastern end, timber windows and the use of second-hand bricks.

Eltham South Kindergarten, 35 Fordhams Road, Eltham (HO202). (Source: HERMES)

The Eltham North preschool and infant welfare centre at 24 Glen Park Road Eltham compares well to Eltham South Kindergarten. Whilst Eltham South Kindergarten displays a higher degree of architectural detailing and aesthetic finesse, a similar geometric interest is expressed. The broad horizontality, material palette and depiction of organic principles in a non-residential context is evident.

Given the lack of comparable examples of postwar community facilities and preschools currently in the Nillumbik schedule to the Heritage Overlay, comparative examples have been selected from outside of the Shire of Nillumbik.

Comparable postwar examples of combined preschool and infant welfare buildings include:

Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre (formerly Beaumaris Infant Welfare Centre) (Interim HO785, City of Bayside). (Source: HERMES)

The Olive Phillips Free Kindergarten and infant welfare centre is a single-storey concrete block building, expressed as two attached pyramid-roofed pavilions with a connecting flat-roofed breezeway. Erected in 1974 to replace an original community building destroyed by fire, the new centre was designed by local architect David Godsell.

Beaumaris Playhouse and Jack and Jill Kindergarten, 24 & 26 Grandview Avenue, Beaumaris (Interim HO787 City of Bayside). (Source: HERMES)

The Beaumaris Playhouse and Jack and Jill Kindergarten, built between 1966-68 to the design of Berg and Alexandra and in 1958 to the design of Douglas Alexandra, respectively, are significant.

Significant elements include:

- the original built form, scale and planned aspects of each of the buildings;

- the large window-wall to the playroom (including sliding doors and coloured glass and cross-bracing details to the end bays), vertical timber cladding, original doors and windows and covered entry porch of the Jack and Jill Kindergarten;

- the flat roof and roof lantern, timber lined eaves and splayed fascia, vertical timber lining to porches and porch ceilings and original doors and windows of the Beaumaris Playhouse.

Discussion

While 24 Glen Park Road, Eltham North is a simpler building than the examples listed, it demonstrates the simple forms, lightweight construction, natural material palette, broad horizontality and bush aesthetic typical of community building design in the postwar period. The functionality of the

kindergarten building is reflected in its form which creates a protected inner world for the young children for which it was designed. This is a world that interfaces freely with the outdoor setting. Paired with the kindergarten, the infant welfare centre displays through its more enclosed form the privacy required for consultation. The low profile of the building elements and their integration of the landscape design expresses a holistic design approach to early childhood education. The building form is directly related to its function. Stylistically the building shows elements of postwar geometric design principles but is primarily driven by functional requirements. The functionalism expressed in the design of the building has connotations of lightness and hygiene, and child development ambitions. This reflects the melding of architectural and social agendas.

24 Glen Park Road, Eltham North is also notable for the evidence it retains of a landscape design ethos that emerged in postwar Australia, and particularly in Eltham where it is known as the 'Eltham style'. The 'Eltham style' incorporated 'visual and experiential references to Australian natural landscapes that went beyond mere reference to Australian flora'(Saniga 2012:105). Inspired by prominent landscape designer Ellis Stones (1875-1975), Ford and Glass, with environmental architect Alistair Knox, were at the forefront in developing this style of landscape design which sought to translate the character of Australian rural landscapes into suburban and city settings.

The Shire of Nillumbik contains a number of gardens and landscapes designed with a natural Australian landscape aesthetic on the Heritage Overlay. These include Alistair Knox Park, corner Bridge Street and Main Road, Eltham, c1973-75 (HO14), Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111), the Coller House, 185 Mount Pleasant Road, Eltham, c1975 (HO136), and 'Fülling', 76 Pitt Street, Eltham, from 1945-99 (HO153).

Place descriptions are taken directly from HERMES.

Alistair Knox Park, corner Bridge Street and Main Road, Eltham, c1973-75 (HO14). (Source: HERMES)

The park and the lake are historically significant because they were designed by four of the major forces in the urban bush landscape movement: Gordon Ford, Peter Glass, Alistair Knox and Ivan Stranger. The park is historically and aesthetically significant because it contains a number of features that are associated with the urban bush landscape movement - these include the informal planting of Australian native species in an open and undulating grassed setting and the attempt to blend the man-made landscape of the park with the natural environs of the Diamond Creek to the park's west. The lake has also been carefully designed to integrate with the park; its perimeter, constructed from a set of large, flattish stones, is characteristic of other designs by members of the urban bush landscape movement. Socially, the park is now a vital part of Eltham's urban fabric and contributes to the quality of life in the central area of the township.

Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111). (Source: HERMES)

The property is aesthetically significant as a collection of buildings, landscape elements and infrastructure set amongst a protected bushland setting, which illustrate several characteristics of 'Eltham style' architecture including the use of mud brick and recycled materials, construction in stages, close involvement of the owner in the process, rock and water feature landscaping by Gordon Ford and metal windows crafted by local artist Matcham Skipper. The fountain and rock wall adjacent to Birrarung is aesthetically significant as an example of Gordon Ford's landscape design with the key water feature and carefully placed rocks and boulders fitted into the bush landscape.

Coller House, 185 Mount Pleasant Road, Eltham, c1975 (HO136). (Source: HERMES)

The house is architecturally significant as a good example of a 1970s 'Eltham style' house and as a definitive example of Knox's theory of integration between built structures and natural, or recreated, bushland settings.

'Fülling', 76 Pitt Street, Eltham, from 1945-99 (HO153). (Source: HERMES)

The garden is historically significant because it was designed by the noted landscape designer, Gordon Ford, who went on to have an enormous influence on the development of an Australian bush garden aesthetic. The garden is also significant because Ford was associated with a number of other prominent designers, who worked in the Shire - John Harcourt, Alistair Knox and Peter Glass-all of whom played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic. The garden also reveals the influence of other Australian landscape designers, including Ellis Stones (for whom Ford worked at one stage) and Edna Walling. The garden is historically and aesthetically significant because it epitomises the 'Eltham style' of design (with the garden and buildings designed together to form an integrated whole) and encapsulates the major themes and trends of Australian garden design in the 20th century.

The majority of landscape examples above were built in the mid-1970s, like the subject site. Boomerang residence and Fülling differ in that they were commenced earlier and, as places where Ford resided over longer periods, evolved over much longer time frames. They all display a landscape aesthetic and other elements that are characteristic of a so-called 'Eltham style', pioneered by Ellis Stones, Alistair Knox, Gordon Ford and Peter Glass, among others. Typical elements of Gordon Ford and Peter Glass's garden designs included an overarching natural aesthetic, predominantly (but not exclusively) Australian native plants (often incorporating existing native vegetation on the site), natural materials (brick, red gum sleepers, logs, large boulders), water, and the skilful arrangement and placement of large boulders in the landscape.

Both Fülling and Birrarung include rock and water feature landscaping, which is not present at the subject site, although carefully placed rocks and boulders integrated into the bush landscape were a part of the original layout concept and are extant.

Unlike the residential examples, the garden setting at the Eltham North Preschool and Infant Welfare Centre appears to have changed over time, most likely as features or materials have worn through high use or have been changed to meet changing standards and requirements for ongoing use by young children.

Although not intact, the original relationship with the building and use of the garden have been retained, and the garden setting retains essential attributes of the original, including the natural bushland aesthetic and several large boulders.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham North, a preschool and infant welfare centre designed by SC Horne in 1974, and the surrounding landscape setting designed by Gordon Ford and Peter Glass, is significant.

Elements that contribute to the significance of the place include:

- the original single storey building complex that consists of two pavilions;

- geometric form and low profile roof, triangular pergola;

- brick construction and roof cladding;

- window and door openings;

- the relationship of the building's two pavilions surrounding the courtyard and integrated setting of the building within the topography of its immediate setting;

- the natural Australian landscape aesthetic of the garden setting; and

- large boulders.

Non-original materials that replicate or are in-keeping with the original or early design intent are of Contributory significance and include:

- mature Australian native trees and shrubs;

- newer bush style playground fabric, such as log seating and log stepping 'stones'; and

- newer wooden structures that support the continued original use.

Additional verandah structures, shade cloth structures, playground equipment, safety equipment, loop fencing are not significant.

HOW IS IT SIGNIFICANT?

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham North, is of local historic, representative, aesthetic, associative and social significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham, is of historical significance for its demonstration of the evolution of infant welfare and preschool education in the suburbs of Nillumbik in the mid-twentieth century. The design reflects the development in the design of kindergartens and infant welfare facilities that occurred from the late 1960s. These were developments that were informed by evolving ideas in early childhood development. The creation of an internalised and protected playroom set deep within a landscaped environment reflects an increasingly child-centred focus. (Criterion A)

The setting of the Eltham North Preschool and Infant Welfare Centre, including its natural Australian landscape aesthetic and large boulders, designed by prominent landscape designer Gordon Ford and artist, conservationist and landscape architect Peter Glass is significant. It evidences the distinctive landscape design ethos that emerged in the postwar decades in Eltham, known as the so-called 'Eltham style', pioneered by Ford and Glass along with Alistair Knox, and Ellis Stones before them. The Eltham North Preschool and Infant Welfare Centre is also significant as an example of the

postwar bush style 'Eltham style' architecture. the building planning, with its functional planning and direct connection with outdoor play spaces, reflects the child development principles that emerged in the 1960s and early 1970s. The separate but aligned programmatic functions of preschool and infant welfare are formally expressed in the arrangement of the two pavilions. (Criterion D)

The design and layout of the playground by prominent landscape designer Gordon Ford is aesthetically significant for its demonstration of the distinctive bush-style for which Ford was well known. (Criterion E)

The Infant Welfare Centre and North Eltham Preschool is of social significance for its long and continuing association with the free kindergarten movement and maternal and child health care to the local community since it was first established on the site in 1974. Similarly, it is socially significant for the provision of a community run kindergarten and Council-run infant welfare services on the subject site since 1974. The close spatial arrangement of these two community uses reflects their social alignment and a growing social appreciation of the functional concerns of families with young children living in the suburbs of Nillumbik in the 1970s (Criterion G)

The Infant Welfare Centre and North Eltham Preschool has associative significance for its associations with landscape designers Gordon Ford and Peter Glass who were key proponents of the Australian bush garden aesthetic. (Criterion H)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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144 Progress Road, Eltham North

House

Prepared by: Context	**Survey date:** December 2020
Place type: Residential	**Designer:** Glyn Lewis
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1972-75

Figure 1. View of 144 Progress Road, Eltham North, from the street. (Source: Context 2020)

Figure 2. Principal elevation of 144 Progress Road, Eltham North. (Source: realestate.com.au 2017)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

6   *BUILDING TOWNS AND SHAPING SUBURBS*

     6.6   *1960s and 1970s suburbanisation*

From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'. (Mills & Westbrooke 2016:87)

Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape…. Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.'. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape. (Mills & Westbrooke 2016:87-88)

By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape. (Mills & Westbrooke 2016:88)

In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as 'free and inventive compositions' and 'programmatically innovative'. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards (Goad 1999, p. 199). (Mills & Westbrooke 2016:89)

LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924 the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

PLACE HISTORY

The subject site is located on Crown Allotment G, Section 11, Parish of Nillumbik, comprising 89 acres and first purchased by PAC O'Farrell in 1852 (*Nillumbik Parish Plan* 1961). By 1884 the Crown Allotment had been subdivided, with 75 acres of land acquired by James Darley Mealy, 'gentleman',

in 1909. Between 1913 and c1919 Mealy served as a member of the Eltham Shire Council (*Advertiser*, 11 January 1935:2). He died in 1935, and in 1940 the land passed into the ownership of Elise Stewart. In 1947 it was owned by Inter-Urban Builders Pty Ltd (CT:V1537 F305; CT:V3346 V070).

Inter-Urban Builders subdivided the land into residential blocks, with lots sold from 1947 to 1967 (CT:V3346 V070). The subject site is Lot 210 of this subdivision. Lots 209 and 210 were purchased in 1960 by Lower Plenty builders Stanley Brown and Gordon Saw (CT:V8256 F347). Lot 210 changed hands multiple times until 1972, when the property was acquired by Garry and Linda Richardson (CT:V8654 F863). By 1972, residential development had continued along Progress Road (Figure 3).

The subject residence was built for the Richardsons between 1972 and 1975 to a design by architect Glyn Lewis (realestate.com.au 2017). The residence and its complex roof form is depicted in aerial photographs of the area taken in 1975 and 1987 (Figure 4).

A building permit was issued for a carport and garage in 2004 (BP). These are located to the northeast corner of the site, adjacent to the driveway. The site plan attached to the 2004 permit application does not depict the south-facing family room that exists by 2009. Aerial photographs indicate that the family room, the alfresco dining area and the split-level timber decking along the south elevation were added between 2004 and 2009 (Figure 5).

Glyn Lewis, architect

Glyn Lewis graduated with a Bachelor of Architecture from the University of Melbourne's Faculty of Architecture in 1965 (*Age* 15 April 1965:13). Lewis's known works include a Californian Bungalow in Alphington that he remodelled as his own home c1980, which appears to have been influenced by American architect Bruce Alonzo Goff, whose work was distinguished by curvilinear or unconventionally geometric forms. Around 1969, Lewis also designed a more conservative project home in Donvale, which was nominated for the 'Finest in Family Living' contest in 1971 (Victorian Modern). Reportedly, Lewis worked in the office of renowned Modernist architect Peter McIntyre in the 1990s (pers. comm with Peter McIntyre 5-6 May 2021).
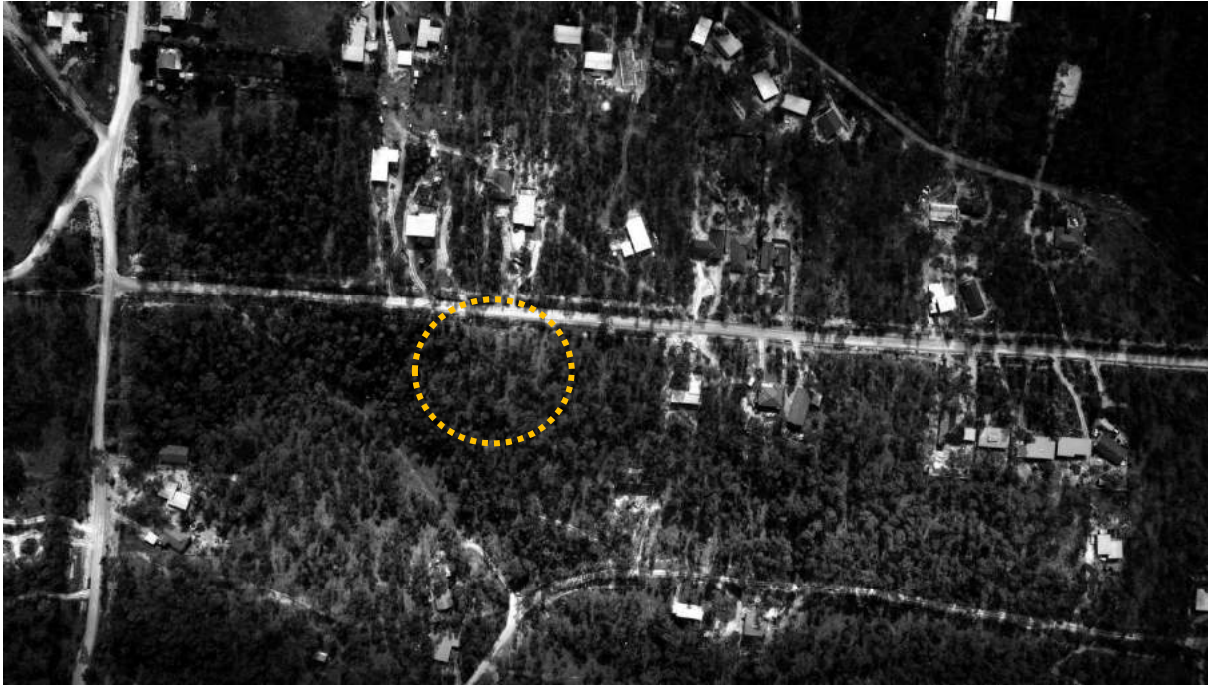
Figure 3. Aerial view of 144 Progress Road, Eltham North, and surrounds in August 1972. The building is not evident. The approximate allotment location is circled in yellow. (Source: CPO, 'RESEARCH CREEK (8/1972)' 1972, via LANDATA)
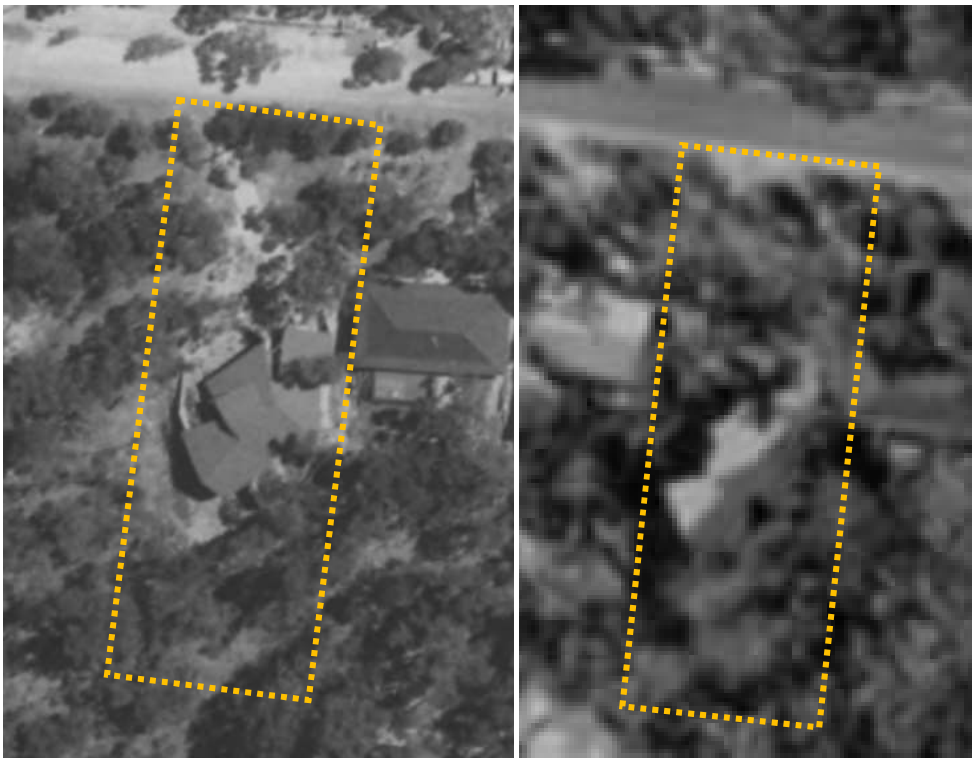
Figure 4. Aerial view of 144 Progress Road, Eltham North, in 1975 (left) and 1987 (right). The approximate allotment boundary is shown in yellow. (Source: CPO, '(ALSO A.P. 1227)' 1975 (left) and 'WESTERN PORT FORESHORES' 1987 (right), via LANDATA)

Figure 5. Site plan of 144 Progress Road prepared in 2004 (left) and a 2009 aerial view (right), showing the new carport and garage added in 2004 (outlined in red) and the south-facing family room added between 2004 and 2009. (Source: BP; Nearmap 2009)

DESCRIPTION

The house at 144 Progress Road, Eltham North, built between 1972 and 1975 to a design by architect Glyn Lewis, is constructed predominately of bagged concrete blockwork. Located on the southern side of Progress Road, the house is positioned centrally within a rectangular allotment (Figure 6). The land falls from north to south, providing a secluded setting for the house. Some native and introduced trees exist on the front setback.

 A curving paved drive leads from the cross-over at the northwest corner of the block to the original open carport on the eastern side (Figure 7). The recessed entry to the house is accessed via a sloping path located between two converging walls: the western wall of the carport and the eastern walls of the main bedroom and a courtyard to the west.

The subject house sits low in the landscape at its northern end closest to the street but is elevated at its southern end by virtue of the fall of the site, providing views to the south. Its irregular and abstract geometries contrast with the organic forms of the surrounding landscape. In plan, the house comprises a series of fragmented geometric forms with angular wall planes (Figure 8). The internal spaces are distinguished by walls with bagged blockwork and sweeping timber-lined ceilings generated by the house's complex roof form.

The dynamic roof form is clad in metal roof decking. It comprises several angled roof planes slanting from a central ridgeline that runs generally from northeast to southwest. The main roof ridge has been broken and realigned in association with the northern sections of the building (the bedroom wings) to capture northern light and views to both north and south. Internally, the house is split-level with a small upper floor accessed via a spiral staircase. There is a northwest-facing clerestory window on the upper level (Figure 9). There are two sheltered north-facing courtyards to the north of the residence (Figure 10). A walled courtyard encloses the main bedroom and ensuite area on the north elevation to capture northern light and create sense of intimacy and privacy. A separate enclosed deck is accessed through the dining room.

The original dining room and lounge and the new family room also overlook the backyard to the south, with large expanses of floor-to-ceiling windows and doors that integrate indoor to out. The north-south slope of the site provides unimpeded views from these rooms.

The south-facing kitchen and family room have a large glazed section of roof added between 2004 and 2009. The alfresco area and split-level timber decking with a children's slide likely date to from the same period.

The backyard, on the south side of the house, is accessed via a sloping footpath on the east. Landscaping elements and garden furniture including a cubbyhouse in the backyard are not original. A carport and garage structure built in 2004 is located at the front of the property but is largely shrouded with vegetation.

Figure 6. Aerial view of 144 Progress Road, Eltham North (outlined in red), showing its complex corrugated steel roof form. (Source: Nearmap 2021)
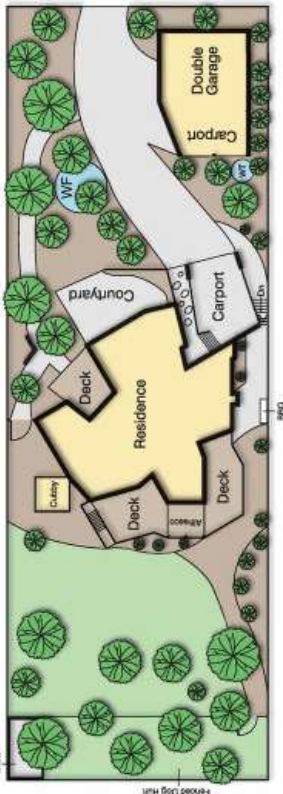
Figure 7. Site plan of the subject site in 2017. (Source: realestate.com.au 2017)
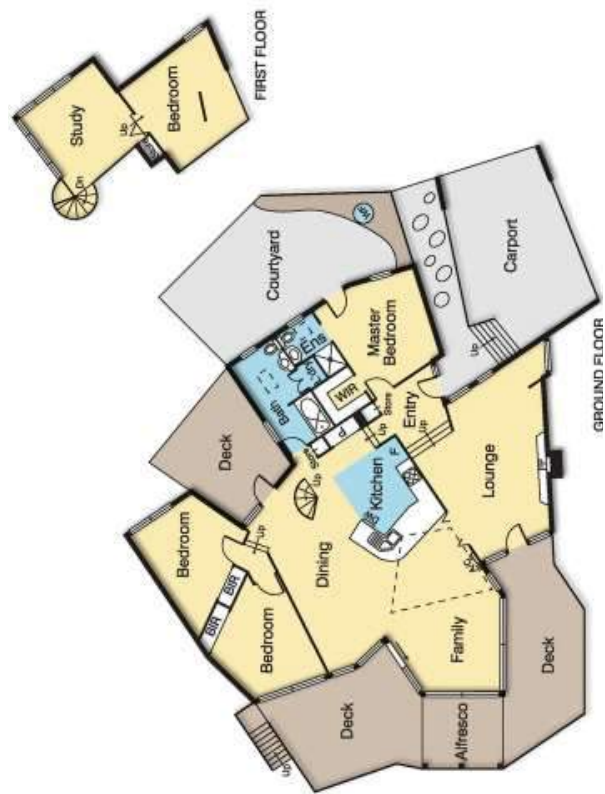
Figure 8. Floorplan of the house in 2017. (Source: realestate.com.au 2017)

Figure 9. The upper-storey study with the northwest-facing clerestory window. (Source: realestate.com.au 2017)

Figure 10. Internal views from the dining room (left) and main bedroom (right). Note the two sheltered north-facing open-air pockets. Also note the spiral staircase. (Source: realestate.com.au 2017)

INTEGRITY

The house at 144 Progress Road, Eltham North, is largely intact, with few changes to the 1970s fabric. The building retains its original built form including a complex, angled roof form; angular wall planes of bagged concrete blockwork; floor-to-ceiling glazing; and the pattern of openings on the original portion of the house. The skylights on the roof and the upper-storey clerestory window facing northwest are also retained.

The south-facing family room added between 2004 and 2009 is not visible from the street. The 2004 carport and garage structure is visible at the front of the property; it is shrouded with vegetation and is not intrusive.

Overall, the house has high integrity to its original design by Glyn Lewis.

COMPARATIVE ANALYSIS

Architect-designed homes became more common in Nillumbik and its surrounds in the postwar period. From the 1970s, up-and-coming Melbourne architects including Kevin Borland, Charles Duncan and Morrice Shaw turned their hand to designing residences in the area. Many of these designs incorporated considerations that had become hallmarks of the 'Eltham style' in the immediate postwar period. These included the informality, the use of natural materials and integration with the

natural environment. Many of these designs, however, exhibit aesthetic differences that reflected a wider engagement with evolving ideas explored within Australian architecture at the time of their construction. As noted in the *Nillumbik Shire Thematic Environmental History*, the architect-designed homes of this period featured 'informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks.' The commonly observed construction materials included bagged brick or concrete, second-hand bricks, window frames stained brown or pale eucalypt green, and diagonal timber lining boards (Mills & Westbrooke 2016:89).

The house at 144 Progress Road, Eltham North both references and departs from the 'Eltham style' mudbrick homes that proliferated in the 1950s and 1960s. Its dynamic forms and contrasting materials both consciously respond to and are articulated from the natural world. The architecture presents as a somewhat more discontinuous object within the landscape than earlier 'Eltham style' houses. It does not exhibit the same romantic affinity with the landscape, despite being driven by a response to it. It represents a departure from the earthy, organic architectural style that influenced the development of the 'Eltham style' with its tendency towards more pure and regular geometric forms and more consciously 'natural' materials.

Architect-designed houses from the late 1960s and 1970s are underrepresented on Nillumbik's Heritage Overlay. The following examples are comparable to 144 Progress Road, Eltham North, for their architectural expression or construction period.

Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. The house is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. It combines the Modernist ideas with the use of mudbrick and recycled materials that are characteristic of the 'Eltham style' (VHD).

The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mud-brick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late-twentieth-century organic style (VHD; Mills & Westbrooke 2016:87-89).

Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearmap 2021)

The Burns House, known as 'Kangaroo', was designed by the architect and artist Peter Burns and built in stages from 1968 on an elevated sloping bush site. The Burns House is made up of three linked triangular-plan pavilions set in informal gardens established largely by Mary Burns. The use of cheap materials, such as fibro cement sheet cladding to the walls and Stramit system ceilings, reflects the relative austerity of the period and the lack of resources of the family (VHD). The inwardly-sloping walls, acrylic dome windows and flaps for ventilation are key design elements. 'Kangaroo' was designed not to blend in with the bush setting but 'as a gesture to come to terms with nature' (VHD).

The Burns House is architecturally and historically significant at state level.

The Burns House ('Kangaroo'), 644 Henley Road, Bend of Islands (VHR H2314, HO258). (Source: VHD; Nearmap 2021)

16 Warringah Crescent, Eltham, is a substantial concrete block and timber house built c1975 to a design by architect Peter Carmichael of Cocks Carmichael. 16 Warringah Crescent, Eltham, is aesthetically significant as a well-detailed architect-designed house that responds to its sloping bushland block. The house is integrated into the landscape, sited below street level and stepping down the block towards the rear, following the natural fall of the land from east to west. Constructed primarily of clay-coloured concrete blocks, the house is sculptural in form and presents to the street as a series of low interlocking geometric cuboid and angular shapes that both contrast with and complement the natural topography and bush setting of the site.

16 Warringah Crescent, Eltham (recommended as an Individually Significant place in this study). (Source: Context 2021; Nearmap 2021)

The Nichols House was built in 1973 to a design by architect Kevin Borland. Borland won The Age-RAIA House of the Year Bronze Medal for his design of this large sprawling house of brick and timber, built on a steeply sloping site. The house comprises five different levels with small and large spaces. By 1980 Norman Day wrote that the Eltham area was 'potted' with rugged Borland houses (cited in Mills & Westbrooke 2016:89). 'Their rude frames, rough nailed boards and spiky roofs surprise even the unconservative hill people up there.' Day further noted that Borland's signature style of 'bush-carpentered mixture of simple materials, complex planning and uncompromising form-making' was perhaps just as suited to the Eltham hillsides as the earlier visions of the mudbrick houses (Mills & Westbrooke 2016:89).

Nichols House, 17 Haldane Road, Eltham (no HO but identified in the *Nillumbik Shire Thematic Environmental History*). (Source: E. Willis 2009, 'Nichols House, Eltham, 1972-1973'; Nearmap 2021)

Discussion

144 Progress Road, Eltham North, compares well with the above examples of architect-designed homes of the late 1960s and 1970s that are distinguished from the 'Eltham style' mudbrick homes of the earlier decades. These houses represent a period in Nillumbik's history when a group of architects formulated new and inventive responses to suit the hilly topography of the local area. These examples display individualistic designs that depart from earlier 'Eltham style' or Modernist houses that were characterised by far simpler forms, geometries and a more romantic and mimetic identification with the landscape in material terms. The key characteristics that are observed in these later houses include the informality displayed through the irregular geometric plans, the complex broken roof forms, and the sloping walls that reject orthogonal wall planes. The split-level designs with interconnected small and large spaces are also common. Like their earlier 'Eltham style' and Modernist counterparts, these buildings responded to the environmental factors of the local landscape including views, topography, sun and wind. They represent, however, a more complex relationship between nature and the built environment with forms that are consciously articulated from it and contrasting with it.

144 Progress Road is distinguished from the Leon Saper Residence (HO41), a pioneering example of the organic architecture in Victoria, which adopts an undulated form. The state-listed Burns House (VHR H2314, HO258) is more similar to 144 Progress Road, Eltham North, for its pursuit of an angular abstract form that sits as a sculptural object within the bush setting. These houses do not attempt to blend in with the natural landscape.

Outside the Heritage Overlay, the architect-designed houses at 16 Warringah Crescent, Eltham (recommended as an Individually Significant place in this study), and 17 Haldane Road, Eltham (no HO but identified in the Nillumbik TEH), are also similar to 144 Progress Road. The houses have a sprawling form that steps down the block, following the natural fall of the land.

Overall, 144 Progress Road, Eltham North, is representative of the innovative architectural explorations of the time. Its notable elements include the irregular geometries, converging and diverging walls, a rejection of orthogonal wall planes, the broken roof ridge and intersecting roof planes, and the pursuit of an angular (rather than undulating) abstract sculptural form.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The house at 144 Progress Road, Eltham North, built c1972-75 to designs by architect Glyn Lewis, is significant.

Elements that contribute to the significance of the place include:

- the original plan comprising a series of fragmented geometric forms;

- the original complex, angled roof form;

- angular wall planes of bagged concrete blockwork; and

- the full-height glazing and pattern of openings including skylights to the roof and a clerestory window;

Later additions including the garage and carport (built in 2004) and the south-facing kitchen and family room area, alfresco and split-level timber decking (built between 2004 and 2009) have been undertaken in a compatible architectural style but are Non-contributory.

HOW IS IT SIGNIFICANT?

The house at 144 Progress Road, Eltham North, is of local representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The house at 144 Progress Road, Eltham North, is significant as a representative example of an architect-designed house from the late 1960s and 1970s. During this period, Nillumbik saw the development of a new strand of domestic architecture that departed from the 'Eltham style' or Modernist houses of earlier decades. The house is responsive to but formally articulated from its bush setting. It does not attempt to blend in with the natural landscape. The notable elements of the subject house include its irregular geometries, weighty converging and diverging walls, a rejection of orthogonal wall planes, the broken roof ridge, intersecting roof planes and the pursuit of an angular (rather than undulating) abstract form. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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200 Ryans Road, Eltham North

Coombe House

Prepared by: Context		**Survey date:** March 2021	
Place type: Residential		**Designer:** -	
Significance level: Significant		**Builder:** Not known	
Extent of overlay: To title boundaries		**Major construction:** 1933	

Figure 1. 200 Ryans Road, Eltham North, viewed from the west. (Source: Context, March 2021)

Figure 2. 200 Ryans Road, Eltham North. (Source: Context, March 2021)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

6   *BUILDING TOWNS AND SHAPING SUBURBS*

6.3   *6.2 Pre-World War I subdivisions and estates*

Historians of the Nillumbik area have often focused on the 'battler' aspect of settlement in the area but, in the late nineteenth century boom, some speculators had greater aspirations for the locale. In the late 1880s, land estate agents Robert Walker and Company set up a branch in Heidelberg in anticipation of increasing subdivision of estates. In 1888 the Christmas Hills Estate Company purchased land from Mr and Mrs French at £35 per acre, with the anticipation of selling at prices matching those achieved not long before at Mt Macedon, of over £200 per acre. The bottom went out of the land boom before a single block was sold. In all, the land boom of the 1880s had only a fleeting impact on the Nillumbik Shire. (Mills & Westbrooke 2016:69)

From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'. (Mills & Westbrooke 2016:69)

Two other suburban estates bordering Eltham were subdivided in the same year. These were Bonsack's estate, which was located between Eltham and Greensborough and Glen Park estate, or Langland's estate, which was located three-quarters of a mile to the north-west of Eltham Railway Station (Mr John Langlands of Hurst having died in 1907). With all this new development it was expected that at last Eltham would lose its 'sleepy hollow' reputation. In 1910 the Evelyn Observer reported that 'within the last year or two many suburban and city people have invested in building blocks about Glen Park, the Terminus Estate and other parts.' The Terminus Estate mentioned in the article had 51 allotments, and was first advertised in 1909. In 1910 the council considered the layout of the Terminus Estate. It appears that the proposal included narrow street alignments, but council decided that they must be 'the full width'. In 1914 a fire threatened a cluster of small 'weekend' cottages on the south-east side of the Terminus Estate, near the railway station. At the opening of a new bridge over Diamond Creek at Glen Park in 1915 the chairman of the bridge committee and shire councillors made comments about how far Glen Park, 'Eltham's beautiful suburb', had progressed since it was opened up six years ago. The formation of a Glen Park Progress Association was initiated at this opening. (Mills & Westbrooke 2016:69)

In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land. To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:70)

LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mud-brick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

PLACE HISTORY

The 1933 house at 200 Ryans Road is located on part of Crown Allotment B Section 11, 90 acres purchased by John Dane in 1852 (Nillumbik Parish Plan 1951).

In 1913, estate agent George Herne purchased the allotment along with neighbouring Crown Allotment D, a total of 198 acres. Herne then subdivided the Crown allotments to form a large residential subdivision, with lots sold from 1913 (Figure 3) (CT:V3682 F252). The area near Glen Park Road was known as the Glen Park, named after the residential subdivision Glen Park Estate established in 1909 (Figure 3). By 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow (Mills & Westbrooke 2016:72).

Figure 3. Part of plan of subdivision at Glen Park, 1913, with approximate boundaries of the subject property outlined in yellow (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; *Age* 13 November 1909:19)

The land comprising the subject site was sold in 1913, but the subject site remained undeveloped until the 1930s. Ironmonger Arnold Longbottom purchased Lots 2, 3, 70, 71, 72, 73 and 74 of Block B of the subdivision in 1913 (CT:V3739 F601). In 1922, carpenter Thomas Sidwell purchased the aforementioned Lots 2 and 3, along with neighbouring Lot 1 (CT:V4626 F196). Sidwell owned the

property until 1931, when his daughter Elsie Coombe (nee Sidwell) became the owner of the three allotments (CT:V4626 F196; *Age* 14 January 1932:1).

Elsie Sidwell married George William Coombe in 1928 (Ancestry 2021). In 1933, the Hurstbridge *Advertiser* reported that a villa for Mr Combe [Coombe], facing Ryans Road, was in the course of erection (*Advertiser* 5 May 1933:1). In 1934, the Commonwealth electoral roll for the subdivision of Diamond Creek listed Elsie Coombe, and traveller, George Coombe, as living at Ryans Road, Mt Hermon, Eltham (ER 1934). The Coombes lived at the property until around 1946 when ownership changed to Violet Hannah; William Wallace became the owner in 1948 (CT:V4626 F196).

The residential development in the 313-lot subdivision of the Glen Park Estate had not fully progressed in the postwar period. The house built for the Elsie and George Coombe was one of the few buildings constructed in the immediate area, shown on the aerial photographs from 1945 and 1951 (Figure 4 Figure 5). Not many houses depicted on the two aerials were replaced with later housing stock.

The property was subdivided in 1968, with Klaus and Ruth Klein becoming the proprietors of Lots 2 and 3 in that year (CT:V8733 F564). In 1992 the property was again subdivided with the subject property located on Lot 1 of that subdivision (CT:V10058 F056).

In 1998, a building permit for a garage with verandah was issued (BP).
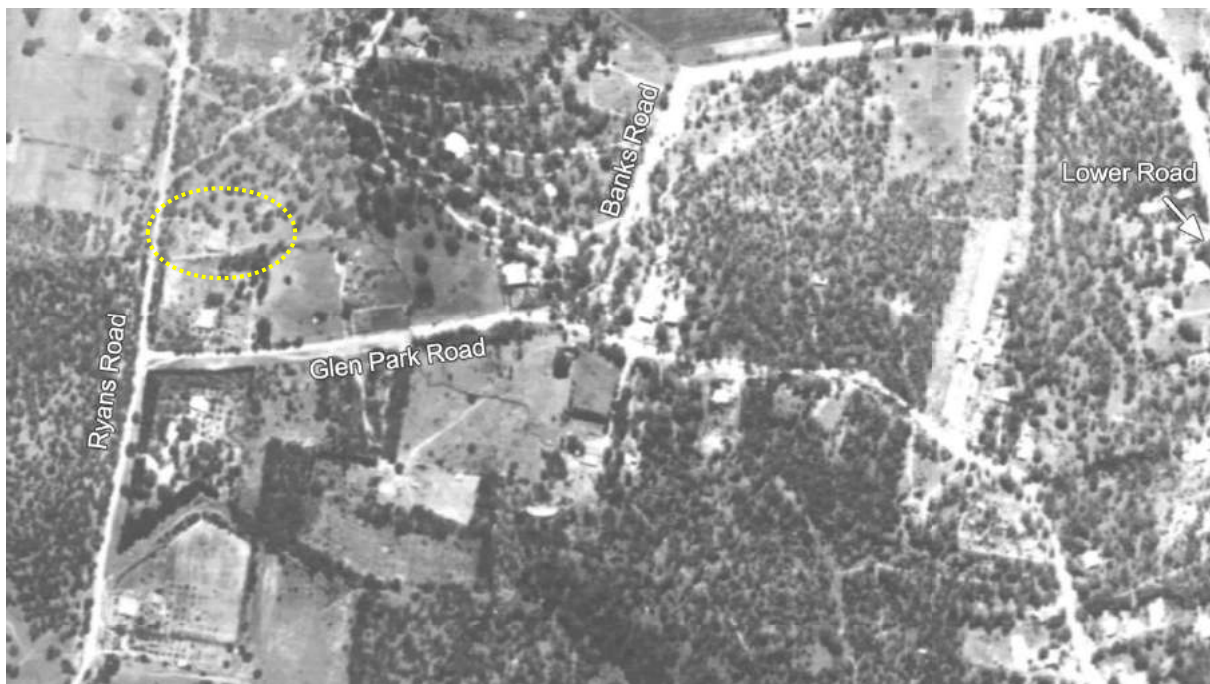
Figure 4. Extract from a 1945 aerial photograph with subject property outlined in yellow. There was more residential development towards the east of Glen Park Road and in Lower Road at this time. (Source: 'Melbourne 1945', University of Melbourne)

Figure 5. Extract from a 1951 aerial photograph with subject property outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)

DESCRIPTION

200 Ryans Road, Eltham North, is a single-storey timber-framed house built in 1933 for then owners Elsie and George Coombe. The subject site is located on the elevated eastern side of Ryans Road, between Glen Park Road and Hillcrest Road.

200 Ryans Road a single-storey asymmetrical timber house that has a main gabled roof form with an intersecting transverse gable to the principal façade. The roof is clad in corrugated iron, however this appears to be a later alteration. The house retains a narrow brick chimney topped with soldiered bricks; this chimney has been painted below the eaves and left as face brick above the roofline. The main front verandah is set beneath an extension of the main gable form, and supported by plain timber posts that may be later alterations. The verandah returns down the side of the house, and features a brick floor. To the projecting bay has a canted bay window with a flat roof on exposed rafters. The single-storey double-fronted built form with a projecting bay, canted bay window, use of exposed rafters, deep verandah and face brick chimney are typical of the small to medium size interwar bungalows built in the 1930s.

The house has been extensively altered beyond the primary roof form, particularly to the rear. The property also comprises other recent elements including a garage with verandah erected in 1998, in the northwest corner of the property. To the direct north of the house, an annexe building has been constructed; this is accessed from the main house by an enclosed walkway. Another outbuilding sits close to the northern boundary of the property. There is a swimming pool near the eastern corner of the property.

The property has a wide setback with front garden, comprising substantial trees mostly dating from the late twentieth century. Some early plantings include a rose bush near the northern boundary.

INTEGRITY

The Coombe House at 200 Ryans Road, Eltham North, is generally intact with minimal changes visible to the original 1933 fabric as viewed from the street. The building retains the original asymmetric form and transverse gables, and key stylistic detailing such as a canted bay window with exposed rafters, deep verandah and brick chimney. Significant alterations have been made to the rear and side of the house, including addition of an annexe building accessed by an enclosed walkway. Overall, the house remains clearly legible as an interwar house.

COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The interwar period, however, saw an increase in development and suburbanisation of within the broader Nillumbik area. Following World War I, the ideal of small detached houses set within gardens became increasingly popular, causing a 'dramatic expansion' of the greater metropolitan areas of cities (Raworth 1991:9). This preferred housing form, along with the introduction of regular railway services, affordable land and the promise of electrification, encouraged many to come to the Nillumbik area and build homes in the interwar period.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was still slow. Most houses that appeared in new subdivisional estates in the early twentieth century were modest weatherboard, timber-framed structures. Reflecting the popular architecture of the time, many chose to build 'bungalows'. The early bungalows from the 1920s were commonly associated with the Californian Bungalow style, which usually featured a high level of detailing. Many houses built in the same period or later, however, conformed to a broader interwar bungalow type, especially those in outer suburban and semi-rural areas. These houses were generally small, single-storey, double-fronted dwellings with dominant verandahs with exposed rafters and beams (Raworth 1991:11). The bungalow form became popular with speculative builders and institutional building schemes, such as that of the State Savings Bank in Victoria. Due to the financial constraints of the 1930s and influence of Modern styles, many bungalows of the 1930s moved away from rustic and crafts-based designs of the earlier decade and are difficult to classify within a specific style.

The following places are comparable to the subject site, being other examples of bungalows in Nillumbik.

856 Main Road, Eltham (recommended as Individually Significant). (Source; Context 2021)

The property at 856 Main Road, Eltham, is a single-storey timber residence constructed in 1929 to a 1927 design created by the State Savings Bank of Victoria. These State Savings Bank houses were generally modest adaptations of the bungalow style and allowed customers to build affordable houses in the interwar period.

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).

836 Heidelberg-Kinglake Road, Hurstbridge (HO264). (Source: Google 2019)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, Caffin (VHD).

25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c 1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).

10-26 Banoon Road, Eltham (HO7). (Source: VHD)

The c1920s residence at 34 Clyde Street is of aesthetic significance as a substantially intact California Bungalow demonstrating distinctive design features, which respond to its corner siting with views. These features are the return corner verandah and the corner bay window, both taking advantage of the views from the corner of Cowin and Clyde Streets. The building is of significance for its associations with the Ryan family who were early and prominent residents in Diamond Creek (VHD).

20 Clyde Street, Diamond Creek (HO184). (Source: Google 2019)

Other areas outside the Shire of Nillumbik exhibit common land development patterns, changing from predominantly rural to semi-suburban areas during the interwar period. The following examples are located in other surrounding municipalities that experienced a similar transition towards suburbanisation at that time.

144-146 Mt Dandenong Road, Croydon, is an asymmetrical timber house built c1929. The land the house sits on has since been further subdivided, however retains early trees and fences in its garden setting. The house demonstrates the type of housing that was appearing in Croydon during the interwar period, as the area became increasingly transformed (VHD).

144-146 Mt Dandenong Road, Croydon (HO47, Maroondah City). (Source: Google Streetview)

30 Anderson Street, Lilydale is a modest suburban interwar house. It is one of a group of similar houses in Lilydale built in the 1920s and 1930s that illustrate the shift from rural living to a more suburban mode of development during the interwar era with housing types that reflected popular typologies and style used in other built-up areas of Melbourne (VHD).

Lilydale Interwar House Types, 30 Anderson Street, Lilydale (Significant within HO412, Yarra Ranges Shire). (Source: Google Streetview)

149 Mt Dandenong Road, Croydon is a timber Californian Bungalow built c1929, likely to a State Savings Bank of Victoria design. The house is historically significant as it represents the way in which housing was provided in the predominantly rural area of Croydon during the late 1920s. The property is significant as a highly intact and representative example of a State Savings Bank house in the area, which features two linked groups of similar houses (VHD).

149 Mt Dandenong Road, Croydon (HO105, Maroondah City). (Source: VHD)

Discussion

The Coombe House at 200 Ryans Road, Eltham North, is of later construction date (1933) than the examples above. As a house built during the time when a general lack of material affluence was evident, the subject house demonstrates key elements typical of 1930s bungalow, which generally incorporated more restrained decorative detailing. The house displays built form elements typical of bungalow types, including a main gabled roof form with an intersecting transverse gable to the principal façade and projecting bay with a flat roofed canted bay window.

The subject house's timber construction and siting within a suburban subdivision sets it apart from examples of the 1920s bungalows on the overlay such as 25 Cottles Bridge-Strathewen Road, Cottles Bridge, and 10-26 Banoon Road, Eltham, which are of brick construction and set within extensive grounds. The subject house forms a closer comparison with the timber bungalows at 836 Heidelberg-Kinglake Road, Hurstbridge, and 20 Clyde Street, Diamond Creek, located within the more suburban areas of the municipality.

200 Ryans Road, Eltham North, compares well to the above examples of modest interwar housing listed on the Heritage Overlay in surrounding municipalities (30 Anderson Street, Lilydale, 149 and 144-146 Mt Dandenong Road, Croydon), in terms of scale, design elements, materials and setting. Particularly comparable to the house at 144-146 Mt Dandenong Road, the subject building and the above examples have generous setbacks with front garden settings facing primary roads.

The subject house is an example of 1930s bungalow types which reflected the frugal economic context of their construction period in their simple forms and restrained detailing. It remains legible as an early home in the Glen Park Estate subdivision.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Coombe House at 200 Ryans Road, Eltham North, a single-storey timber-framed and clad interwar bungalow built c1933 for Elsie and George Coombe, is significant.

Elements that contribute to the significance of the place include:

- original asymmetrical bungalow form and scale;

- transverse gable roof form, with front verandah;

- remaining brick chimney;

- canted bay window with flat roof and exposed rafters; and

- deep setback, garden setting and elevated position above the roadway.

The outbuildings, front fence and rear extensions are not significant.

HOW IS IT SIGNIFICANT?

The Coombe House at 200 Ryans Road, Eltham North, is of local historic and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Coombe House at 200 Ryans Road, Eltham North, is historically significant as a house built in the Glen Park Estate area of Eltham North during the 1930s, demonstrating the uptake of properties during the interwar period. Although the Glen Park Estate had been subdivided prior to World War I, the interruptions resulting from the outbreak of war, the Depression, and a lack of services, meant that the land was not rapidly developed. The subject site is important as one of the earliest surviving houses from this initial development period of the Glen Park Estate area of Eltham. (Criterion A)

The house at 200 Ryans Road is also of representative significance, as a 1930s timber house built during the time when a general lack of material affluence was evident. The house demonstrates key elements typical of 1930s bungalow, which were designed with more restrained decorative detailing than bungalow types of earlier decades. The house displays elements of the bungalow style, including a main gabled roof form with an intersecting transverse gable to the principal façade and projecting bay with a flat roofed canted bay window. 200 Ryans Road is also representative of the type of housing being built in formerly rural areas surrounding Melbourne, as they rapidly suburbanised during the interwar period. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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14-16 Warringah Crescent, Eltham

House

Prepared by: Context	**Survey date:** February 2021
Place type: Residential	**Designer:** Peter Carmichael
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1975

Figure 1. The principal elevation of 14-16 Warringah Crescent, Eltham, looking south-easterly. (Source: Context 2021)

Figure 2. The principal elevation of 14-16 Warringah Crescent, Eltham, looking north-easterly. (Source: Context 2021)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 6   *BUILDING TOWNS AND SHAPING SUBURBS*
>
> 6.6   *1960s and 1970s suburbanisation*
>
> *From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham–Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne.'* (Mills & Westbrooke 2016:87)
>
> *Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape: 'Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.'. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape.* (Mills & Westbrooke 2016:87-88)
>
> *By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape.* (Mills & Westbrooke 2016:88)
>
> *In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as 'free and inventive compositions' and 'programmatically innovative'. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards.* (Mills & Westbrooke 2016:89)

LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

> … a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in Victorian Places 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced

future mud-brick construction in the area. Several local designers, including Alistair Knox, specialised in mud-brick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mud brick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

PLACE HISTORY

The residence at 14-16 Warringah Crescent, Eltham, is located on Crown Allotment 12, Section 4, Parish of Nillumbik, 316 acres purchased by JM Holloway in 1853 (*Nillumbik Parish Plan* 1951).

By 1925 the allotment had been subdivided. The subject site is situated on 25 acres owned by Blanche Thomas in that year (CT:V4646 F051). Under Thomas's ownership, the 25 acres was subdivided into four lots, which were sold between 1946 and 1954.

The largest lot of 21 acres, on which the subject property is located, was sold to Stirling and Anne Whitington in 1954 (CT:V4646 F051). The Whitingtons had subdivided the land into 16 residential lots by 1965, the majority of which fronted the newly constructed Warringah Crescent (CT:V8049 F875).

The subject site is on lots 9 and 16 of this subdivision (CT:V8540 F914). By 1975, both lots 9 and 16 came under the single ownership. This suggests that the subject house was likely built after 1975.

The current owner has confirmed that the residence was built to a design by architect Peter Carmichael.

Peter Carmichael, architect

Peter Carmichael studied architecture at the University of Melbourne graduating in 1966. Carmichael worked for Bernard Hanmer & Associates (1966), then Richardson Hanmer (1967-68) (*Merchant Builders* 2015:18).

In 1968, Carmichael, joined with Robin Cocks to form the practice of Cocks Carmichael which would later become Cocks Carmichael Whitford Pty Ltd. Robin Cocks had also studied architecture at the University of Melbourne, graduating in 1965. From the 1980s, the practice broadened its focus from

its initial specialisation in residential architecture. The firm operated for more than four decades (*Architect Victoria* 2010:24).

In the late 1960s and early 1970s, the firm's initial design approach was characterised by skillion roofing and brick seconds, then newly favoured among younger Melbourne architects. In the same period and into the late 1970s, Cocks and Carmichael designed some of Australia's most innovative project houses. Clients were provided with a modular grid and a range of components that allowed choice in location, size and character. Their design for the award-winning Civic Growth House (1974) was the most innovative. Some of their one-off designs in Victoria, such as the Falk house (1972), Eastern View, and the Woodley house (1974), Sorrento, were influenced by the designs of American architect, Charles Gwathmey. The later designs for the Johnstone house (1974), Mt Eliza, Carmichael house (1979), Sandringham, and Liberman house (1981), Toorak, depart from this source to create a distinctly local interpretation of Modernism. Larger commissions included the Ministry of Housing Estate (1983), Highett, Moorabbin Town Hall Annexe (1987), Moorabbin, and the Centreway Arcade (1987) in Melbourne (Goad 2003).

In 1977, Peter Carmichael of Cocks Carmichael became a consultant architect for Merchant Builders, a project house-building company founded in 1965 by Melbourne entrepreneurs David Yencken and John Ridge. Merchant Builders was one of the first Victorian development companies to take architect-designed houses to a mass market (*Merchant Builders* 2015:18).

Cocks and Carmichael won numerous awards for their residential, institutional and urban design commissions, including a RAIA Victorian Chapter Energy-Efficient award for 'Solar House' in 1980; RAIA Victorian Chapter Merit Award in residential category for Hopetoun Road House, Toorak, in 1984; RAIA Victorian Chapter Merit Award in institutional category for Moorabbin Council Offices in 1988; RAIA Victorian Chapter Merit Award in Alterations and Extensions Category for Centreway Arcade in 1989; RAIA Victorian Chapter Merit Award in Urban Design Category for Bell-Banksia Street link in 1993 (*Architect Victoria* 2010:24).

DESCRIPTION

14-16 Warringah Crescent, Eltham, is a substantial concrete block and timber house built c1975 to a design by architect Peter Carmichael of Cocks Carmichael. Located on the western side of Warringah Crescent, the land falls steeply from east to west. The block is heavily treed.

Figure 3. View of the house from Warringah Crescent. The street facing concrete block wall is the carport. Note the deep parapet and flat steel deck roof. (Source: Google 2019)

The house is integrated into the landscape, sited below street level. It steps down the block towards the rear, following the natural fall of the land. Constructed primarily of clay-coloured concrete blocks the house is sculptural in form and presents to the street as a series of low interlocking angular and rectilinear volumes that formally contrast with the natural topography but that materially complement the house's bush setting. The entry to the house is demarcated by a double height volume clad in horizontal timber weatherboards which is also used for a small wing wall near the front path, and across the front of the double carport.

Figure 4.Entry to the house is via a narrow earth path leading past a series of interlocking geometric forms. (Source: Context 2021)

Figure 5. Entry to the house is demarcated by walls clad in horizontaltimber weatherboards. The entry is double height with a skillion roof (Source: Context 2021)

Figure 6. The principal street facing elevation is made up of a series of interlocking rectilinear volumes giving a sculptural quality to the elevation (Source: Context 2021)

Figure 7. The carport to the front of the house and is enclosed on two sides with concrete block walls. The deep fascia across the front is clad in horizontal timber weatherboards(Source: Context 2021)

The house is built over two levels. The upper level, closest to the street comprises a series of single storey interlocking rectilinear volumes with flat steel deck roofs concealed behind high parapet walls, while the lower level to the rear of the house is more angular in form.

Figure 8. Aerial view showing the two sections of the house with a front single storey block of interconnecting rectilinear volumes and the rear spaces orientated towards the north (Source: Nearmap 2021)

Figure 9. Aerial view looking east showing the carport at the top of the block, single storey wing of interconnecting cubes towards the middle and rear lower portion of the house angled to the north and leading onto an open timber deck. (Source: Nearmap 2020)

INTEGRITY

14-16 Warringah Crescent, Eltham, is highly intact with minimal changes visible to original or early significant fabric. The building retains its original material palette of natural coloured concrete blocks and horizontal timber weatherboards. The building also retains its original built form and scale, which purposefully responds to the steeply sloping block. The site has retained its original open carport, built in matching materials. Overall, the building has very high integrity.

COMPARATIVE ANALYSIS

Architect designed homes became more common in Nillumbik and its surrounds in the postwar period. From the 1970s, up-and-coming Melbourne architects including Kevin Borland, Charles Duncan and Morrice Shaw turned their hand to designing residences in the area. Many architect-designed residences responded to the tradition of informality, natural materials and integration with the natural environment that had become hallmarks of the 'Eltham Style' in the immediate postwar period. Many of these designs, however, exhibit aesthetic differences that reflect a wider engagement with evolving ideas being explored within Australian architecture at the time of their construction. As noted in the *Nillumbik Shire Thematic Environmental History*, the architect-designed homes of this period featured 'informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks.' The commonly observed construction materials included bagged brick or concrete, second-hand bricks, window frames stained brown or pale eucalypt green, and diagonal timber lining boards (Mills & Westbrooke 2016:89).

The house at 14-16 Warringah Crescent, Eltham, consciously references but departs from the 'Eltham Style' mudbrick homes that proliferated in the 1950s and 1960s. The house's form and natural coloured materials respond to the natural, sloping landscape of the site, while still presenting as a conspicuously man-made structure within its setting. Unlike earlier 'Eltham Style' houses, 14-16 Warringah Crescent does not exhibit the same purposeful affinity with the landscape, departing from the earthy, organic architecture that influenced the development of the style. 14-16 Warringah Crescent purposely engages with more abstract three-dimensional geometric forms than houses of the 'Eltham Style'. Though it materiality it retains a chromatic connection with the surrounding landscape, through the use of clay-coloured concrete blocks and naturally timber panelling.

Architect-designed houses built after the 1970s are underrepresented on Nillumbik's Heritage Overlay. The following examples are comparable to 14-16 Warringah Crescent, Eltham, for their architectural expression or construction period.

Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. The house is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. It combines the Modernist ideas with the use of mud brick and recycled materials that are characteristic of the 'Eltham style' (VHD).

Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearmap 2021)

The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mud-brick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late-twentieth-century organic style (VHD; Mills & Westbrooke 2016:87-89).

Burns House 'Kangaroo', 644 Henley Road, Bend of Islands (VHR H2314, HO258). (Source: VHD; Nearmap 2021)

The Burns House, known as 'Kangaroo', was designed by the architect and artist Peter Burns and built in stages from 1968 on an elevated sloping bush site. The Burns House is made up of three linked triangular-plan pavilions set in informal gardens established largely by Mary Burns. The use of cheap materials, such as fibro cement sheet cladding to the walls and Stramit system ceilings, reflects the relative austerity of the period and the lack of resources of the family (VHD). The inwardly-sloping walls, acrylic dome windows and flaps for ventilation are key design elements. 'Kangaroo' was designed not to blend in with the bush setting but 'as a gesture to come to terms with nature' (VHD).

The Burns House is architecturally and historically significant at state level.

Nichols House, 17 Haldane Road, Eltham (No HO but identified in the *Nillumbik Shire Thematic Environmental History*). (Source: E. Willis 2009, 'Nichols House, Eltham, 1972-1973'; Nearmap 2021)

The Nichols House was built in 1973 to a design by architect Kevin Borland. Borland won The Age-RAIA House of the Year Bronze Medal for his design of this large sprawling house of brick and timber, built on a steeply sloping site. The house comprises five different levels with small and large spaces. By 1980 Norman Day wrote that the Eltham area was 'potted' with rugged Borland houses (cited in Mills & Westbrooke 2016:89). 'Their rude frames, rough nailed boards and spiky roofs surprise even the unconservative hill people up there.' Day further noted that Borland's signature style of 'bush-carpentered mixture of simple materials, complex planning and uncompromising form-making' was perhaps just as suited to the Eltham hillsides as the earlier visions of the mud brick houses (Mills & Westbrooke 2016:89).

Choong House, 10 Diosma Road, Eltham (recommended as an Individually Significant place in this study). (Source: realestate.com.au, 2016)

The Choong House is significant as a particularly well designed and detailed house built to the design of Biltmoderne between 1985 and 1987. The house is carefully sited within a bush garden landscape designed by Gordon Ford. The building's sculptural form is expressed in a palette of limestone, aluminium and glass that both references to and clearly breaks from the 'Eltham Style'. The property is further enhanced by the bush garden elements including Ford's signature use of ponds, volcanic boulders and native plantings. Also of note is the steel carport, built in 1988 to designs by Wood Marsh (as the firm Biltmoderne would become) in a complementary style to the house.

Beyond the Shire of Nillumbik, the following places are comparable to the subject site as buildings designed by the firm Peter Carmichael and his firm of Cocks Carmichael.

A split-level open plan Solar House designed by Cocks Carmichael for Landmark Solar Houses Pty Ltd, and constructed by that company for display purposes in 1978-79. The Solar House is technically and architecturally important as the first commercially available solar energy project house in Australia (VHD).

Solar House, 32 Rosco Drive, Templestowe (VHR H1312, HO149, City of Manningham). (Source: VHD)

A house designed by Cocks Carmichael within a larger precinct of merchant builders display houses in Templestowe. The houses have aesthetic significance as a representative example of a late twentieth century housing precinct, which remains very intact. The house at No. 412 illustrates the influence of post-modern design during the 1980s (VHD).

412 Porter Street, Templestowe (within HO17, City of Manningham). (Source: VHD)

A house of local architectural significance as a good example of the domestic work of the architects Cocks Carmichael, built in 1980. The house is carefully related to its site through its design (VHD).

18 Summit Drive, Bulleen (HO158, City of Manningham). (Source: VHD)

Discussion

14-16 Warringah Crescent, Eltham, compares well to the above examples of homes that were built in the Shire of Nillumbik from the 1970s onwards. The subject site is particularly distinguished as an example of a house that departs from the 'Eltham Style' mudbrick homes of the earlier decades.

These houses represent a period in Nillumbik's history when a group of architects formulated new and inventive responses to suit the hilly topography of the local area. These examples display individualistic designs that depart from earlier 'Eltham style' or Modernist houses that were characterised by far simpler forms, geometries and a more romantic and mimetic identification with the landscape in material terms. The key characteristics that are observed in these later houses include the informality displayed through the irregular geometric plans, the complex broken roof forms, and the sloping walls that reject orthogonal wall planes. Split-level designs with interconnected internal spaces and here-dimensional volumesare also common. Like their earlier 'Eltham Style' and Modernist counterparts these buildings responded to the environmental factors of the local landscape including views, typography, sun and wind. They represent, however, a more complex relationship between nature and the built environment with forms that are consciously articulated from and contrasting with their settling.

The house at 14-16 Warringah Crescent, Eltham, with its hardline abstract geometry is formally distinguished from the undulating organic form of theLeon Saper Residence (HO41) that was a pioneer of organic architecture in Victoria. The State-listed Burns House (VHR H2314, HO258) is more similar to 14-16 Warringah Crescent, Eltham, in use of a more angular geometry which visually articulates it as a sculptural object within its bush setting. Neither houseblends in with the natural landscape in formal terms.

Although later (1988), the Choong House at 10 Diosma Road, Eltham (recommended as an Individually Significant place in this study), is the comparable to the subject site, as an example of a high quality and finely detailed architect-designed home within the locality. Similar to the subject site, the Choong House creates depth and scale through the placement of walls. 17 Haldane Road, Eltham (No HO but identified in the Nillumbik TEH), is also similar to the subject house, having a sprawling form that steps down the block following the natural fall of the land.

When compared to other houses by the firm of Cocks Carmichael beyond the Shire of Nillumbik, the subject site is a good example of the firm's work. 32 Rosco Drive (VHR H1312, HO149, City of Manningham) and 412 Porter Street (within HO17, City of Manningham), both in Templestowe sit within suburban contexts that are distinguished as precincts of merchant builders' homes. Both houses appear to have been designed for builders. As such they are smaller in scale,respond to their suburban surrounds and are less architecturally ambitious than the subject site. The house is most comparable to 18 Summit Drive, Bullen (HO158, City of Manningham), as an example of a larger-scale house commissioned by the firm for a private owner.

The house at 18 Summit Drive exhibits some formal similarities to the subject site, and both have been designed to embrace sloping blocks of land. Similarities include the use of angular walls, highlight windows, timber panelling and rooflines that slope with the land. The subject site is set apart, though, by its use of more elaborately interlocking geometric forms and volumes, clay-coloured concrete blocks and its heavily vegetated bushland setting. The house at 14-16 Warringah Crescent is a good example of the work of Cocks Carmichael in the suburbs of Melbourne. Within the Shire of Nillumbik, the house is a good example of the form of architecture that became popular in the later decades of the twentieth century that referenced, but broke with, the established 'Eltham Style.'

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The house at 14-16 Warringah Crescent, Eltham, a concrete block and timber house built c1975 to a design by Peter Carmichael of Cocks Carmichael, is significant.

Elements that contribute to the significance of the place include:

- original form and scale of the house, designed to embrace the steeply sloping site;

- original materiality of the house, including concrete blocks, concealed flat steel deck roofs and horizontal timber boarding;

- original window and door openings and joinery

- open carport, constructed out of matching concrete blocks and timber; and

- siting on a steeply sloping block of land with the retention of it bush setting.

HOW IS IT SIGNIFICANT?

The house at 14-16 Warringah Crescent, Eltham, is of local representative and aesthetic significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The house at 14-16 Warringah Crescent, Eltham, is of aesthetic and representative significance as a well-detailed architect-designed house that responds to its sloping bushland block. Designed by architect Peter Carmichael of Cocks Carmichael, the building's form is a carefully composed arrangement of low interlocking angular and rectilinear volumes set over two levels. Materially, the house has a restrained palette of clay-coloured concrete blocks and naturallyly finished horizontal timber weatherboard cladding. This palette responds chromatically to its landscape setting. The pursuit of complex and abstract geometry marks a distinct break from the 'Eltham Style' while the use of a natural palette of materials and low-lying forms maintains links with the earlier style. The property's aesthetic significance is further enhanced by the purposeful retention of its bush setting. (Criteria D and E)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - carport
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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125, 173 and 191 Cherry Tree Road, Hurstbridge

'Wendouree' and Canary Island Date Palms, and Smith Orchard Houses

Prepared by: Context	**Survey date:** December 2020
Place type: Residential, Orcharding	**Designer:** -
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** 1910 (125), c1915 (173), c1903 (191)

Figure 1. 'Wendouree' at 125 Cherry Tree Road, Hurstbridge. (Source: Context 2020)

Figure 2. 173 Cherry Tree Road, Hurstbridge. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

2   PEOPLING NILLUMBIK'S PLACES AND LANDSCAPES

2.8   Twenty-acre occupation licences

One of the most conspicuous features of the cadastral map of the Nillumbik area is the concentrated clusters of hundreds of small lots of around eight hectares (20 acres), which are located almost exactly over the old auriferous (gold-bearing) lands of the area. There are around 800 of these small lots, amounting to around 6,500 hectares, or 15 per cent, of the land area of the current Nillumbik Shire. This settlement pattern originated in a system of temporary tenure on auriferous Crown land that was introduced in the land Acts from the 1860s and would prove a useful safety valve to the problems that arose from selection (Mills & Westbrooke 2016:34).

Victoria's land acts are best known for the introduction of selection but this was accompanied by an evolving system for licensed occupation of Crown land for residential and cultivation purposes. The Nicholson Act 1860 provided for licences to occupy Crown lands for purposes such as stores, inns, ferries and bridges. This provision stretched to include 'occupation licences' and hundreds were taken up by miners and tradesmen on goldfields and on other Crown land (Mills & Westbrooke 2016:34).

By June 1866 more than 5,000 settlers had occupied over 120,000 acres in the colony under this section [Section 42 of the Land Act 1865] (Nelson & Alves 2009, p. 253; Powell 1970, p. 126). Section 42 licensees were typically tenant farmers, married farm labourers, working miners, storekeepers, small traders and carriers (Mills & Westbrooke 2016:34).

The success of Section 42 was also the cause of some dissent, as many considered the application of this section of the Act to be a distortion of the original purpose, which was to assist needy miners. As a result, under the Amending Land Act 1869, Section 42 was replaced with the more stringent Section 49 under which licensees could apply to occupy and cultivate a maximum of 20 acres exclusively on auriferous land. They could only hold one licence and there was no provision for later sale. This was soon found to be too severe and, by 1873 under new land Regulations, licensees could apply to have the land sold at public auction. Under Section 4 of the Amending Land Act 1880 licensees were able to purchase the land directly and could then take out further licences (Mills & Westbrooke 2016:36-37).

As mining slowed around Queenstown and Panton Hill in the late 1860s, miners turned to the land as another source of sustenance. Alan Marshall illustrated this process when he wrote about selectors including Burrows, Purcell, Smith, Owens, Clarke, Ellis and Harvey occupying Cherry Tree Road, (on the way to Panton Hill from Hurstbridge). The majority took up licences under Section 49 then purchased the land after 1880 and, in many cases, acquired further licences. One of these was Lot 3, Section C, Greensborough, later the site of the Smith Orchard House

(HO182), first licensed to E Smith in 1877 and purchased by him in 1880 (Mills & Westbrooke 2016:36-37).

4   TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

4.4   Agriculture, orchards and viticulture

The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).

Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).

The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).

The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves

by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).

The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).

LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit

were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills & Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

PLACE HISTORY

'Wendouree' and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road, Hurstbridge were owned for long periods of time by the Smith family, who operated a number of orchards in the area.

Figure 3. Showing the subject properties at 125, 173 and 191 Cherry Tree Road, Hurstbridge, outlined in red. (Source: Nearmap 2021)

125 and 173 Cherry Tree Road

Wendouree at 125 Cherry Tree Road is located on Crown Allotment 3, Section C, Parish of Greensborough. It was licensed in 1877 to Edwin Smith under the *Amending Land Act 1869*. Crown Allotment 3 was granted to Edwin Smith in 1888 (CT:V2110 F871; *Greensborough Parish Plan* 1961). 173 Cherry Tree Road is located on adjacent Crown Allotment 2, granted in 1888 to John Smith, baker of Yarra Flats (CT:V2110 F870; *Greensborough Parish Plan* 1961). In 1894, Edwin Smith, then a farmer of Panton Hill, became the owner of latter allotment (CT:V2110 F870).

After they married in 1873, Edwin Smith and his wife Louisa Georgiana (née Purcell) selected land on Cherry Tree Road. They subsequently cleared the allotments to start an orchard and farm, and built a house, 'Beaumont' (at today's 190 Manuka Road, see Figure 4). The Smiths continued to develop their commercial orchard, which in later years comprised apples, peaches, apricots, plums and pears (Smith 2013).

Following Edwin Smith's death in 1910, Edwin's son William Thomas Smith, orchardist of Panton Hill, became the owner of both Crown allotments (CT:V2110 F870 & F871). The existing houses at 125 and 173 Cherry Tree Road were built after this time.

Figure 4. Showing the Smith family home, 'Beaumont', then addressed as Cherry Tree Road, Panton Hill (today at 190 Manuka Road, Hurstbridge), c1895. Pictured are Edwin and Louisa with the first 10 of their 11 children. From left: Florence Emily, Marian Louisa Sarah, Edwin (father) with Victor Albert on his lap, Edwin James Samuel, Lilian Rose, Louisa Georgina (mother), Alice Mary (at back), Bertram Edward (next to his mother), William Thomas (at back), George John, and Alfred George. (Source: Smith 2013)

125 Cherry Tree Road

The existing building at 125 Cherry Tree Road was built c1910 for George John Smith and his wife Barbara (née Bradley) shortly after their marriage. They property 'Wendouree', was located near the Smith family home 'Beaumont'. George and Barbara established an orchard and brought up their family of three children on the property (Smith 2013).

In 1917, under William T Smith's ownership, Crown Allotment 3 was subdivided into two allotments. The ownership of both lots were to pass to orchardist George John Smith, of 'Wendouree' in Cherry Tree Road, Hurstbridge, in 1917 and 1921. George Smith retained ownership of both lots until 1952 (CT:V2110 F871).

In 1952, Lester (Les) George, son of George and Barbara Smith, and his wife Valeria (Val) Annie Smith, became the owners of the larger allotment, today's 125 Cherry Tree Road (CT:V4909 F751). Separate accommodation was built onto the existing home, 'Wendouree', for Les and Val, with George continuing to live in the house as well. At this time, the land was also used as a poultry farm, which was a common for smaller orchardists who were experiencing financial difficulties (Smith 2013; Mills & Westbrook 2016:62). The Smith family retained ownership of this allotment until 1993 (CT:V7687 F116).

In 1952, Dorothy Beeton became the owner of the other allotment (today's 145 Cherry Tree Road) of approximately one-quarter acre (CT:V4909 F751).

'Wendouree' is visible in the two aerial photographs taken in 1951 and 1987. The Canary Island Date Palms existed by 1951, indicating that they were planted between 1918 and 1951, during George and Barbara's ownership (Figure 6 and Figure 7). An extension or verandah is evident to east side of the original house by 1951. This is possibly the separate accommodation built for Les and Val Smith, who married in 1952. By 1987, a return verandah with an elongated eastern portion was extant, indicating

that the house was further extended during the Smith family's ownership. The southern portion of the land surrounding the house was also cleared by 1987 (Figure 7 and Figure 8).

Figure 5. 'Wendouree', the home of George and Barbara Smith, built 1910 at 125 Cherry Tree Road. (Source: Smith 2013)

Figure 6. Barbara Smith with her three children and their dog, at 'Wendouree' in 1918. The Canary Island Date Palms (HO182) were planted after this time. (Source: Smith 2013)

Figure 7. Extract of a 1951 aerial photograph showing the property 'Wendouree', with the approximate boundaries of the pre-1952 subdivision shown in green dotted line, and approximate boundaries of today's 125 Cherry Tree Road in red. The rows of trees surrounding the house indicate that the surrounding land was still being used for farming activities. Two Canary Island Date Palms existed by this time (outlined in yellow). (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)

Figure 8. Extract of a 1987 aerial photograph showing 125 Cherry Tree Road with its approximate boundaries shown in red dotted line. The southern portion of land was cleared by this time. The return verandah with an elongated eastern portion was added after 1951 (outlined in yellow). (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

173 Cherry Tree Road

Under William T Smith's ownership from 1910, Crown Allotment 2 was subdivided into four lots between 1917 and 1924: two lots comprised house blocks of approximately one-half to one acre each; another lot comprised a narrow strip of land on the western boundary of the allotment; with the balance comprising the majority of the land (see Figure 9).

One house block, part 839042, was transferred to Louisa Georgina Smith, Edwin Smith's wife and William's mother, in 1917. Louisa retained ownership of the block until 1928 (CT:V2110 F870;

CT:V4079 F670). This land comprised the Smith family home, 'Beaumont' at 190 Manuka Road (see Figure 9 and Figure 10).

In 1917, part 839043, at the southeast corner of Crown Allotment 2, was transferred to Bertram (Bert) Edward Smith, as was part 1184111 (today's 155 Cherry Tree Road) in 1924 (see Figure 9) (CT:V2110 F870). Bertram Smith, son of Edwin and Louisa Smith, owned both lots until 1970 with members of the Smith family retaining ownership until 1978 (CT:V4079 F671; CT:V9323 F431).

The subject house at 173 Cherry Tree Road was built for Bert Smith and his wife Mabel (née Suttie) around the time of their marriage in 1915 south the earlier Smith family home 'Beaumont' (see Figure 12) (Smith 2013). Bert and Mabel established an orchard on the land and brought up their two sons on the property (Smith 2013).
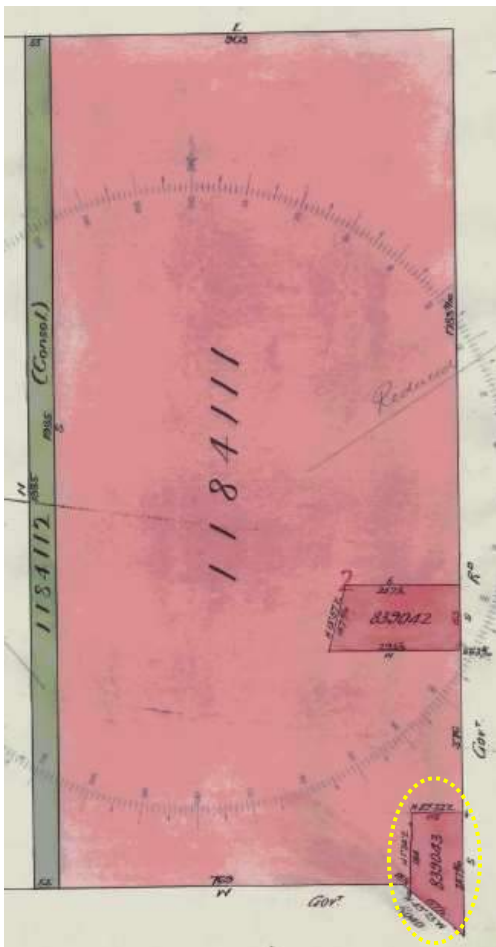
Figure 9. Crown Allotment 2, subdivided in 1917. Part 839043 (outlined in yellow) comprises the site at 173 Cherry Tree Road. Bert Smith also owned part 118411 and established an orchard on the land. (Source: CT:V2110 F870)

Figure 10. Extract of a 1951 aerial photograph showing the approximate boundaries of the land owned by Bertram Smith at that time (in green dotted line) and today's 173 Cherry Tree Road in red. The early Smith family home 'Beaumont' is shown in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951, via Landata)

Figure 11. Extract of a 1987 aerial photograph showing 173 Cherry Tree Road with its approximate boundaries shown in red dotted line. The surrounding land was no longer owned by the Smith family but was still being used for farming at this time. A new shed was built to the northwest of the house (outlined in yellow). (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

Figure 12. Undated photograph of the home of Bertram, son of Edwin and Louisa, and Mabel Smith at 173 Cherry Tree Road. (Source: Smith 2013)

191 Cherry Tree Road

191 Cherry Tree Road is located on part of Crown Allotment 1, Section C, Parish of Greensborough. Edward Caledonia Purcell, labourer of Eltham, took up Crown Allotment 1, under the 1869 land Act, owning the allotment of approximately 20 acres by 1888 (CT:V2182 F385; Greensborough Parish Plan). It is likely that Purcell was a relative of Louisa Smith (née Purcell).

In 1894, Edwin James Samuel Smith, farmer of Panton Hill and the eldest son of Edwin and Louisa Smith, became the owner of the property (CT:V2182 F385). Shortly after their marriage in 1903, Edwin and Violet Smith (née Bartlett) built their home on the property, where they brought up nine children and established a commercial orchard. This house was next door to the earlier Smith family home 'Beaumont' which appears to remain extant at 190 Manuka Road, Hurstbridge (Smith 2013). Edwin and Violet's son Frederick married Bessie Gibbons in 1938 and lived in a small cottage next to Edwin and Violet on the same orchard (Smith 2013).

In 1949, the property passed into the ownership of Lloyd Richard Smith, son of Edwin and Violet. Lloyd Smith had left Panton Hill and moved to Yarra Glen where he worked as life assurance agent. The property was subdivided into two lots in 1974 under Lloyd Smith's ownership (see Figure 5) (CT:V2182 F385). Smith retained ownership of the larger lot of approximately seven hectares until 1980 (CT:V9386 F713).

A Planning Permit was issued in 1999 for an extension to the dwelling at 191 Cherry Tree Road (PP).
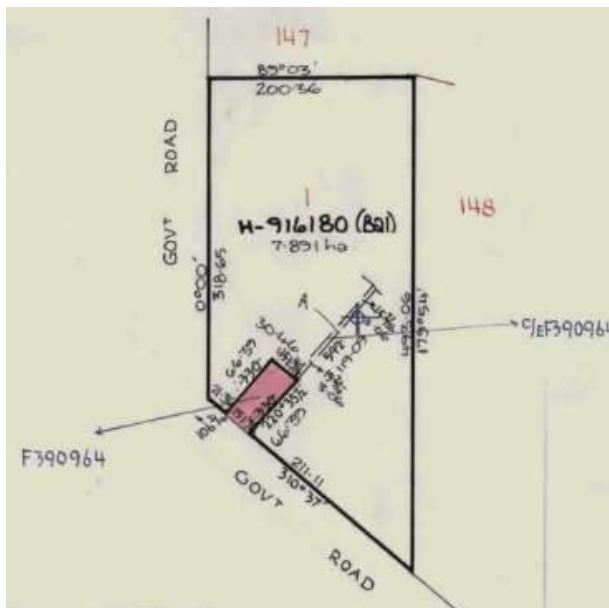
Figure 13. Showing the subdivision of today's 191 Cherry Tree Road in 1974. (Source: CT:V2182 F385)

Figure 14. To the left is an extract of a 1951 aerial photograph showing the approximate boundaries of the land owned by Edwin James Samuel Smith at that time (in green dotted line) and today's 191 Cherry Tree Road (highlighted in red). to the right is an extract of a 1987 aerial showing 191 Cherry Tree Road with additions to the front, side and rear of the original house. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951' & 'WESTERN PORT FORESHORES' 1987, via Landata)

Smith family, owners 1877-1980

The following extract from *Gold 'n' opportunity* by Leonie Smith, a fifth-generation Smith descendant, details the history of the Smith family.

> *Edwin Smith was born on the 3rd December 1848 at Bury, Lancashire, the 5th child of Samuel and Sarah Smith. He was almost 6 years old when he arrived in Australia in 1854 with his family. After he left school he worked as a miner at Caledonia Diggings. At the age of 25 he married Louisa Georgina PURCELL on the 2nd April 1874 at the Eltham Church of England…*
>
> *Louisa, the first of…five children was born shortly after James and Sarah [Purcell] arrived in Australia [in 1853]. She was born at Sandridge (…Port Melbourne). James and Sarah Jane Purcell made their way to the goldfields area of Andersons Creek…then to Smiths*

Gully/Queenstown…The Purcell's became the keepers of the Caledonia Hotel at Queenstown, said to have been situated near the Caledonia Creek…

After their marriage, Edwin and Louisa were one of the first to take up Crown land in Cherry Tree Road, Panton Hill. Edwin bought 10 lots of about 20 acres each at a cost of about half a crown an acre. For a short time Edwin and Louisa rented a cottage a little further down the road towards Hurstbridge while they cleared their land by hand and built their own cottage which they named "Beaumont". The cottage is still standing today, although it has seen some changes over the years.

The 10 lots Edwin originally purchased were eventually divided up amongst his children, some selling their lot to siblings and others staying on and working the land. At Beaumont, as he cleared the land Edwin began establishing an orchard, planting many varieties of apples, and peaches, apricots, plums and pears etc. and continually extended his plantings as he cleared the land.

Edwin and Louisa had 11 children over the 22 years following their marriage. As adults, those who didn't stay on the original property, stayed close by in the Panton Hill/Smiths Gully/Wattle Glen and Yarra Glen areas, the men established their own orchards, the Smith sisters with their husbands also established orchards or ran cattle…In the next generation of Edwin and Louisa's family, many of their grandchildren and a great grandson stayed in the local Panton Hill area and established their own orchards, the latter only to retire and sell his apple orchard in 2003…That ended well over a century of commercial fruit growing by the Smith family in the area.

Edwin Smith died on the 18th January 1910 and was buried at Nillumbik Cemetery in Diamond Creek...After the death of her husband, Louisa stayed on the family property for another 25 years, and died on the 24th October 1935. Like her husband, she was also laid to rest at the Nillumbik Cemetery in Diamond Creek (Smith 2013).

Other information about the Smith family can be gleaned from the obituary of Louisa Smith published in 1935:

The death occurred on October 24 of Mrs L. G. Smith, relict of the late Edwin Smith, of Panton Hill, at the residence of her eldest daughter (Mrs Arthur Jones) of Wattle Glen. The late Mrs Smith was born at Sandridge (now Port Melbourne) on May 22 82 years ago, a few weeks after her parents (the late Mr and Mrs James Purcell) had arrived from England in the sailing ship "Catherine Mitchell." Her childhood and girlhood days were spent in various parts of the district, Warrandyte (then Anderson's Creek), Diamond Creek, Eltham, Queenstown, and Panton Hill. In 1873 [1874] she was married to Edwin Smith, of Queenstown, and they selected land on Cherry Tree Road and commenced an orchard and mixed farm. Seven sons and four daughters were born of the marriage, three of the sons and one daughter are still living on the original property (Advertiser 15 November 1935:2).

DESCRIPTION

The three properties associated with the Smith family are located on the north side of Cherry Tree Road, a two-lane road connecting the Hurstbridge and Panton Hill townships. Built in the earlier decades of the twentieth century, 125, 173 and 191 Cherry Tree Road adopted various designs of Edwardian timber houses typically built on rural properties.

125 Cherry Tree Road

125 Cherry Tree Road, Hurstbridge, comprises a large land parcel of about 13 acres covered with moderate vegetation and a 1910 timber house 'Wendouree'. The land gently slopes down to the west. Three dams exist within the property boundaries, including one close to the southern property boundary. Built for George Smith, orchardist, and his wife Barbara, 'Wendouree' is a 1910 single-storey weatherboard house with an M-profile hipped roof clad in corrugated metal. The original house had a symmetrical façade with two windows with sidelights on the either side of the central doorway, and a concave profile verandah to the front of the building. The house has undergone various changes since 1918 (Figure 6). The changes on the primary (south) elevation include the timber verandah with simple timber posts and brackets (replaced the early verandah between 1951 and 1987), infills under the verandahs on both sides (by 1987), altered window openings and loss of a face brick chimney (date unknown). A modern iron ventilator penetrates the hipped roof on the left-hand side. The timber front fence with a gate is also a later addition. There is a post-1987 rear extension to the western portion of the house (Figure 17).

There are two corrugated metal-roofed sheds to the west and northwest of the main house. These sheds are likely the pre-1952 structures shown on Figure 7. A more recent slanted roofed shed and carport exist to the northeast of the house.

The two mature Canary Island Date Palm (*Phoenix canariensis*) trees that were planted between 1918 and 1951 (HO182) stand in front of the building. The Canary Island Date Palms are good specimens of a tree that was fashionable during the first decades of the twentieth century.

Figure 15. 'Wendouree' at 125 Cherry Tree Road. The return verandah supported by simple timber posts is an addition from between 1951 and 1987. (Source: Context 2020)

Figure 16. 'Wendouree' at 125 Cherry Tree Road, viewed from the south. The timber front fence and covered gateway is a later addition. (Source: Context 2020)

Figure 17. An aerial view of 125 Cherry Tree Road (left), and a close up of 'Wendouree' (right) with the post-1987 extension to the rear (outlined in yellow). (Source: Nearmap)

173 Cherry Tree Road

173 Cherry Tree Road, Hurstbridge, is a smaller allotment at the corner of Cherry Tree Road and Manuka Road, comprising a c1915 timber house. The allotment was formed by the 1917 subdivision under the ownership of William Thomas Smith, orchardist and son of Edwin and Louisa Smith. After the change of the ownership in 1978, the property is now separated from the large farmland at 155 Cherry Tree Road, formerly owned and operated by the Smith family as orchards. The existing weatherboard-clad house was built c1915 for orchardist Bertram and Mabel Smith. The house has a

high-pitched hipped roof with a transverse gable wing, clad in corrugated metal. The verandah is incorporated under the main roof form, and features turned timber posts and timber brackets. The façade is double fronted with a projecting gabled bay on the left-hand (west) side. The gable end is treated with half-timbering and rough cast render. The projecting bay features a three-light window with a corrugated metal awning. There is a face brick chimney behind this projecting bay. Another three-light window is provided on the right-hand side of the entrance. The front windows are later replacements. The central doorway features a sidelight and highlight. The property also comprises a metal-clad shed with a skillion roof (built between 1951 and 1987), to the northwest of the house.

Figure 18. 173 Cherry Tree Road, with a projecting gabled bay with half-timbering detailing. Note the face brick chimney behind the projecting bay (outlined in yellow). (Source: Context 2020)

Figure 19. 173 Cherry Tree Road, comprising a 1910 house and a shed built between 1957 and 1987. (Source: Nearmap)

191 Cherry Tree Road

191 Cherry Tree Road, Hurstbridge, is located near the corner of Cherry Tree Road and Manuka Road, comprising a c1903 timber house. The land was subdivided in 1974 during the ownership of Lloyd Richard Smith, son of Edwin and Louisa Smith who was living in Yarra Glen. The c1903 house built for Edwin James Samuel Smith, farmer of Panton Hill and the eldest son of Edwin and Louisa Smith, and his wife Violet. A large gable roofed extension was made to the original house in 1999 to the rear of the earlier house (Figure 20). The earlier weatherboard house exists in a substantially altered form. This house has a corrugated metal-clad gable roof. The primary (south) and west elevation is clad in painted sheets, while the east elevation retains the weatherboard cladding. The original portion of the house has an early rear wing clad in weatherboards with skillion roof. the gabled section next to this wing is a later addition. An attached garage has been added after 1987 to the east elevation. A new window opening is provided on the west elevation. All window and door joinery on the primary elevation are replaced. The front verandah with corrugated iron roof is also a replacement. There is no chimney extant. The 1999 extension has a gabled roof and an attached shed with a smaller gabled roof.

Figure 20. Oblique view of 191 Cherry Tree Road. Note the attached garage (outlined in green), an early rear wing with skillion and gable roofs (outlined in red) and the rear extension dating from 1999 (outlined in yellow). (Source: Nearmap 2019)

Figure 21. The primary (south) elevation of 191 Cherry Tree Road, with an attached garage, replaced window and door joineries and extended verandah. (Source: Google 2019)

Figure 22. 191 Cherry Tree Road clad in painted sheets on the primary (south) and side (west) elevations. The window on the west elevation shown here and the verandah to the front of the house are later additions. (Source: Context 2020)

INTEGRITY

The three Cherry Tree Road properties display varying degree of changes.

Wendouree at 125 Cherry Tree Road is somewhat intact with some changes to the early built form and fabric. The building retains M-profile hipped roof and symmetrical double-fronted façade design. The overall legibility as an Edwardian timber house is interrupted by later additions such as the return verandah and infills, and the rear extensions.

173 Cherry Tree Road is highly intact to its c1915 design and form, retaining the asymmetric form with a steeply pitched hipped roof with a projecting transverse gable wing and the front verandah inset under the main roof form. Its intact elements and detailing characteristic of the period of its construction includes its weatherboard-clad elevations, corrugated metal-clad roofs, face brick

chimney, half-timbering treatment to the gable end, doorway with a sidelight and highlight, and turned timber verandah posts and timber brackets. The windows are latter replacements.

191 Cherry Tree Road retains the overall built form as a single-storey gable roofed house with skillion roofed rear wing but is substantially altered, having lost key elements of its early design as an Edwardian timber house. The changes include the new surfaces of the primary (south) and side (west) elevations finished with painted sheets, loss of chimney and verandah, replaced window and door joinery.

Overall, 125 and 173 Cherry Tree Road have moderate integrity, remaining legible of its original designs as Edwardian timber houses built on agricultural properties. The integrity of 191 Cherry Tree Road is compromised due the changes, but legible when viewed part of the group.

COMPARATIVE ANALYSIS

The planting of orchards in the municipality began in the 1860s with the selectors who applied for 20-acre occupation licences under the Amending Land Act 1869. By 1900 orchards covered much of the Shire of Nillumbik. Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became key areas for a fruit-growing industry that was based at Diamond Creek. Orcharding in Nillumbik peaked from the 1880s to the 1910s until World War I, when local orchards were exporting their produce to other states and overseas.

Although the industry declined from the 1930s, a few commercial orchards in more rural parts of the Shire remained productive into the 1990s and the present. Parts of Nillumbik played a major role in the wider orcharding regions situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington.

'Wendouree' and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road are demonstrative of a group of houses that exhibit characteristics of the smaller-scale houses associated with small orchards or farms. These houses were built on a large land parcels held by local families who look up lands to establish to grow fruits from the 1860s. Largely built from the late nineteenth century until World War I, these houses are mostly built of timber, smaller and more basic in size and design than the houses in the rural townships or suburbs in Melbourne. Like the Smith properties, many of these examples had direct access from the surrounding land, while some other examples had a clearer distinction between the workplace and home.

These houses demonstrate the type of houses built in the rural area prior to World War I, when land was increasingly being taken up for small-scale agricultural pursuits, such as the Smith family's orchards.

The following examples of pre-1920 houses established in local orchards are listed on the Nillumbik Heritage Overlay.

Weatherboard farm house and outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). (Source: VHD)

The property comprises a c1905 farmhouse and pre-1920 outbuildings. The farmhouse is of historical and associative significance for its associated with the MacMillan family of orchardists over a long period of time and has strong links with Eltham's fruit-growing industry. The house is also historically and aesthetically significant as one of a small number of pre-1920s weatherboard dwellings in the rural areas of the shire, and as one of the most substantial examples (VHD). The house has a double-gable roof with return verandah, situated on a sloping land.

Weatherboard farm house, 710 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO88). (Source: VHD)

The house (built c1876-1880s with subsequent Federation period renovations and additions) is historically significant for its strong associations with orchardist, William Draper, a member of the noted fruit-growing firm started by the local pioneer and horticultural expert, Charles Draper, and its strong links with Eltham's fruit-growing industry, which reached its heyday in 1880-1910. The house is historically and architecturally significant because houses of this style are comparatively rare in the shire and because it has a number of unusual features, including a distinctive bay window (VHD). The house displays some changes from later periods, including the infill of the verandah (likely from the Federation period).

The Nink farm and orchard complex comprises a group of pre-1940 buildings and exotic planting. The original front garden and driveway are also retained. This place is of historical and associative significance for the close link with the locally prominent Nink family. The main house and the associated buildings display various changes, reflecting the focus on practicality of the farm-associated buildings. The site is also important as an uncommon example late nineteenth century weatherboard farmhouse complex. Its collection of some major exotic plantings is reminiscence of its once quite substantial ornamental garden which is also rare in Nillumbik. The New Zealand cabbage tree palms are significant as the largest examples of their type in the shire (VHD).

Nink farm and orchard complex, 265 Ninks Road, St Andrews (HO237). (Source: VHD)

The c1889 Cracknell orchard house is significant for the long association with Sam Cracknell who had a Colony-wide prominence in the nineteenth century in equestrian business pursuits, and for the design of the house which is a rare and intact example in the shire of what is a standard design Victorian period timber house in some Melbourne suburbs. The site is also significant as a well-preserved house from an early orchard in the district. This house retains an ornamental front garden separated from the surrounding land (VHD). The house represents a slightly different type of living in farm, where the residence was carefully separated from the utilitarian nature farm workings.

Cracknell orchard house, 395-405 Kangaroo Ground-St Andrews Road, Panton Hill (HO221). (Source: VHD)

The Harless Orchard House, built in 1905, is described as 'as probably the best Edwardian era dwelling' in the former Shire of Eltham (VHD). Residential buildings from that era are not common, and many examples adopted the late nineteenth century standard house designs.

The orchard house is one of limited numbers of the surviving Federation period housing stock within the shire, and is a well-preserved example of an orchardist's house in an era of expansion for the industry (VHD).

Harless orchard house, 35 Ingrams Road, Research (HO218). (Source: VHD)

English oaks and farm house, at the former Panton property are significant for its retention of the oaks that are typical plantings for early farms in the area which now are uncommon at this maturity. The house is also historically significance as it recalls Edwardian-era cottage construction in the area, as weekenders and farm let houses, and for the property's historical association with the well-known Joseph Panton whose name has been memorialised in the Panton Hill locality (VHD).

English oaks (3) and farm house at the former Panton property, 270 Mt Pleasant Road, Eltham (HO235). (Source: Google 2020)

Discussion

The subject buildings and the above examples also share associations with local families who look up lands in the local areas for orcharding. Like the subject properties, the above houses are mostly of small scale with basic designs that reflected the pragmatism of farming life.

The subject group of buildings is compares favourably to the above houses, in particular, 710 Hurstbridge-Arthurs Creek Road, Arthurs Creek, 265 Ninks Road, St Andrews and 270 Mt Pleasant Road, Eltham, which also evidence alterations to their original built form. These small-scale houses built on farmlands represent the shire's key historical development period - the hayday of fruit-growing industry between 1880 and 1910, and the continuation of the smaller-scale orcharding industry into the 1970s. Changes to these houses reflect the nature of the farm-associated buildings with their focus on practicality over aesthetic purity.

Although altered, 125 Cherry Tree Road is similar to 395-405 Kangaroo Ground-St Andrews Road, Panton Hill, as a house originally built to a standard design that was more common in suburban areas. 191 Cherry Tree Road would have been an example of typical Edwardian cottages of a more basic design, as seen at 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek, or 270 Mt Pleasant Road Eltham. 173 Cherry Tree Road is more directly comparable to 35 Ingrams Road, Research, for

its high intactness to its original c1915 design. Residential buildings from the immediate prewar era are not common in the municipality, and most examples from that period often used the standard house designs from the earlier century.

Built for different members of the Smith family as the family expanded over time, 125, 173 and 191 Cherry Tree Road are a good example as a grouping of farming properties associated with one family. As a group they evidence how families frequently took out a number of occupation licences in close proximity under the names of various family members and continued to farm in association with each other into the twentieth century. As a cluster of buildings closely associated with local orchardists Smiths, the houses represent the orcharding that was major part of the shire's industry from the nineteenth to early twentieth century.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

'Wendouree' and Canary Island Date Palms at 125 Cherry Tree Road (built in 1910), and the two Smith Orchard Houses at 173 (c1915) and 191 (c1903) Cherry Tree Road, Hurstbridge, a group of houses associated with generations of the Smith family, is significant.

Elements that contribute to the significance of the place include:

- original single-storey forms and scale (125, 173 and 191);

- original or early timber cladding and corrugated metal roofs (125, 173 and 191);

- M-profile hipped roof and symmetrical double-fronted façade design (125);

- two mature Canary Island Date Palms (*Phoenix canariensis*) in the front garden of no 125;

- asymmetric form with a projecting gabled wing, high-pitch hipped roof with a transverse gable, front verandah inset under the main roof form (173);

- stylistic detailing including the face brick chimney, half-timbering treatment to the gable end, doorway with a sidelight and highlight, and turned timber verandah posts and timber brackets (173); and

- single-storey gable roofed form with an early weatherboard-clad rear wing with skillion roof, as well as the original or early weatherboard cladding to the east elevation (191).

Later changes (especially those applied after the Smith family's ownership) are not significant.

HOW IS IT SIGNIFICANT?

Wendouree and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road, Hurstbridge, is of local historical, representative and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The group of houses built for generations of the Smith family at 125, 173 and 191 Cherry Tree Road, Hurstbridge, are historically significant for its demonstration of the shire's key historical development period. The cluster of properties evidence the hayday of the fruit-growing industry between 1880 and 1910, and the continuation of the smaller-scale orcharding industry into the 1970s. The houses are built of timber and are basic in form and design reflecting the rural origins of the area. The Smith properties had close association with surrounding land, where they operated commercial orchards and other agricultural businesses including poultry farm. The two mature Canary Island Date Palm trees in the front garden of no 125 are good specimens of a very fashionable tree during the first decades of the twentieth century. (Criterion A and D)

The group of houses at 125, 173 and 191 Cherry Tree Road, Hurstbridge, is significant for their generational association with the Smith family. Edwin Smith and his wife Louise established orchard and farm from 1877 with 20-acre occupation licence issued under the *Amending Land Act 1869*. Edwin and Louisa raised their 11 children at the earlier family home 'Beaumont'. Some of their children continued working at the family orchards, settling in new homes built in the vicinity. 'Wendouree' at 125 Cherry Tree Road was built c1910 for George John Smith and his wife Barbara (née Bradley) shortly after their marriage. The c1915 house at 173 Cherry Tree Road was built for Bert Smith and his wife Mabel (née Suttie). Edwin and Violet Smith (née Bartlett) brought up nine

children in the house at 191 Cherry Tree Road. The Smiths were among a number of local families who settled in the Hurstbridge/Panton Hill area, taking up a number of occupation licences in the 1860s in close proximity under the names of various family members. Members of the Smith family continued the agricultural operation for over 100 years into the 1970s. (Criterion A and H)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as a serial listing, to include HO182 Smith Orchard House at 125 Cherry Tree Road and the properties at 173 and 191 Cherry Tree Road, Hurstbridge.

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Two Canary Island Date Palms (*Phoenix canariensis*) at number 125
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

It is recommended that the early Smith family house at 190 Manuka Road, Hurstbridge, is investigated for potential inclusion in this serial listing.

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180 Cherry Tree Road, Hurstbridge

Timber cool store

Prepared by: Context	**Survey date:** December 2020
Place type: Orcharding	**Architect:** -
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1936

Figure 1. The cool store at 180 Cherry Tree Road, Hurstbridge, viewed from the northeast. (Source: Context 2020)

Figure 2. 180 Cherry Tree Road, Hurstbridge. Detail of the cool store showing the early timber section. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes presented in the *Nillumbik Shire Thematic Environmental History* (2016):

2 PEOPLING NILLUMBIK'S PLACES AND LANDSCAPES

2.8 Twenty-acre occupation licences

One of the most conspicuous features of the cadastral map of the Nillumbik area is the concentrated clusters of hundreds of small lots of around eight hectares (20 acres), which are located almost exactly over the old auriferous (gold-bearing) lands of the area. There are around 800 of these small lots, amounting to around 6,500 hectares, or 15 per cent, of the land area of the current Nillumbik Shire. This settlement pattern originated in a system of temporary tenure on auriferous Crown land that was introduced in the land Acts from the 1860s and would prove a useful safety valve to the problems that arose from selection (Mills & Westbrooke 2016:34).

Victoria's land acts are best known for the introduction of selection but this was accompanied by an evolving system for licensed occupation of Crown land for residential and cultivation purposes. The Nicholson Act 1860 provided for licences to occupy Crown lands for purposes such as stores, inns, ferries and bridges. This provision stretched to include 'occupation licences' and hundreds were taken up by miners and tradesmen on goldfields and on other Crown land (Mills & Westbrooke 2016:34).

By June 1866 more than 5,000 settlers had occupied over 120,000 acres in the colony under this section [Section 42 of the Land Act 1865] (Nelson & Alves 2009, p. 253; Powell 1970, p. 126). Section 42 licensees were typically tenant farmers, married farm labourers, working miners, storekeepers, small traders and carriers (Mills & Westbrooke 2016:34).

The success of Section 42 was also the cause of some dissent, as many considered the application of this section of the Act to be a distortion of the original purpose, which was to assist needy miners. As a result, under the Amending Land Act 1869, Section 42 was replaced with the more stringent Section 49 under which licensees could apply to occupy and cultivate a maximum of 20 acres exclusively on auriferous land. They could only hold one licence and there was no provision for later sale. This was soon found to be too severe and, by 1873 under new land Regulations, licensees could apply to have the land sold at public auction. Under Section 4 of the Amending Land Act 1880 licensees were able to purchase the land directly and could then take out further licences (Mills & Westbrooke 2016:36-37).

As mining slowed around Queenstown and Panton Hill in the late 1860s, miners turned to the land as another source of sustenance. Alan Marshall illustrated this process when he wrote about selectors including Burrows, Purcell, Smith, Owens, Clarke, Ellis and Harvey occupying Cherry Tree Road, (on the way to Panton Hill from Hurstbridge). The majority took up licences under Section 49 then purchased the land after 1880 and, in many cases, acquired further licences. One of these was Lot 3, Section C, Greensborough, later the site of the Smith Orchard House

(HO182), first licensed to E Smith in 1877 and purchased by him in 1880 (Mills & Westbrooke 2016:36-37).

4   TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

4.4   Agriculture, orchards and viticulture

The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).

Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).

The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).

The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves

by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).

The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).

LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit

were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills and Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

PLACE HISTORY

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is located on parts of three Crown Allotments, all taken up under the 1869 *Land Act*: Crown Allotment 2, Section E; Crown Allotment 3, Section E; and Crown Allotment 10, Section E, Parish of Greensborough (*Greensborough Parish Plan* 1961). All allotments, as well as neighbouring Crown Allotment 11 of 20 acres, were owned by the Moore family from the early 1890s to 1940. The Moore family established an orchard on the approximately 60 acres of land, where they built the subject timber cool store. A residence is also located on Crown Allotment 3.

In 1891, Sarah Moore, farmer, took over the original Crown grantees the Crown Allotment 2 (20 acres), Crown Allotment 3 (20 acres) and Crown Allotment 10 (5 acres). After Sarah Moore died in 1893, her son John (Jack) Andrew Moore, fruit grower of Panton Hill, took over ownership of Crown Allotment 2 in 1898. In the same year, another son Joseph Everard Moore, fruit grower of Panton Hill, became the owner of Crown Allotments 3 and 10. Following the death of the Moore brothers in 1915, John's widow Elizabeth Moore of Cherry Tree Road became the owner (CT:V1936 F122; CT:V3932 F242). Three acres of Crown Allotment 2 were transferred to Leigh, Catherine and John Ellis-Henderson in 1936. In 1940, all remaining land on Crown Allotments 2, 3 and 10 was acquired by orchardist Thomas Clarke (CT:V1936 F122; CT:V3932 F242).

Orcharding continued on the subject property and surrounding land under the ownership of local orchardists. In 1940, Thomas Clarke, orchardist of Wattle Glen, owned all three aforementioned allotments as well as neighbouring Crown Allotment 11, a total of approximately 55 acres (CT:V8600 F157). In 1951, the land was sold to Frederick William Buck, orchardist of Hurstbridge, who subdivided it into three lots in 1966. The subject site is located on Lot 3, approximately 36 acres, of Buck's subdivision (CT:V6360 F948). Orchardists Raymond and Kenneth Bloom became the owners of the property in 1972 (CT:V8694 F662). Bloom ran the orchard until the late 1990s, and in 2001 it was leased to George Apted, whose family owned a large fruit growing property, 'Glen Ard', at Strathewen (Ken Bloom cited in Butler 2006:144; Lawson 2021). The Apteds continue to operate orchards in the area and a fruit retail business at Arthurs Creek.

From aerial photographic evidence, the northern section of the cool store was in existence prior to 1951. An extension was constructed to the existing cool store building by 1987 (Figure 3 and Figure 4).

Figure 3. Extract of a 1951 aerial photograph showing the early part of the subject cool store (outlined in yellow) at 180 Cherry Tree Road. A cool chamber is also shown at the rear of the cool store. The rows of planting to the south of the subject building evidence the agricultural activities on the property. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)
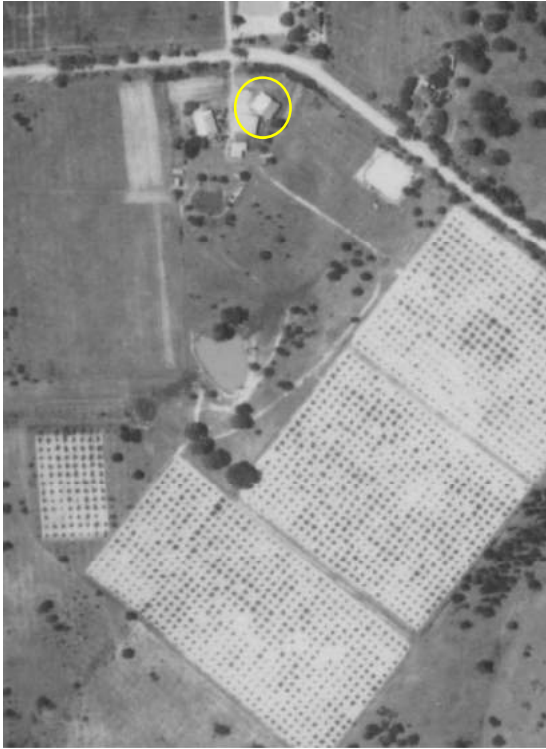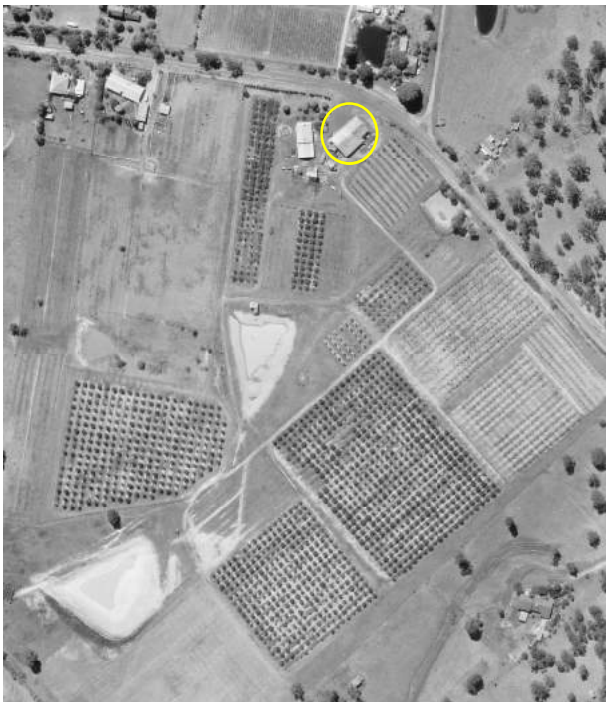

Figure 4. Extract of a 1987 aerial photograph showing the early part of the subject cool store (outlined in yellow) at 180 Cherry Tree Road with an extension. The rows of planting to the south of the subject building evidence the continued agricultural activities on the property. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

A typical interwar period timber cool store, the extant cool store at 180 Cherry Tree Road is believed to have been erected in c1936 to replace the original 1914 store erected for Jack Moore. The cool store was surveyed as part of a heritage study in 2006 (Butler 2006:144). Although much enlarged and altered, in 2006 the building still displayed some of the traditional characteristics of the cool stores of the district. The northern end of the building comprised an original timber section, with the packing shed facing north west and the remains of the refrigeration plant located on the eastern side. The old cool chamber had been removed. The building has a large, corrugated iron-clad addition (pre-1987), with a modern cooling chamber, which was installed by Ken Bloom during his occupation of the property between 1972 and the 1990s. This addition was built in response to changing needs associated with the continued use of the building for its original purpose.

According to the National Trust (Vic), the building is one of about seven cool stores in the Shire of Nillumbik surviving from the 1920s-30s. The two public cool stores built in the Diamond Valley region no longer exist (Ken Bloom and National Trust of Australia (Victoria) File Number B6979, cited in Butler 2006: 139, 142, 144).

DESCRIPTION

180 Cherry Tree Road, Hurstbridge, comprises about 36 acres on the south side of Cherry Tree Road, across the Manuka Road intersection. The property retains its agricultural use, with orchards covering most of the land. The property includes two dams; one centrally located and the other in the southern part of property. The c1936 timber cool store at 180 Cherry Tree Road, Hurstbridge, is located near the northern property boundary, east of the driveway off Cherry Tree Road. There is a house with a postwar rear extension (pre-1987) to the west of the cool store.

Figure 5. Aerial view of 180 Cherry Tree Road, showing the c1936 cool shed outlined in red.

The c1936 weatherboard-clad cool store displays some of the traditional characteristics of the cool stores of the district, including a symmetrical single-storey form with a corrugated metal-clad broken gable roof. There is a postwar shed (pre-1987) addition to the south elevation of the cool store. This addition houses a modern cooling chamber and has a corrugated metal roofing and cladding. In 2006, the c1936 cool store housed the packing shed facing northwest with the refrigeration plant located on the eastern side (Butler 2006:144)

The original portion of the timber cool store retains several early openings, including a timber door on the east elevation (Figure 2). Views of the north and west elevations from the public domain are obscured by new trees (planted after 1992) which are located to the north and west. In 1992, there were two window openings created in the north elevation along with a door and a window opening in the original portion of the west elevation (Figure 6).

Figure 6. Cool shed at 180 Cherry Tree Road in 1992, viewed from the northwest (upper) and the northeast (lower). (Source: VHD)

The extant house on the site has a roof form that indicates construction in the early decades of the twentieth century. The design or integrity of this house was not able be confirmed at this stage, as the

building is not visible from public domain. Information from other sources that would provide evidence of its design or condition of this house was not able to be obtained.

INTEGRITY

The c1936 timber cool store at 180 Cherry Tree Road, Hurstbridge, retains most of its external built fabric characteristic of typical 1920s-30s cool stores built in the district. The building retains its original single storey form with broken gable roof; corrugated iron roof cladding and weatherboard wall cladding; and an early timber door on the east elevation. Despite the postwar (pre-1987) extension to the south elevation, the basic built form and simple construction method of the earlier northern section have been retained. External elements that are characteristic of interwar cool stores built on agricultural properties in the district have also been retained. Overall, the c1936 cool store remains clearly legible and has high integrity.

COMPARATIVE ANALYSIS

The planting of orchards in the municipality began in the 1860s with the selectors who applied for 20-acre occupation licences under the *Amending Land Act 1869*. By 1900 orchards covered much of the Shire of Nillumbik. Diamond Creek was the base for the Nillumbik Shire fruit-growing industry and Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Yarrambat and Research became key fruit-growing areas. Orcharding in Nillumbik peaked from the 1880s to the 1910s until World War I, when local orchards were exporting their produce to other states and overseas.

Although the industry declined from the 1930s, a few commercial orchards in more rural parts of the Shire remained productive into the 1990s and the present. Parts of Nillumbik played a major role in the wider orcharding regions situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington.

Built c1936, the timber cool store at 180 Cherry Tree Road is tangible evidence of the interwar fruit-growing industry that was led by a smaller number of commercial orchards in the municipality that survived the downturn from the World War I. In the absence of refrigeration, cool stores were a means by which fruit could be kept from deteriorating. The first government cool store was established nearby to coincide with the opening of the railway line in 1912. The two government cool stores built in the Diamond Valley region no longer exist.

Typically, cool stores of this time featured insulation and a refrigeration plant for air circulation. The produce was stored and packed for the local and export market at the cool store (sometimes packed at a nearby packing shed).

In Nillumbik, three cool stores are listed on the Heritage Overlay currently.

Shaw's Cool Store, 345 Hilderbrand Road, Cottles Bridge (HO212). (Source: HERMES no 66286)

The cool store at 345 Hilderbrand Road, Cottles Bridge was built in the c1930s for the orcharding property of William and Edward Shaw (HERMES no 66286).

Shaw's cool store is significant architecturally and historically, as a small private cool store typical of those built in the orchard districts near Melbourne in the interwar period. The cool store is a remnant of the important fruit-growing industry which flourished in the districts near Melbourne, including the Diamond Valley. Cottles Bridge has retained its rural character to date. The site is also historically significant as part of a Closer Settlement holding.

The cool store displays the typical design of the combined cool stores and packing sheds of the region. The building shows the techniques for insulation and air circulation used in a typical cool store of the era, however the cool store now lacks the essential refrigeration plant, except for remnants of the refrigeration pipes.

The cool store's significance is enhanced by the associated house, remnant fruit trees from the orchard and the property's rural setting (HERMES no 66286).

Cowin's Orchard Cool Store, 93-113 Murray Road, Diamond Creek (HO140).
[No image available]

Cowin's orchard cool store built in c1920s is historically, technically and aesthetically significant. The orchard cool store is historically significant as an example of cool store associated with the key phase of fruit-growing in the region. The cool store is a reminder of this important industry and an example of a technical innovation that enabled local farmers to adapt to conditions in the region. The cool store has been dug into the hillside and clad with log walls and a thatched roof. The cool store is also important for its unusual construction technique (HERMES no 73564).

Cave Cool Store, Glen Halcyon, 145 Ninks Road, St Andrews North (HO143). (Source: HERMES no 104391)

The early 1920s cave cool store is historically and technically significant. The cool store was a 'man-made' cave store and illustrates the ingenuity of the farmers/orchardists in the area who used it to preserve their produce. The cool store is unique in the former Shire of Eltham and serves as a reminder of the important role that agriculture played in the economic development of the area (HERMES no 104391).

Discussion

The subject cool store at 180 Cherry Tree Road, Hurstbridge, is one of a few (about seven cool stores remaining in 2006) in the Shire of Nillumbik surviving from the 1920s and 30s. The subject store and the HO-listed examples were developed as private cool stores that served local orchardists. The surviving examples feature different designs. As a detached building that formerly incorporated packing facilities and refrigerating plant, the cool store at 345 Hilderbrand Road, Cottles Bridge is most closely comparable to the subject building. Utilising the natural landscape, 93-113 Murray Road, Diamond Creek and 145 Ninks Road, St Andrews North represent slightly different ways of preserving the produce.

As part of the remnant group of now rare cool stores in the Shire, the c1936 cool store at 180 Cherry Tree Road provides important evidence of the local fruit-growing industry which flourished in the Shire from the 1880s to the 1910s.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The timber cool store at 180 Cherry Tree Road, Hurstbridge, built c1936, is significant.

Elements that contribute to the significance of the place include:

- original single-storey form and scale;

- original broken gable roof with corrugated metal cladding; and

- original weatherboard-clad walls and early windows and doors, including the timber door on the east elevation visible from the street.

HOW IS IT SIGNIFICANT?

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is of local historical, rarity and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is historically significant as one of only a few such buildings that survive in the Shire of Nillumbik from the 1920s and 30s. Built c1936 as a private cool store for orchardist Thomas Clarke, the cool store continues to be used for its original purpose in association with the continuing agricultural activities on the property. It provides important evidence of the long-standing day-to-day operations of the local orchards from the interwar period. As one of only a few surviving interwar cool stores in the Shire, the timber cool store is important as an increasingly rare structure that was once common in the Shire of Nillumbik, where the orcharding was one of its major industries. The subject cool store is important as an example of a private cool store built for the property owner. (Criteria A and B)

The cool store is also significant as an example of a once common building type in the Shire during the interwar period. The weatherboard-clad cool score incorporated packing facilities and refrigeration plant for long-term preservation of the fruits, which was essential for local orchards. Its basic timber construction and simple form including the broken gable roof is also representative of the industrial timber buildings erected for agricultural use in rural properties. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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1080 Heidelberg-Kinglake Road, Hurstbridge

'Fermanagh'

Prepared by: Context		**Survey date:** April 2021	
Place type: Residential		**Designer:** John Jenkin	
Significance level: Significant		**Builder:** Not known	
Extent of overlay: To title boundaries		**Major construction:** 1915-16	

Figure 1. Principal (northeast) elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au, 2019)

Figure 2. Northwest elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au, 2019)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History (2016)*:

> 6 *BUILDING TOWNS AND SHAPING SUBURBS*
>
> > 6.2 *Pre-World War I subdivisions and estates*
> >
> > *From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'.* (Mills & Westbrooke 2016:69)
> >
> > *In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land (Kellaway 1992). To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:69)In the early twentieth century, some of the larger rural properties in the Nillumbik area were being subdivided into smaller blocks, often at the sale of a deceased estate. Nevertheless, these were still typically bought as productive farms. At Arthurs Creek, Charles Draper's estate Charnwood was subdivided in 1903 into four orchards with grazing land attached. Cleir Hills orchard near Queenstown, the deceased estate of George Gray, was subdivided in 1905 into three orchard lots of 81, 60 and 145 acres.* (Mills & Westbrooke 2016:70)
> >
> > *Most houses of the early twentieth century were modest weatherboard-clad timber-framed structures. There are only a few houses from this period in the shire that approached the standard of development that the subdividers had envisaged. The Stanhope Residence in Eltham (around 1910) (HO149) designed by Desbrowe Annear is a timber-framed house with roughcast walls and the detailing and internal timber panelling typical of the architect. The Mackey House in North Warrandyte (1914) is another timber house with stucco treatment and bungalow styling (HO181).* (Mills & Westbrooke 2016:71)
>
> 4 *TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES*
>
> > 4.4 *Agriculture, orchards and viticulture*
> >
> > *The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the*

second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).

Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).

The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).

The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).

The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).

LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

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Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval

was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills & Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

PLACE HISTORY

'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge, is located on Crown Allotment 8, Section C, Parish of Greensborough. Comprising 18 acres, it was taken up under the 1869 land Act by Charles Carr by 1885 (*Greensborough Parish Plan* 1961; CT:V1898 F431).

After Carr died in 1896, Patrick Burke (senior), a farmer of Upper Diamond Creek, became the owner of the property in 1898 (CT:V1898 F431).

Burke's son, Patrick Joseph, married Margaret Brennan from Arthurs Creek in 1915. In the same year, Ivanhoe architect John Jenkin advertised tenders for a tiled, timber residence for P Burke Esq at Hurstbridge - the subject residence (*Argus*, 9 January 1915:3).

By 1916 Patrick and Margaret Burke were living in the subject house, named 'Fermanagh' after the county in Ireland of the same name, when Margaret gave birth to twins (*Age* 5 February 1916:5).

Patrick and Margaret went on to establish the Diamond Valley Orchards and Nursery on Diamond Creek and Arthurs Creek. The Burkes employed many locals in both their orchard and cool store, which Patrick built on the Kinglake Road homestead site after mismanagement of his crops at the Hurstbridge Cool Store. The Burkes' cool store burned down in the 1970s (Hurstbridge and District Local History Group 2003).

Patrick Burke and John Brennan took out a mining lease on the property in 1923 to prospect for gold (*Advertiser*, 31 August 1923:3).

Patrick Burke died in 1941, aged 67. His obituary noted that he had been born in the area and was survived by his wife, three sons and two daughters (*Eltham and Whittlesea Shires Advertiser*, 19 September 1941:1). After Patrick's death, Margaret Burke took over ownership of 'Fermanagh' (CT:V1898 F431). A road reserve was surveyed on the southern boundary of the property in 1968.

After Margaret Burke died in 1973, Carmel Blake (née Burke) became the owner in 1975. The property was subdivided into two lots in 1980, with Mary Burke becoming the owner of the eastern lot (approximately four hectares), in the same year (CT:V1898 F431; CT:V9085 F307; CT:V9402 F821).

The property was listed for sale in 2019. It appears that up until that time ownership of the house remained in the Burke family, a proprietorship of over 100 years.

Figure 3. Detail from a 1951 aerial photograph showing distinct circular planting pattern, and small outbuilding to the southeast of the house in existence at this time. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1945, via Landata)

Figure 4. Detail from a 1987 aerial photograph showing the mature circular planting pattern, and carport erected in front of the small outbuilding. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

Historical aerial imagery from 1951 shows a distinct ovoid planting pattern enclosing a front garden space to the northwest of the house (Figure 3). By 1987 these trees were well established (Figure 4). Current aerial imagery and recent photographs of the property indicate that the trees are Golden Cypress (*Hesperocyparis macrocarpa* 'Horizontalis Aurea'). A pair of trees to the northwest of the house are also shown in the 1951 and 1987 aerials. In recent photographs these appear to be mature Chinese Windmill Palms (*Trachycarpus fortunei*). Their maturity and intentional placement, in symmetry with the elevation, indicates they were planted as part of an early garden.

Historical aerial imagery also indicates that a small gabled weatherboard outbuilding with a chimney was erected by 1951 to the southeast side of the house. It is likely that this is an early addition, if not contemporary with the construction of the house. By 1987, a flat-roofed carport was erected in front of the weatherboard outbuilding, and in 2020 this carport was lengthened to extend beyond the front building line of the house.

Patrick and Margaret Burke, owners 1915-1973

Patrick Burke (senior), from County Fermanagh in Ireland, arrived in Hurstbridge in c1864. He and Mary Brennan married and settled on 20 acres of land in 1866 at Arthurs Creek. Patrick and Mary Burke and their sons, Patrick Joseph, James and Edward, purchased allotments bordering Hurstbridge township along Arthurs Creek and Diamond Creek where they established a nursery, market gardens, orchards and a cool store (Gangara Press Publishing; *Hurstbridge Happenings* nd). By 1909 P Burke of Upper Diamond Creek was advertising for sale 'all leading varieties' of fruit trees (*Evelyn Observer and Bourke East Record*, 9 July 1909:2).

Patrick Joseph Burke, son of Patrick and Mary, married Margaret Brennan of 'Pine Hill', Arthurs Creek, in 1915. They subsequently purchased two blocks on the Heidelberg-Kinglake Road across the Diamond Creek from the family's existing holdings and built a house, 'Fermanagh', and established an orcharding business (Hurstbridge and District Local History Group 2003).

Patrick and Margaret had two sons and three daughters: Mary, Pat, Frank, Claire and Carmel. The Burke family were and still are active in community affairs, having played prominent roles in both the local football and cricket teams, and in the local fire brigade. All were active in church affairs (Hurstbridge and District Local History Group 2003).

Both Patrick and Margaret Burke are buried in the Diamond Creek (Nillumbik) Cemetery.

DESCRIPTION

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is a single-storey timber house built in 1915 to a design by John Jenkin. The house is accessed by a long drive that extends east from Heidelberg-Kinglake Road, curving around to the dwelling's northeast façade. The house is positioned on a substantial allotment, on sloping land. It is raised at its northern corner to accommodate the crossfall. It has a low-slung hipped roof clad with Marseilles roof tiles that sweeps down to incorporate a return verandah. The verandah has timber posts, balustrade and decorative fretwork and extends around three sides of the house. The roof has terracotta ridge capping and finials, and the walls are clad in weatherboards. Brick chimneys are face brick with roughcast detailing, flat concrete caps and terracotta pots. This type of dwelling, which has adopted Queen Anne architectural details combined with the massing and verandah form of an Australian homestead, is generally referred to as a Federation villa.

At the principal (northeast) elevation, access to the house is via timber steps which access the verandah and the front door beyond. The timber panelled front door has a leadlighted highlight panel and transom window.

Figure 5. Principal (northeast) elevation 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au 2019)

The northwest elevation is symmetrically arranged. Here, the return verandah is terminated with a central projecting gabled bay. This bay has a central, four-part casement window with highlight panels above and a terracotta tiled awning. Casement windows with multi-pane upper sashes sit either side of the projecting bay. The gable roof projects past the bay and is supported on decorative timber brackets. A panel of roughcast render sits beneath the eaves to ceiling height, and the gable end is treated with timber strapping to emulate half-timbering.

Figure 6. The northwest elevation. Note the projecting gabled bay, roughcast render panel beneath the eaves line, window awning and decorative timber fretwork to the verandah. (Source: realestate.com)

At the southeast side of the house there is an early gabled weatherboard outbuilding with brick chimney. In front of the outbuilding is a carport, erected c1951-1987 and lengthened in 2020 to extend beyond the front building line of the house.

To the northwest of the house is an early garden enclosed by mature Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') planted in an ovoid pattern. A pair of Chinese Windmill Palm trees (*Trachycarpus fortunei*) is planted at the northwestern elevation.

INTEGRITY

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge is highly intact with minimal changes visible to original or early fabric. The building retains its original Federation villa form, with low-pitched hip roof sweeping down to incorporate the returning verandah, weatherboard-clad walls and fenestration. The integrity of the house is greatly enhanced by the intactness of these main elements, which includes details such as the Marseille terracotta roof tiles, ridge capping and finials, roughcast render detailing, gable end detailing, decorative timber fretwork and posts to the verandah, window and door joinery and leadlight glazing. The retention of the early garden at the northwest of the house and mature plantings including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in a circular pattern and pair Chinese Windmill Palm trees (*Trachycarpus fortunei*) similarly enhance integrity. Overall, the place has very high integrity.

COMPARATIVE ANALYSIS

Much of the land in Nillumbik had been taken up as large agricultural properties from the 1860s onwards. By the late 1880s, though, the first smaller subdivisions in the area were spurred on by the land boom in Victoria. Although subdivisions occurred in the late 1880s and again in the first decade of the twentieth century, the nature of these subdivisions was predominantly speculative and little development occurred. The land continued to be largely rural until World War I, dotted by small townships.

These early subdivisions did not drastically change the rural nature of the area. In 1909, when a large farm to the northeast of Eltham was divided, the lots were still sold in parcels ranging between six and 29 acres each. These allotments were advertised as being equally as suited to farming and fruit-growing as they were to residential purposes (Mills & Westbrooke 2016:69). Most houses that appeared in these subdivided areas in the early twentieth century were weatherboard-clad, timber-framed structures often small in scale.

From the 1880s to the 1930s, Hurstbridge was part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Shire of Nillumbik). Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is an example of the type of farm and orchard houses built in the Nillumbik area prior to World War I, when land was increasingly being taken up for small scale agricultural pursuits, such as the Burke family's orchards.

The following examples of pre-1920 houses established in local orchards are listed on the Nillumbik Heritage Overlay.

The weatherboard house at 840 Heidelberg-Kinglake Road, Hurstbridge, built c1917, is historically significant as a reminder of the changes in the township that occurred after the railway line was opened to Hurstbridge in 1912. The house is also aesthetically significant for its modest scale and simple design and as one of a cluster of similar houses built between c1910 and c1920 in Hurstbridge (VHD).

Weatherboard house, 840 Heidelberg-Kinglake Road, Hurstbridge (HO73). (Source: VHD)

The property at 748 Heidelberg-Kinglake Road, constructed c1918, is historically significant for associations with the early development of Hurstbridge. It is an early surviving residence in the main street of Hurstbridge dating from the boom period within the township that was stimulated by the orchard industry and the coming of the railway in 1912 (VHD).

Residence, 748 Heidelberg-Kinglake Road, Hurstbridge (HO262). (Source: Google Maps)

The c1913 timber house (left) at 32 Lindon Strike Court, Research, is significant together with the substantial brick house built c1935 also on the site, for its associations with the Brinkkotter family, well-known Research farmers and orchardists. The existence of two adjacent farmhouses on the one property is rare in the former Shire of Eltham. The timber house is of double-fronted face brick construction with a slate roof (VHD).

Old Brinkkotter House, 32 Lindon Strike Court, Research (HO114). (Source VHD)

The Harless Orchard House, built in 1905, is described as 'as probably the best Edwardian era dwelling' in the former Shire of Eltham (VHD). Residential buildings from that era are not common, and many examples adopted the late nineteenth century standard house designs.

The orchard house is one of limited numbers of the surviving Federation period housing stock within the shire, and is a well-preserved example of an orchardist's house in an era of expansion for the industry (VHD).

Harless Orchard House, 35 Ingrams Road, Research (HO218). (Source: VHD)

The property comprises a c1905 farmhouse and pre-1920 outbuildings. The farmhouse is of historical and associative significance for its associated with the MacMillan family of orchardists over a long period of time and has strong links with Eltham's fruit-growing industry. The house is also historically and aesthetically significant as one of a small number of pre-1920s weatherboard dwellings in the rural areas of the shire, and as one of the most substantial examples (VHD). The house has a double-gable roof with return verandah, situated on a sloping land.

Weatherboard farmhouse and outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). (Source: VHD)

Discussion

'Fermanagh', at 1080 Heidelberg-Kinglake Road, Hurstbridge, compares well to the above examples. The house compares closely to the houses at 840 Heidelberg-Kinglake Road, Hurstbridge (HO73) and 748 Heidelberg-Kinglake Road (HO262), as a good demonstration of the early period of development of the Hurstbridge township, which accelerated due to the opening of the railway line in 1912.

Stylistically, it is distinguished from the houses at 840 and 748 Heidelberg-Kinglake Road, Hurstbridge (HO73 and HO262, respectively) that exhibit a transitional style, with elements of the late Victorian era combined with Edwardian-style details. These houses display a typically Victorian form as symmetrical, double-fronted timber dwellings. However, they are finished with Edwardian-era features such as red brick chimneys, front windows in pairs and turned timber verandah posts with timber fretwork. 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89), built c1905-20, embodies the form of a Victorian dwelling with a double-gable roof. The c1913 timber house at 32 Lindon Strike Court, Research (HO114) and 35 Ingrams Road, Research (HO218), both established for local orchardists, provide more close comparison in terms of the style and intactness.

Overall, 'Fermanagh' is a fine example of a Federation villa built during the same period as the above examples, with its intact Queen Anne architectural details combined with the massing and verandah

form of an Australian homestead. Originally established as an orcharding property, the property retains of much of its original rural setting. This is particularly evident when compared with the group of houses along Kinglake-Heidelberg Road, Hurstbridge, which all demonstrate the residential subdivision of land and transition towards township living in Hurstbridge.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge, a single-storey timber Federation villa built in 1915 to a design by architect John Jenkin for Patrick and Margaret Burke, is significant.

Elements that contribute to the significance of the place include the:

- original Federation villa form and scale, including the low-pitched hip roof sweeping down to incorporate the returning verandah;

- Marseille terracotta roof tiles, including to the window awning, ridge capping and finials;

- weatherboard walls and roughcast render detailing;

- brick and roughcast chimneys and terracotta chimney pots;

- fenestration arrangement;

- gable end detailing, decorative timber fretwork and posts to the verandah, window and door joinery and leadlight glazing;

- early weatherboard gabled outbuilding with brick chimney; and

- early garden at northwest of house with mature plantings including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in an ovoid pattern and pair of Chinese Windmill Palms (*Trachycarpus fortunei*).

HOW IS IT SIGNIFICANT?

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is of local historic, aesthetic and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is of historical significance for its ability to demonstrate the manner in which land in the Nillumbik area was subdivided and used for small agricultural pursuits. It illustrates the early period of development of the Hurstbridge township, which accelerated due to the opening of the railway line in 1912. 'Fermanagh' provides tangible evidence of its association with orcharding in Hurstbridge, which was the main agricultural industry in the Diamond Valley region from the 1880s to the 1930s, and with locally notable orchardists the Burke family. The Burke family lived at 'Fermanagh' for over 100 years, and ran an orchard on the property for at least 25 years. Patrick Burke had settled in the area in the 1860s and with his sons established a nursery, market garden and cool store. The Burke family employed many locals in their orchard at 'Fermanagh' and are known as prominent figures in Hurstbridge's agricultural history. (Criteria A and H)

Fermanagh and garden at 1080 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a particularly well-executed and architect-designed Federation villa that retains an early garden. It is distinguished from other houses of the same era in Hurstbridge with its intact Queen Anne details including Marseille terracotta and roughcast render detailing, decorative timber fretwork and posts to the verandah, combined with the massing and verandah form of an Australian homestead. The property's aesthetic significance is further enhanced by the remaining garden elements including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in an ovoid pattern

and two Chinese Windmill Palms (*Trachycarpus fortunei*) arranged symmetrically in relation to the house. (Criterion E)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') and Chinese Windmill Palms (*Trachycarpus fortunei*)
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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160 Henley Road, Kangaroo Ground

Stevens House

Prepared by: Context		**Survey date:** February 2021	
Place type: Residential		**Designer:** Alistair Knox	
Significance level: Significant		**Builder:** Alistair Knox	
Extent of overlay: To title boundaries		**Major construction:** c1973	

Figure 1. Stevens House at 160 Henley Road, Kangaroo Ground. (Source: Context 2020)

Figure 2. Stevens House at 160 Henley Road, Kangaroo Ground, view from the site. (Source: realestate.com.au 2013)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

6   *BUILDING TOWNS AND SHAPING SUBURBS*

    6.6   *1960s and 1970s suburbanisation*

From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne' (Mills & Westbrooke 2016:87).

Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape: 'Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.'. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape (Mills & Westbrooke 2016:87-88).

By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mudbrick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape (Mills & Westbrooke 2016:88).

LOCALITY HISTORY

The area of Kangaroo Ground, located on the country of the Wurundjeri-willam clan of the Woi wurrung people, was part of the squatting run, 'Yering', taken up in 1838 by the Ryrie brothers (Eltham District Historical Society 2000:np). The area featured hilly but relatively open country with good soil.

An area of 805 acres, spanning an area from Kangaroo Ground to the Yarra River, was put aside in 1841 for an Aboriginal reserve (Eltham District Historical Society 2000:np).

In 1848 families from Scotland purchased allotments, measuring 150-160 acres, in the district (Howe 1848). Eight or so wheat farms were subsequently established around the main road from Greensborough to the Yarra Flats, beside Salvation Hill and Garden Hill. Some of the early farms still survive today (Butler 1996:31; *Victorian Places* 2015; Nillumbik Parish Plan 1947). Between 1854 and the mid-1860s Kangaroo Ground farmers provided produce, including cereals and pasture, to goldmining residents in the Diamond Creek and Warrandyte areas (*Victorian Places* 2015).

Minor gold discoveries occurred in the area of Kangaroo Ground in the early 1850s. A small settlement was subsequently established near the intersection of today's Graham Road and Eltham-Yarra Glen Road and provided for gold seekers on the Woods Point diggings passing through on their way to and from Melbourne (Butler 1996:32).

The local community established its first school, the Kangaroo Ground Presbyterian School, in 1851, and a post office opened in 1854. An unofficial cemetery was established in 1851 and gazetted in 1858 (Eltham District Historical Society 2000:np).

Lay preacher Andrew Ross, also the first teacher at the school, built the Kangaroo Ground Hotel in 1863. After the Eltham Roads Board was created in 1856, it met for a short time at Watsons Creek, before the establishment of the Kangaroo Ground Hotel. The Shire of Eltham council held its meetings at the hotel until 1916, when it took over the premises vacated by the Evelyn Observer newspaper, which had moved to Hurstbridge (Butler 1996:31).

Andrew Ross transported two buildings to Kangaroo Ground; these were intended as boarding houses for students at the industrial school he established in 1854, a short-lived venture. The buildings served instead as a store and post office (Butler 1996:31).

Additional farms were established under the 1869 land Act, one of several land Acts introduced in Victoria from 1860 to encourage the establishment of agriculture. Subsequent land Acts introduced in 1894, 1890 and 1901 saw further growth in the take-up of small farms in the district (Nillumbik Parish Plan 1947).

By the 1870s, the cropping of oats and wheat on surveyed allotments of 80160 acres was not viable because of the inadequate size of the land. Instead, the district's farmers used the land to grow hay and graze stock (*Leader* 20 June 1874:7). Some vineyards were also established.

Kangaroo Ground experienced a period of growth in the 1870s and 1880s. Another hotel was established by Edward and Mary Weller in 1872 (Butler 1996:31). The Kangaroo Ground State School No. 2105 opened in 1874 and Andrew Burns opened a store in 1875 (Eltham District Historical Society 2000:np). The Evelyn Observer newspaper, the first local newspaper in the Diamond Valley, was first published in 1873 in the Kangaroo Ground school. It was moved to new offices, beside the hotel, in 1878 (it now serves as the Andrew Ross School House Museum) (Butler 1996:32). A new brick school for Kangaroo Ground State School No. 2105 was built in 1878 and the Kangaroo Ground Presbyterian Church (HO96), designed by architect CW Maplestone, was consecrated in the same year (Eltham District Historical Society 2000:np). A public hall was constructed in 1885 (demolished 1969) and Eltham Shire Council meetings were conducted from the building from the same year. A general store opened in 1888 (Eltham District Historical Society 2000:np).

After severe bushfires in 1890, the Kangaroo Ground Fire Brigade was formed in 1892 and was reformed in 1913 and 1938 (Eltham District Historical Society 2000:np).

After the railway reached Eltham in 1902, Kangaroo Ground experienced a decline. In 1903, the *Australian Handbook* described Kangaroo Ground as a township with a post office, two hotels

(Kangaroo Ground and Weller's), State School No. 2105, and a Presbyterian church. Industries in the area included mining and grazing, but chiefly comprised agriculture and horticulture (mainly fruit-growing and market gardens). Four hundred people, mostly farmers and their families, lived in the district (cited in *Victorian Places* 2015). By this time, hay and other fodder production were the mainstays of agricultural production in the area (*Victorian Places* 2015).

In 1919 a war memorial park was established, and in 1926 a memorial, modelled on a Scottish watchtower, was erected on Garden Hill to commemorate those in Eltham Shire who had served in World War I (*Victorian Places* 2015; Eltham District Historical Society 2000:np). Some limited soldier settlement occurred in the area in the 1920s.

Fruit-growing in the district declined with the economic depression of the 1930s and dairying became viable because of the availability of milk transport on the Hurstbridge railway line. However, milk contracts favoured bigger holdings in the postwar period, and farms were subsequently amalgamated (*Victorian Places* 2015).

The Eltham Shire offices, housed in the former *Evelyn Observer* newspaper offices in Kangaroo Ground from 1916 to 1934, moved to Eltham in 1937 (*Butler 1996:32)*. In 1958, Kangaroo Ground was connected to electricity (*Victorian Places* 2015). Subdivision in the area in the late 1960s resulted in a population increase.

Ten homes in Kangaroo Ground were destroyed by bushfires in 1969 (Eltham District Historical Society 2000:np). After 1971, further subdivision of existing farmland at Kangaroo Ground was halted because the Melbourne Master Plan put a minimum threshold on farm sizes (*Victorian Places* 2015).

PLACE HISTORY

The Stevens House at 160 Henley Road, Kangaroo Ground, is located on Crown Allotment 4, Section 4, Parish of Nillumbik, 148 acres taken up by Henry Scarce junior under the 1869 Land Act and owned by him in 1887. By 1895, members of the Scarce family owned a number of adjoining allotments (*Nillumbik Parish Plan* 1951).

By 1920, Crown Allotment 4 was owned by RC Bourchier, and formed part of his farm, 'Bikkora' (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 10 September 1920:3).

The allotment was subdivided c1952, with Alan Douglas becoming the owner of Lot 18 (today's 160 Henley Road), approximately 24 acres, in 1952 (CT:V8042 F569).

The subject property was sold several times before Roger and Joan Stevens purchased the property in 1973 (CT:V8042 F569).

The subject house was designed and built for the Stevens c1973 by designer and builder Alistair Knox, with Gordon Doering as the engineer (Knox c1973, YLTAD28-371, SLV). The design of the house was consistent with the principles of Knox's signature 'Eltham style' of architecture and landscape design that he had developed since 1946.

The house featured large windows to living spaces to give access to natural light and create a strong visual connection with the surrounding landscape. It used natural materials and finishes, including mudbrick walls, verandahs constructed of large timber beams and slate flooring to the interior. An elongated gable roof with deep eaves grounded the building within its natural bush block. Bush garden landscaping featured boulders and native plantings.
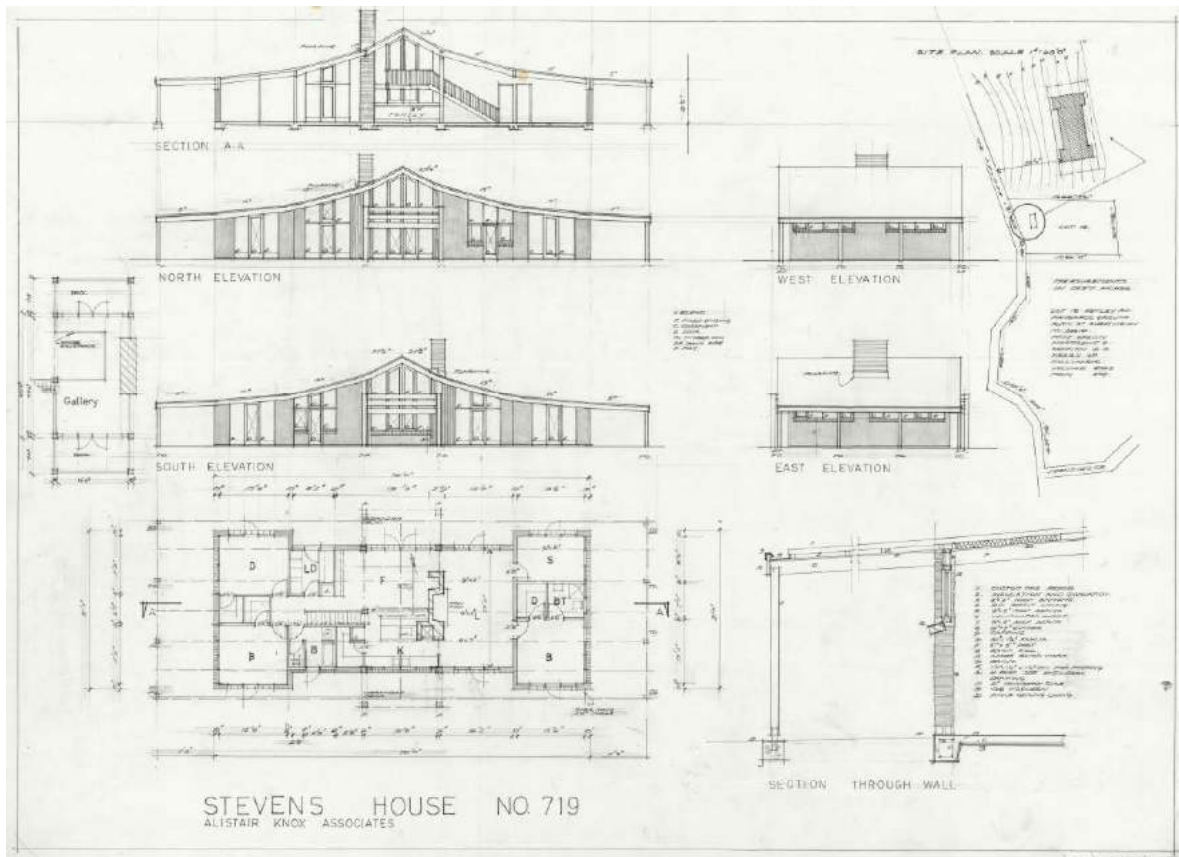
Figure 3. Plans by Alistair Knox for the subject house for the Stevens family, c1973. (Source: Alistair Knox c1973, YLTAD28-371, SLV)

A portion of the land was compulsorily acquired by the Melbourne Metropolitan Board of Works in 1979 to form part of the Yarra Valley Parklands (CT:V8042 F569).

The Stevens family owned the property until 2000 (CT:V8042 F569).

Historical aerial imagery from 1987 shows a small outbuilding with a similar elongated gabled roof to the rear of the house. Building permit plans from 2018 indicate that this is a studio. It is likely that this is an early addition, if not contemporary with the construction of the house. In late 2018 a flat-roofed carport was added to the studio at the rear (south) and the east (BP). In 2013 it was reported that renovations to the house had been carried out by architect Hamish Knox, Alistair's son (Fletchers 2013). The extent of these renovations is not known.

A large, raised deck was erected to the rear of the house sometime after 1987.

Figure 4. View of the rear (south) elevation of the property at 160 Henley Road, undated. (Source: Tony Knox nd)

Alistair Knox, designer and builder

Alistair Knox (1912-1986) was a designer and builder, active in the Nillumbik area between 1946 and his death in 1986. Knox was responsible for over 1266 building designs, including 1000 homes, of which he built approximately 350. Throughout his four-decade long career, Knox was a leading figure in the development of the recognisably regional 'Eltham style of architecture, and its associated landscapes. Through the sheer number of places designed by Knox in Nillumbik, he remains one of the most influential figures in the Shire's history (Alistair Knox Foundation; Peterson and Kusyk 2014:5-6).

Knox had an interest in design and construction, commencing a Diploma of Architecture and Building Construction at the Melbourne Technical College. Knox left the course after two years (Peterson and Kusyk 2014:9). Following a visit to the Montsalvat artist's colony in 1947, Knox was evidently impressed with the area and the artistic lifestyle that it was becoming known for. This love of the area was solidified in 1949, when he moved his young gamily to Eltham. The move coincided with Knox leaving his job as a bank clerk and establishing the Knox Building Service in Eltham (*Age* 19 July 1954:10; Peterson and Kusyk 2014:10). Knox was highly involved with the semi-rural, alternative lifestyle that Eltham and its surrounds had to offer (Alistair Knox Foundation).

The local environment was a constant inspiration to Knox through his career. Many of the homes he designed complemented their Australian bush settings, and his work pioneered forms including flat rooflines, clerestory windows and expanses of glazing that provided a connection between interiors and their settings (NMA 2021). Knox's work was characterised by its use of second hand bricks, large eaves, natural materials, timber walls and large beams. Perhaps most importantly, Knox was

associated with the use of mudbrick walls (NMA 2021). Knox paid special attention to the placement of buildings in relation to their landscapes and the use of Australian plants.

Knox's work can be broadly broken into two phases: work completed before 1955, and work completed after 1955. The earlier phase focused on simple building forms, following the style of prominent architects such as Frank Lloyd Wright (Woodhouse 2007). His work was also greatly influenced by the economic austerity brought about by World War II, which encouraged him to use inexpensive and unconventional materials. The later period was defined by Knox's sophisticated, highly individual designs, often with reclaimed materials. These houses consciously explored uncommon forms and were almost exclusively built in mudbrick (Alistair Knox Foundation).

As Knox was not an architect, his work was often informed by his knowledge that arose from his experience as a builder. Many of his designs were economical and only required limited skills. A preference for reclaimed materials assisted the inexpensive draw of his designs (Alistair Knox Foundation). Although many houses were individually designed, Knox also produced 'spec' houses for general sale (*Age* 19 July 1980:101).

Towards the end of his career, Knox worked extensively with other designers. Some of these included John Pizzey, Peter Jarvis, Barbara Telford, Robert Marshall and Bohdan Kyzuk (Alistair Knox Foundation). Outside of his profession, Knox served as an Eltham Shire councillor in the period 1972-75, and as its president in 1975. Passionate about community activism and the environment, Knox consulted with groups across Melbourne to fight inappropriate development and loss of public space (Peterson and Kusyk 2014:14-15). Additionally, Knox wrote and spoke extensively on matters about building and landscaping. Knox was a founding member of the Australian Institute of Landscape Architects, lectured on environmental design and building, and received an honorary doctorate in architecture from the University of Melbourne shortly before his death (Woodhouse 2007).

DESCRIPTION

The Stevens House at 160 Henley Road, Kangaroo Ground, is a mudbrick house built in c1973 to designs by Alistair Knox. The house is positioned at the northern end of a substantial allotment, where the land is fairly flat. The land falls to the south across the remainder of the block and is heavily treed.

Designed in Knox's signature 'Eltham style', the house is symmetrical in plan with a dominant elongated gable roof form with deep eaves and wide barge boards. At the centre of the house the roof is steeply pitched, this allows for double-height living spaces with a mezzanine gallery area, and first-floor level balconies to the front and rear of the dwelling. The roof tapers off to envelop bedroom and bathroom spaces to either side of the central living areas. These project slightly to both the north and south. Carports at each end of the house are incorporated under the sweep of the roof. A simple red brick chimney rises from the eastern slope of the roof, near the central ridgeline.

Both the principal (north) and rear (south) elevations are dominated by panels of full-height glazing, broken up with sections of bagged mudbrick wall.

At the rear of the house is a large, raised timber deck. To the southeast of the deck is a studio which appears to be mudbrick construction. Its shares a similar form to the house, indicating that it may have been constructed at the same time.

Bush garden landscaping is located at the front of the house, around the studio and immediately surrounding of house. This landscaping reflects the natural Australian landscape and includes use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover. Large timber boards set centrally into the front garden act as steps leading to the entry of the house.

INTEGRITY

The Stevens House is largely intact with very few changes visible to original fabric. The building retains its symmetrical built form and distinct elongated gable roof form with deep eaves and wide barge boards. Intact detailing characteristic of the 'Eltham style' includes the mudbrick walls, panels of full-height glazing, and window and door joinery. The retention of the early (if not original) mudbrick studio at the rear of the property, and natural bush garden landscaping including the use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover, further enhances the integrity of the place.

Overall, the place has high integrity to its original design by Alistair Knox.

COMPARATIVE ANALYSIS

Mudbrick homes have been a significant feature in the architectural history of Nillumbik, forming a central theme of the building typology often referred to as the 'Eltham style'. The use of low-cost materials such as mudbricks, adobe and pise-de-terre had gained currency in the area by the 1930s, influenced by builders such as John Harcourt and the community at Montsalvat. These earthy materials were often combined with recycled and exposed timber, face brickwork and corrugated iron to create a material palette characterised by natural materials and finishes. Alistair Knox became the most prolific of designers and builders working in this style throughout the second half of the twentieth century, influencing many people to adopt the style upon moving to the area.

This low-cost building type was built largely with amateur labour, often by the owners themselves. Knox regarded the style as the most suitable style for the Eltham environment, and the do-it-yourself nature of construction exemplified the beginnings of the 'Eltham lifestyle' that became an integral component of Nillumbik's cultural heritage. Responding to their environment materially, these buildings demonstrated an intentional integration with their bushland surrounds.

While the interwar and postwar austerity encouraged the use of low-cost materials, examples from later decades show how the style continued to grow and develop as more affluent families were drawn to the area. Many of the houses built between the late-1960s and the mid-1980s are significantly larger than forerunning examples, with highly individualised architectural features and arrangements of space. As opposed to the earlier cottage style buildings, later houses often demonstrate typical Modernist elements, employing curved floor plans, flat or skillion roofs, clerestory windows, and large voluminous spaces.

The subject site illustrates both a formal preoccupation with simple geometry and an adherence to the material aesthetics made popular as part of the 'Eltham style' championed by Alistair Knox and his contemporaries. It demonstrates the enduring influenced of the 'Eltham style' and its nature-centred aesthetic.

Though Knox designed and built several mudbrick residences in Kangaroo Ground, none are included on the Nillumbik Heritage Overlay. Notable comparisons in Kangaroo Ground include the Telford House built c1972, the Steele House built c1974-75, the McCullagh House built c1975-77 and the Shore House built c1982.

The following buildings are Individually Significant places on the Nillumbik Heritage Overlay and compare well to the subject site, similar in their use of materials, form and construction period.

Kurema-Eddie Bateman House and studio, built c1972, are historically significant for their associations with owner Eddie Bateman, a local builder and proponent of the 'Eltham style' of architecture and landscape design. As such it is a good representative example of the 'Eltham style' in the Shire, featuring the use of mudbrick and recycled materials (VHD).

Kurema-Eddie Batement House, 57 Dodd Street, St Andrews (HO38). (Source: VHD)

Coller House, built c1975, is historically significant as an important work by noted designer and builder and Eltham local, Alistair Knox. The house is architecturally significant as a good example of the 'Eltham style' of architecture and landscape design that Knox had developed over the years (VHD).

Coller House, 185 Mount Pleasant Road, Eltham (HO136). (Source: VHD)

Pittard Residence, built 1978-79, is architecturally and historically significant as a particularly innovative example of Alistair Knox's later work. The curved plan and single plane roof rising up over the living area to the double storey end section are of particular note (VHD).

Pittard Residence, 430 Mount Pleasant Road, Research (HO139). (Source: VHD)

Discussion

The Stevens House at 160 Henley Road, Kangaroo Ground, compares well to the above examples in terms of its intactness. The house compares closely to the houses at 185 Mount Pleasant Road, Eltham (HO136) and 430 Mount Pleasant Road, Research (HO139), as a good representative example of Knox's signature 'Eltham style' mudbrick residences and their natural earthy materials. These houses were characterised by a low-pitched or flat roof line. They were positioned low in the surrounding landscape which often included bush gardens featuring volcanic boulders and low-profile native plantings. Extensive glazing introduced light to the centre of the house and large windows to the living areas brought the 'outside in'.

The Stevens House is distinguished from the above examples as a particularly well-executed and intact example of Knox's work. The symmetry of the plan form and principal elevations combined with the dominant and sweeping elongated gable roof makes for a coherent and legible composition that is more orderly and refined than the examples above. The property's aesthetic qualities are further enhanced by the retention of the bush garden landscape setting.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Stevens House at 160 Henley Road, Kangaroo Ground, a mudbrick residence designed and built in c1973 by Alistair Knox for owners Roger and Joan Stevens, is significant.

Elements that contribute to the significance of the place include:

- original symmetrical plan form of the house;

- dominant broken back gabled roof form;

- mudbrick walls, panels of full-height glazing and window and door joinery;

- timber balconies and posts to the front and rear elevations;

- natural bush garden landscaping including the use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover; and

- early (if not original) mudbrick studio at the rear of the property.

The raised timber deck and later additions to the studio are not significant.

HOW IS IT SIGNIFICANT?

The Stevens House at 160 Henley Road, Kangaroo Ground, is of local representative and aesthetic significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Stevens House is significant as a good representative example of Alistair Knox's signature 'Eltham style' mudbrick residences. These houses typically incorporated a combination of earthy materials such as mudbrick walls, with recycled and exposed timber, and corrugated iron to create a material palette characterised by natural materials and finishes. Knox's houses were characterised by a low low-pitched roof or and often flat roof line. They were positioned low in the surrounding landscape which often included bush gardens featuring volcanic boulders and low-profile native plantings. Extensive glazing introduced light to the centre of the house and large windows to the living areas brought the 'outside in'. (Criterion D)

The Stevens House is distinguished from the above examples as a particularly well-executed and intact example of Knox's work. The symmetry of the plan form and principal elevations combined with the dominant and sweeping elongated gable roof makes for a coherent and legible composition that is more orderly and refined than the examples above. The property's aesthetic qualities are further enhanced by the retention of the bush garden landscape setting. (Criterion E)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - mudbrick studio
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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633 Kangaroo Ground-St Andrews Road, PANTON HILL

Panton Hill Hotel

Prepared by: Context	**Survey date:** December 2020
Place type: Commercial	**Designer:** -
Significance level: Significant	**Builder:** Not Known
Extent of overlay: To title boundaries	**Major construction:** 1935, with later alterations

Figure 1. Panton Hill Hotel from St Andrew-Kangaroo Ground Road. (Source: Context 2020)

Figure 2. The main entrance to Panton Hill Hotel from St Andrews-Kangaroo Ground Road. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 5   BUILDING NILLUMBIK'S WORKFORCE
>
> 5.1   Catering for tourists
>
> *Throughout Victoria, city dwellers became inveterate train travellers, setting off on excursions, usually daytrips to rural areas that were now within easy reach of the metropolis. They came to picnic, ride their bicycles and see the sights; sometimes they came to camp, fish or hunt. The Railways Department encouraged these suburban excursionists, publishing railway guides with detailed advice on the best trains to catch, the cost of tickets, desirable places to visit and even what to wear. Eltham and other rural districts where suburbanites could view the bush, became popular. Newspapers like The Australasian, fed the passion for tourism by including illustrated articles about train journeys and the country towns that could be visited. Soon after the opening of the Eltham line, for example, an article appeared in The Australasian featuring 'the views along the line' in a journey from Heidelberg to Eltham. A later, 1903 article in the same journal, described Eltham as a 'popular holiday spot' and emphasised its rural village aspect.* (Mills & Westbrooke 2016:63)
>
> *After Wattle Day was proclaimed in the early 1900s, special trains ran to Hurstbridge, bringing hordes of city folk determined to gather wattle. The destruction the visitors wrought prompted the establishment of a Wattle Day Red Cross afternoon tea in the Hurstbridge Hall, where money was raised for charity and where visitors were kept under some sort of control. Even so, in 1928 Robert Croll, the naturalist and author, wrote that 'Hurstbridge has ever to me a watchful look, half of welcome and half of suspicion. The visitor is esteemed, but there is still the memory of those days, not so far back, when the sleepy village woke to find itself made famous by proclamation as the desirable spot to visit on Wattle Day, and all suburbia, with his wife and children, raided the paddocks'.* (Mills & Westbrooke 2016:63)
>
> *Croll extolled the virtues of the region as a place for walking in his Open Road to Victoria, published in 1928, while the periodical, the Melbourne Walker, published articles on Diamond Creek, Christmas Hills, Panton Hill, Wattle Glen, St Andrews and Eltham throughout the 1930s, 1940s and 1950s.* (Mills & Westbrooke 2016:64)
>
> 8   BUILDING COMMUNITY LIFE
>
> 8.3   Establishing meeting places
>
> *Some of the first meeting places were hotels built on key roads through the shire and leading to the goldfields. Hotels were essential facilities in the goldmining towns and often served a number of purposes being the centre of community activities. They were often the location of a staging post for Cobb and Co. coaches bound for the goldfields and may have been used as general stores and in some cases served as the local hall.* (Mills & Westbrooke 2016:102)

The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown in circa 1860. The present name of the township reputedly derives from the name of the hotel but it may also have derived from St Andrews Church (also erected in the 1860s) or the name of the mining district. A weatherboard hotel was built at Kangaroo Ground, also in the 1860s and of a very similar appearance. It has since been demolished. Later in 1872 Edward Weller, publican and storekeeper, built a hotel and store on the main road at Kangaroo Ground (HO45). Known earlier as Weller's Pub, this building was an overnight stopping place and changing post for Cobb and Co. coaches bound for the Caledonian Goldfields and Woods Point goldmines, some 80 kilometres to the east of Warburton. (Mills & Westbrooke 2016:102)

A Frenchman, Emile Hude, established the first known building, the Hôtel Français at Kingstown (Panton Hill) in 1861, by applying for a licence to erect a residence and cultivate two acres of land. When the next Land Act was proclaimed in 1862, Hude was able to buy the property on which his hotel stood. After Hude's death, his wife carried on the hotel until the 1890s. The hotel burned down in the early twentieth century, but was replaced by the Panton Hill Hotel and there is still a hotel on the site. The site of another hotel situated near the Hôtel Français in the nineteenth century, is marked by an old well. (Mills & Westbrooke 2016:102)

A hotel licence was issued to Isaac Hawkins in 1866 for the Evelyn Arms Hotel on the Diamond Creek Road. In 1867 Thomas Hill opened the Loyal Diamond Lodge Hotel, so-named because the Loyal Diamond Manchester Unity Lodge used it for meetings until they moved to their own hall. It was located on the corner of Collins and Main Streets. Three years later the first Royal Mail Hotel was built on the site in Chute Street. This stringy-bark structure was soon replaced by a weatherboard building, which in turn was superseded by a brick hotel, constructed with bricks made on the property. This building burned down in 1925 and its replacement was built on the site currently occupied by the Royal Mail Hotel (HO115). (Mills & Westbrooke 2016:102)

In Eltham, the first building on the south-east corner of Main Road and Pitt Street, was first listed in rate books in 1887 as a hotel owned and occupied by Christopher Watson, publican. From the beginning, it was an important local landmark. John Fitzsimmons, hotelkeeper, was the licensee in the early 1920s. There were additions in the 1920s and later. Today's hotel dates mainly from this period and recent decades. The hotel served as an early hotel, store and a staging post for Cobb and Co. coaches bound for the Caledonian goldfields and the Woods Point goldmine (HO116). (Mills & Westbrooke 2016:103)

LOCALITY HISTORY

Panton Hill is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Panton Hill, named by Joseph Panton, Commissioner for Andersons Creek and other goldfields, and later magistrate for Heidelberg, is situated on Oram's Reef, part of the Caledonian goldfields. Panton Hill was established a goldfield in 1859, the resulting gold rush established the nucleus of a settlement known as Kingstown (renamed Panton Hill in 1874). Emile and Jeanne Hude opened a hotel in Kingstown in 1861, which became known as 'The Frenchman's'. A post office was opened in

1875, possibly at Hude's hotel, known by that time as the 'Hotel de France' (Westbrooke and Mills 2017:5; *Victorian Places* 2015).

A school opened at Kingstown in 1865, and in 1871 a Common school opened, which also served as a hall, church and Sunday school. Panton Hill State School No. 1134 opened in 1876 in a building purchased by the Education Department and remodelled (Blake 1973:327).

By 1880 the settlement of Kingstown comprised two hotels, one store and approximately 20 miners' huts (Shire of Eltham rate book 1880, cited in Westbrooke & Mills 2017:6).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although land leased under the 1869 land Act saw the establishment of orchards and vineyards on small blocks of about 20-30 acres in the Panton Hill district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (*Greensborough Parish Plan* 1961). A number of cool stores for fruit storage were built by orchardists in the area.

Panton Hill was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

By 1891 Panton Hill had a population of 100, as well as two hotels and one church. A local committee raised funds to build a hall. When the township of Kingstown was proclaimed in 1891, land was set aside for a Church of England (built in 1896) and a cricket and recreation reserve. The Panton Hill Mechanics Institute and Free Library was built on part of this reserve in 1901 (Butler 1996:41). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

In 1903, the *Australian Handbook* described Panton Hill, with a population of 130, as part of a mining district. It noted that the township featured a hotel, a state school and an Anglican church (cited in *Victorian Places* 2015).

In 1904, a fire destroyed the Hotel de France, the general store and the post office (Eltham District Historical Society 2000:np). By 1911, Panton Hill's population was 267 (*Victorian Places* 2015).

Reflecting population growth in the area, the Smiths Gully State School No. 1737 building was moved to the Panton Hill State School site in 1909 for use as an additional classroom (HO97) (Blake 1973:327).

The railway extension from Heidelberg to Hurstbridge in 1912 provided fruit-growers with easier access to the Melbourne markets (*Victorian Places* 2015).

Increased competition from new irrigated fruit-growing areas established in Victoria after World War I and the impact of the economic depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through goldmining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

In 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

Electricity was connected to the town in 1958 (*Victorian Places* 2015).

By 1947, Panton Hill's population was 337. Further classrooms were added to the school in 1955. Subdivision in the area from the 1960s allowed Melbourne city commuters to take up residence in the area and further classrooms were added again in 1963 and 1970 (Blake 1973:327; Lemon 2008).

The present township includes a general store, a primary school and infant welfare centre, a hotel, the Anglican church and a fire station. The voluntary fire brigade is an important community organisation. During the 1983 Ash Wednesday fires crews from Panton Hill and Narre Warren were trapped in their vehicles when the fire raced up a steep ravine towards the town. Tragically, five were killed. Panton Hill has a memorial park to honour their deaths (*Victorian Places* 2015).

PLACE HISTORY

The Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is located on Crown Allotment 1A, one acre, and Crown Allotment 2, two acres, of the Panton Hill Township, purchased respectively by Emile Hude in 1863 and Jeanne Hude in 1876 (*Panton Hill Township Plan* 1942). The existing hotel on the subject site is result of multiple rebuilds due to fire. The extant hotel building was erected in 1934 replacing an earlier structure destroyed by fire earlier that year.

in 1961, a Frenchman, Emile Hude, established one of the first recorded buildings in the Shire, the Hôtel Français (also known as Hotel de France), on the subject site comprising Crown allotments 1A and 2 (Mills & Westbrooke 2016:102; CT:V997 F294; V931 F120). Hude died in 1869, and the hotel was managed after this time by his widow Jeanne, who applied for a Publican's Licence in 1870 (CT:V997 F294; *Argus* 8 January 1870:8).

By 1876, it was one of two hotels in Panton Hill: Jeanne Hude's Hotel de France and Scott's Hotel, which was later known as the Panton Hill Hotel in the 1880s and 1890s. (*Leader* 28 October 1876:1; *Age* 31 July 1888:2). The Hotel de France is thought to have occupied the site of today's Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road. The Scott's Hotel (later Panton Hill Hotel) was located on Crown allotments 4 and 4A, in close proximity to the subject site (CT:V2464 F689; *Herald* 11 August 1888:4). This hotel does not survive today.

In 1876, the following accounts of the Hotel de France was published in *The Leader*.

> *It has, too, a possible sense that it is an anomaly in Victoria – that it is really a transplanted bit of France, just as New Caledonia is the neoteric Gaul of tChe Pacific. The tricolor lazily pendent from the Hagstaff by the roadside; the name Jeanne Hade [sic] over the door of the principal hotel; the frequent vocal patter of the French language, instantly flash to the visitor's mind the impression "Here are the hills of sunny France." The very rooster in the yard has the "swank" and swagger of the Gallic cock; the odor of strangely recondite mysterious modes of cookery salutes the olfactories; the boy who holds your horse gazes open-mouthed at your English in evident pity that you speak a foreign tongue; while the ballads of Beranger, lilted by the musical voices of the hotelkeeper's fair daughters, mingle with the less-trillingly [sic] sweet English expression of the loves and hopes in which the female heart delights.*
>
> *This Franco-Australian territory of Victoria, the very existence of which is unsuspected save by those whose business relations compel them to travel the pleasant ways which lead to it, lies within twenty-six miles of Melbourne (*Leader* 28 October 1876:1).*

Various public events including hospital ball and public meetings were held at the Hotel de France over the decades of Jeanne Hude's ownership (*Age* 13 March 1879:2; *Evelyn Observer, and South and East Bourke Record* 5 September 1884:2). The main clientele was visitors and travellers. As an 1890 advertisement for the hotel observed, it offered 'first-class accommodation for visitors and travellers … detached cottage for families' (*Evelyn Observer, and South and East Bourke Record 28 November 1890:3*)

Figure 3. Advertisement for the Hotel de France. (Source: *Evelyn Observer, and South and East Bourke Record 28 November 1890:3).*

In 1893, following Jeanne Hude's death, the property was granted to James Hatton Miller, a son-in-law of the Hudes (*Argus* 22 March 1893:8).

In 1894, Walter Halliley Tiffin purchased Crown Allotments 1A, 2 and 4B, five acres, on which the Hotel de France was located. In 1895, Ellen Howell Tiffin, Walter's wife, became the owner of these allotments and neighbouring Crown Allotments 4 and 4A, on which the adjacent Panton Hill Hotel was located, making a total of approximately eight acres (CT:V2549 F798; CT:V2740 F880). The original Panton Hill Hotel was totally destroyed by fire again in 1899 (*Evelyn Observer, and South and East Bourke Record* 9 June 1899:2). It is likely that this hotel was never rebuilt after this fire.

In September 1904, the Hotel de France, comprising general store, post office and a detached cottage, was also destroyed by fire (*Evelyn Observer and South and East Bourke Record* 16 September 1904:2). By December that year, the Hotel de France had been rebuilt (*Evelyn Observer, and South and East Bourke Record* 2 December 1904:2).

In 1905, James Henry Bradley became the owner of the property (CT:V2740 F880). In 1905, Emma Maurice, licensee of the Hotel de France, was granted permission to have the hotel's name altered to the Panton Hill Hotel (Figure 3) (*Evelyn Observer and South and East Bourke Record* 22 December 1905:2).

In 1912, Theresa Mary Wigham, wife of William Wigham, hotel keeper at the Panton Hill Hotel, took over ownership of the property. Other owners included James Lewis in 1928, and John Moore in 1933 (CT:V3575 F996). Mining meetings and social events continued to be held in the hotel over these years.

Figure 4.View of Panton Hill Hotel, c1910-c1930, before it was destroyed by fire in 1934. (Source: Jones c1910-c1930, SLV)

In April 1934, the timber Panton Hill Hotel, comprising ten rooms and five detached sleep outs and licensed to Mr and Mrs Kuhwald, was destroyed again by fire (*Advertiser* 27 April 1934:4). The site of approximately nine acres was advertised for auction on 27 September of that year. The advertisement stated:

> The old Panton Hill Hotel was recently destroyed by fire. This sale represents an opportunity to secure a valuable Victualler's License and attractive site on which to erect a modern hotel, which will serve this popular district, only 25 miles from Melbourne (*Age* 26 September 1934:5).

In November 1934, a newspaper report noted that the Panton Hill Hotel was to be rebuilt, with the construction of a new modern and up-to-date building to begin almost immediately. Former licensee, Mr Kuhwald, was to take over the new building (*Advertiser* 16 November 1934:2). In December 1934, John and Beatrice Foley and John Barrett became the owners of the property (CT:V5946 F124).

The re-opening of the Panton Hill Hotel was advertised for April 1935, with F Kuhwald stating that the new sewered hotel offered all modern comforts and conveniences with excellent cuisine and electric light. Trains were met free of charge and passengers taken to the hotel (*Herald* 16 March 1935:38). John Brennan took over the licence in 1936 (*Argus* 1 April 1936:9).

Throughout the 1930s various sporting groups, including residents interested in forming a golf club at Panton Hill and the local football club, held meetings at the hotel (*Advertiser* 7 August 1936:2 and 14 August 1936:3). The Bachelors' Club was formed at the hotel and the Panton Hill Fruitgrowers' Association also held events there (*Advertiser* 30 July 1937:1; 1 April 1938:1).

In 1942, Catherine and Beatrice Foley and John Barrett were proprietors of the hotel, with members of their families retaining ownership of the hotel until 1980 (CT:6617 F330; CT:6617 F330).

In 1961, architects Robert H McIntyre and Associates called for tenders for alterations to the Panton Hill Hotel (*Age* 1 July 1961:44).

The two Monterey Cypress trees to the north of the building appear to be present in aerial imagery from 1962 (Figure 3).

Figure 5. Aerial imagery of the building and site in 1962. Cypress trees to the north of the building appear to be present. The building and environs is circled in orange and the cypress trees in blue. (Source: CPO, BUSHFIRE AREAS PROJECT (WARRANDYTE AREA)', via Landata)

In April 1980, the Panton Hill Hotel building, land and licence were auctioned. The auction notice described the subject site as approximately eight acres on which was located the single-storey fibro cement hotel building with bar, two lounges and three bedrooms; and a nine-hole golf course (*Age* 12 April 1980:147).

In June 1980, Panton Hill Hotel Pty Ltd took over ownership of the subject building and land then subdivided the land into four parts. Crown Allotments 1A and 2, on which the hotel stands, sold in 1983 to Di Martino and Sons (CT: V9389 F094). These allotments were consolidated in 1988 into one block (CT:V9482 F845).

Figure 6. Photograph of Panton Hill Hotel in 1988 showing the sign. (Source: BP, provided by Nillumbik Shire Council)

Figure 7. Photograph of the northern corner of Panton Hill Hotel in 1988 showing Cypress trees and a sign (now removed). (Source: BP, provided by Nillumbik Shire Council)

After a fire in 2003, a refurbishment of the building, designed by architects and town planners, Robert Marshall Pty Ltd, took place in 2004 (Figure 5). Some demolition of interior features occurred, and it appears that the existing western red cedar weatherboards used for external cladding were added as part of this work. Additional alterations, comprising a new deck area at the rear of the building, were carried out in 2014 (BP).

The Panton Hill Hotel continues to operate today as a popular venue for meals and live music, which it has hosted since the 1980s.
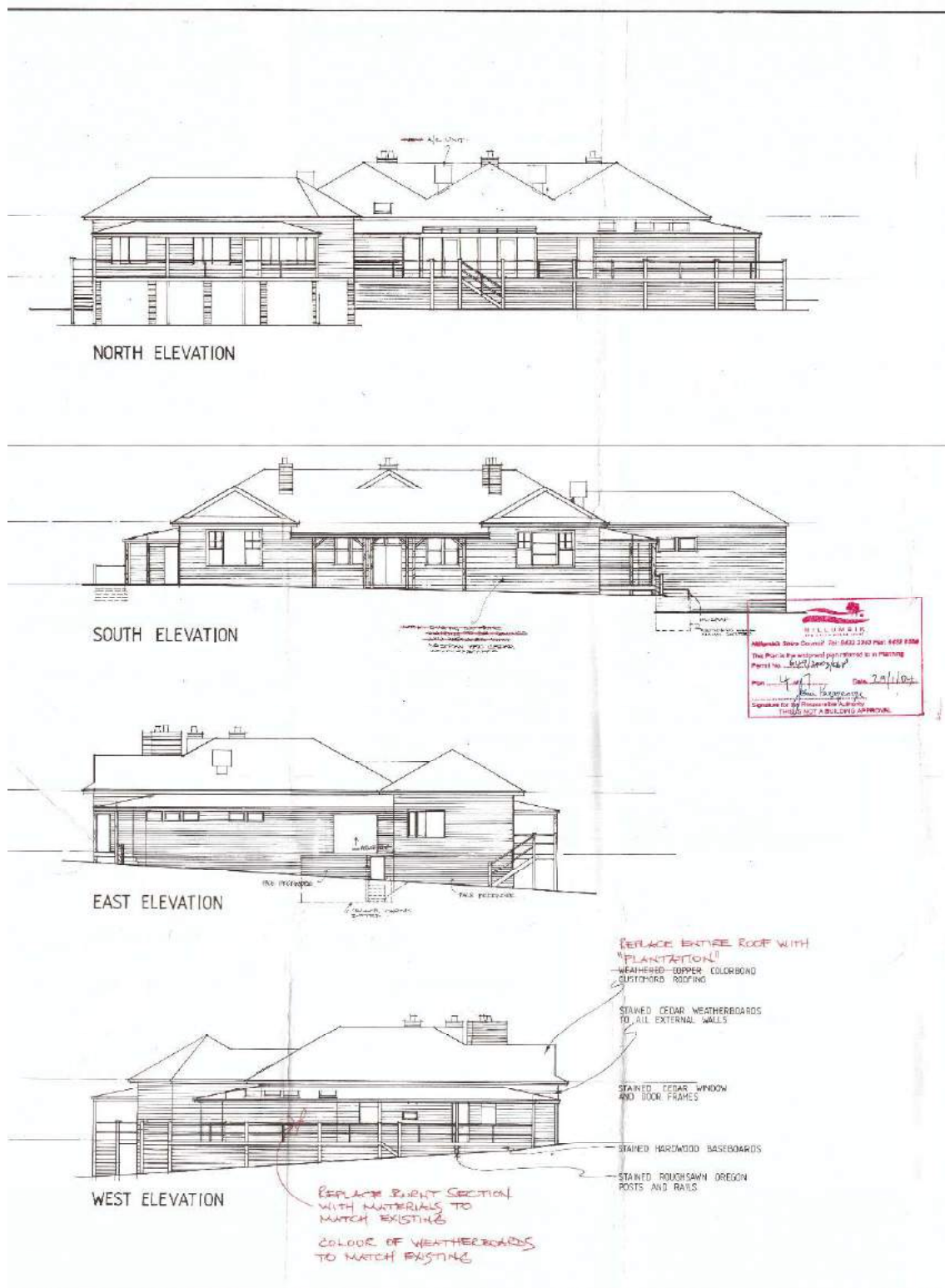
Figure 8. Plans for refurbishment work to the Panton Hill Hotel after fire damage, 2003. (Source: BP).

DESCRIPTION

633 Kangaroo Ground-St Andrews Road, Panton Hill, is an interwar Hotel built in 1934-1935, with alterations from 2003 and 2014.

The subject site sits on the northern side of the Kangaroo Ground-St Andrews Road and is centrally located within the Panton Hill township. The single-storey hotel building sits in the central third of the Kangaroo Ground-St Andrews Road frontage abutting the pavement. On either side of the building is a carpark accessed from Kangaroo Ground-St Andrews Road. Behind the building is a beer garden area, deck and landscaped garden setting. A fence extends behind the carparking and garden area demarcating the hotel grounds. Beyond the fence, the northern portion of the site includes a grassed area with three dams. Two substantial Monterey Cyprus trees sit between the northeast corner of the building and Kangaroo Ground-St Andrews Road.

The building footprint is rectangular with an additional rectangular addition attached to the northeast rear corner. The corrugated iron clad roof sits above weatherboard clad walls with deep fascias.

Figure 9. The subject site is outlined in red. (Source: Nearmap 2021)

Figure 10. Gravel carpark and tanks to the northeast of the building. (Source: Context 2020)

Figure 11. View of the hotel from the north. (Source: Context 2020)

The primary façade is symmetrically arranged around the central entrance doorway. A gable dormer extends from the roof ridgeline above the central doorway. Two brick chimneys penetrate the southern roof plane (Figure 15). The main entrance comprises double timber doors with stained glass panels and a transom light above with double timber framed windows on either side (Figure 13). A verandah extends from the roof above the main entrance. It is supported by simple timber posts with timber brackets and spans between the projecting gable-ended bays at each end of the façade (Figure 16). Each bay has a timber-framed tripartite window with leadlight and textured glass glazing (Figure 14).

At the northeast corner of the primary elevation is a recessed and covered portico with a secondary entrance. A small, paved area offering outdoor dining is also provided to the north. This area is lined with a simple timber log fence.

A rigid wire fence lines the edge of the road.

Figure 12. The primary elevation to St Andrews-Kangaroo Ground Road. (Source: Context 2020)

Figure 13. Main entrance door on Kangaroo Ground-St Andrews Road. (Source: Context 2020)

Figure 14. Tripartite bay window with ledlight and textured glass glazing. (Source: Context 2020)

Figure 15. Brick chimney extending through the roof plane. (Source: Context 2020)

Figure 16. Projecting gable-ended bay. (Source: Context 2020)

Two mature Monterey Cyprus (*Hesperocyparis macrocarpa*) trees sit in front. Their form has been altered to allow for the power lines (Figure 18). The rear extension to the building is visible behind a fence.

An unused sign extending approximately to the height of the roofline on a black pole sits to the south of the building on Kangaroo Ground-St Andrews Road (Figure 17).

Figure 17. Southwest corner of the building and unused sign. (Source: Context 2020)

Figure 18. Two Monterey Cyprus trees and additions to the rear of the building on the northeast corner. (Source: Context 2020)

INTEGRITY

633 Kangaroo Ground-St Andrews Road, Panton Hill, is mostly intact in its presentation to the streetscape as an interwar timber hotel. Substantial changes to original 1935 fabric (including the 2003 alterations and restoration) are recessed and not visually intrusive. The subsequent changes reflect the building's its long use as a hotel. The building retains its original scale as a single-storey hotel and key interwar detailing such as the gable-roofed form, weatherboard cladding, windows and brick chimneys are extant. The building also retains its use as a hotel, continuing the use of the site for this purpose since 1861, and as a local landmark.

Overall, the building has high integrity as it remains legible as an interwar timber hotel in its presentation to the streetscape, and through its form and materiality.

The two Monterey Cyprus trees to the rear of the building are likely to date from the 1935 reconstruction of the building and enhance the interwar character of the place.

COMPARATIVE ANALYSIS

In the Nillumbik Shire, hotels were established from the early 1860s along main roads through the shire and leading to the goldfields. Hotels played a key role in the development of early townships, serving as staging post for goldfields-bound Cobb and Co coaches, used as general stores and, in some cases, as the local hall (Mills & Westbrooke 2016:102). They were community focal points for the consumption and sale of alcohol and providers of accommodation and meals since early settlement and quickly assumed an enduring role in the provision of food, leisure and entertainment. From the turn of the twentieth century, the former Shire of Eltham and adjacent rural areas was within easy reach of Melbourne after the opening of the trains line to Eltham in 1902. Hotels have ever since served the day trippers and long term travellers as well as locals.

In Panton Hill, the subject hotel is the only remaining early hotel. While variable architecturally, hotels typically command a central and prominent location in townships or along key roads reflecting the early town centres of the area now known as Shire of Nillumbik.

The following four hotels are currently listed on the Nillumbik Heritage Overlay.

St Andrews Hotel and Canary Island Palm Tree, 79 Burns Street, St Andrews (HO19). (Source: VHD)

The c1860 St Andrews Hotel, with c1930 additions, and a Canary Island Palm is historically significant. It is the oldest hotel building in the former Shire of Eltham, and one of the few surviving buildings connected with the Caledonia goldfields era. The additions and alterations to the hotel reflect its long life. The hotel is socially significant because it has served as an important meeting place for almost 150 years (VHD).

Weller's Hotel, Pitman Corner, Eltham-Yarra Glen Road, Kangaroo Ground (HO45). (Source: VHD)

The c1872 hotel is historically significant as an early hotel, store and a staging post for Cobb and Co coaches bound for the Caledonian goldfields (near St Andrews) and the Woods Point gold mine, some 80 kilometres to the east of Warburton. The hotel was associated with Edward Weller, who was also connected with the Kangaroo Ground general store and post office. It has served as a local landmark for almost 140 years (VHD).

Eltham Hotel (pre 1940 section), 746 Main Road, Eltham (HO116). (Source: VHD)

The Eltham hotel is historically significant as a hotel first established on the site in 1887. In the 20th century the hotel became a meeting place for Eltham's artists, intellectuals and mud brick builders, who were developing a distinctive local lifestyle. The hotel is historically significant for its gradual expansion that reflects the increase in Eltham's popularity as a holiday destination, and later a suburb, following the arrival of the railway. The hotel is aesthetically and socially significant because it features a half-timbered exterior and is a local landmark (VHD).

Royal Mail Hotel & pine, 29 Main Hurstbridge Road, Diamond Creek (HO115). (Source: VHD)

The c1927 Royal Mail hotel is architecturally and historically significant as the only example of an Old English/Tudor Revival style hotel in the Shire of Nillumbik and as a good example of this style. The hotel was first established on this site c1870. The extant hotel is socially significant as it has been an important gathering point for the community since 1927 (VHD).

Discussion

The Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, compares well to the above hotels historically and architecturally.

Established as early as 1861, the subject property was the site of one of the first known building in the Shire, the Hôtel Français (also known as Hotel de France). The long historical use of the site for the purpose of a commercial hotel is highly important.. As with the examples above, Panton Hill Hotel has strong landmark qualities as an old hotel.

The subject site and HO-listed hotels had been established in the nineteenth century and rebuilt or altered over the twentieth century. Enforced by the renewed liquor licencing law in the 1920s, substantial alterations or rebuilding of hotels in the interwar period is also very common across Victoria. Like the Panton Hill Hotel, the HO-listed display some alterations to their original fabric, but these changes are part of the story of the place and reflective of the development of the hotel type.

As an example of a hotel rebuilt during the interwar period, 633 Kangaroo Ground-St Andrews Road is more directly comparable with other interwar hotel buildings at 746 Main Road, Eltham (HO116) and 29 Main Hurstbridge Road, Diamond Creek (HO115).

Overall, the Panton Hill Hotel is an important example of an interwar hotel, within the Shire that continues to operate today.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

633 Kangaroo Ground-St Andrews Road, Panton Hill, a single-storey hotel built c1935, with later alterations and refurbishment, is significant.

Elements that contribute to the significance of the place include:

- the original single-storey hotel building with gable roof and weatherboard-clad walls; and

- early elements including the brick chimneys and windows.

Two Monterey Cypress trees that appear to date from the interwar period contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

633 Kangaroo Ground-St Andrews Road, Panton Hill, is of local historic and social significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is historically significant as the only remaining hotel in the township of Panton Hill, standing on the site of the township's first building, a hotel built in 1861. It is the latest in a series of hotel buildings that were destroyed by fire then rebuilt on the same site. The single storey gable roofed form, weatherboard cladding, windows and brick chimneys demonstrate the interwar period of its construction (Criterion A)

Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is socially significant as a gathering place and local landmark, having served the community and travellers since the 1860s. (Criterion G)

RECOMMENDATIONS

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

Extent of overlay: To the title boundary

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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57 Thompson Crescent, Research

House

Prepared by: Context	**Survey date:** February 2021
Place type: Residential	**Designer:** -
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** c1984

Figure 1. 57 Thompson Crescent, Research. (Source: Context 2021)

Figure 2. 57 Thompson Crescent, Research. (Source: Nearmap, November 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> *6   BUILDING TOWNS AND SHAPING SUBURBS*
>
> > *6.6   1960s and 1970s suburbanisation*
> >
> > > *From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'.* (Mills & Westbrooke 2016:87)
> > >
> > > *Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape… Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.' On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape.* (Mills & Westbrooke 2016:87-88)
> > >
> > > *By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mudbrick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape.* (Mills & Westbrooke 2016:88)
> > >
> > > *In the 1970s owner-builders were responsible for from 10 to 25 per cent of houses in Melbourne. The character of these buildings in the Nillumbik area was, by this time, driven more by ideology than by the necessities of the austerity period. Environmentalism had come of age, with both a global and a personal component, the latter often being expressed in personal attempts to get back to the earth and to achieve self-sufficiency. These sentiments were encapsulated in publications such as Grass Roots and Earth Garden. Tony Dingle describes how 'individuals*

interested in self-sufficiency and a simpler life went into the bush to build cheaply and often in sympathy with their surroundings'. (Mills & Westbrooke 2016:90)

Mud brick building became an integral part of this trend. Academic Jim Pittard and family engaged Alastair Knox to design a mudbrick house at 430 Mount Pleasant Road Research (HO139). The design is considered one of the best of Knox's later works. The Pittards started as owner-builders in 1978, making their own mudbricks and salvaging much of the timber from demolitions in Melbourne. (Mills & Westbrooke 2016:90)

LOCALITY HISTORY

Research, situated in the hills and tributary gullies of Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The area, also known earlier as Swipers Gully and Wallaby Town, was subject to a minor gold rush in 1855. Part of the St Andrews Mining Division, it was 're-searched', hence its name, in 1861. The district became known as Research Gully, and later as Research (*Victorian Places* 2015; Lemon 2008). Its location on the main road between Eltham and Queenstown (St Andrews) accounted for much of the activity in the area. By the end of the 1850s, the settlement of Research comprised a store and few cottages at today's Main and Ingrams roads corner (Butler 1996:41-42). Gold continued to be mined at Research Gully until the 1880s (*Weekly Times* 15 July 1882:7).

Some land in the district was purchased for farming in the 1850s, but it wasn't until the 1870s that consolidated development occurred. After the decline of alluvial mining in Victoria, a series of land Acts were introduced from 1860 to encourage an agricultural industry. Crown allotments were made available in the Research area under the 1869 land Act, with orchards and small farms subsequently established. The heavily treed country, however, was difficult to work (Lemon 2008; *Nillumbik Parish Plan* 1947).

After land was taken up for farming, by 1871 the Research Hotel had opened (the hotel was destroyed by fire in 1931) (*Age* 7 December 1871:2; *Advertiser* 20 March 1931:1).

Research was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

In 1889 the local community of orchardists, tradespeople and labourers succeeded in getting a state school opened. Research State School No. 2959 opened in a four-room cottage and moved to a new building in 1891. It was the only public building in the area and was therefore also used for church services and community meetings. Some small mining operations and tree-felling for firewood continued at this time (*Victorian Places* 2015; Blake 1973:103). A post office opened at Research in 1902 and a public hall in 1931 (Eltham District Historical Society 2000:np).

The availability of cheap land encouraged further residential settlement in the 1920s (Lemon 2008). Due to the increased competition in fruit-growing from irrigated districts after World War I and the

impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

Substantial bushfires affected the Research area in 1908, 1938 and 1965 (Eltham District Historical Society 2000:np).

The postwar growth of Eltham affected Research, with further residential subdivision occurring and additions made to the school in the 1950s and 1960s. Road access to the area was improved in the 1970s and residential development followed. The Eltham Performing Arts Centre and Eltham College (1972) are located in Research. Other amenities include Research Park, which has an oval and tennis courts (*Victorian Places* 2015; Lemon 2008).

By the end of the twentieth century Research had a high proportion of high-income households (Lemon 2008).

PLACE HISTORY

The subject site is located on Crown Allotment 3, Section 9, Parish of Nillumbik, 96 acres taken up under the *Land Act* 1869 by and owned by T Baillie by 1876 (*Nillumbik Parish Plan* 1961).

By 1948, grazier Leon Cropper and his wife Marie Cropper were the owners of Allotment 3 as well as neighbouring land: Crown Allotments 1A and 1B, Section 6, and Crown Allotments 1 and part of 4, Section 9 - a total of 214 acres (CT:V7120 F920). Under the ownership of the Croppers, in 1948 the land was subdivided into a residential estate with around 100 lots. The allotments were sold from this year through to 1963 (CT:V7120 F920).

The subject site is located on Lot 46 of the subdivision, approximately one acre, purchased by signwriter Wilfred Petersen of Research in 1957 (CT:V8157 F459).

The property remained in the ownership of the Petersen family until 1984, in which year Susan Bowles and David Cowan of McKinnon became the owners (CT:V8157 F459). It is assumed that the subject house was built for Bowles and Cowan shortly after their acquisition of the property. A new Colorbond roof was added to the residence c1998 by architect John Pizzey, indicating that Pizzey may also have been the designer of the original house (see Figure 3) (BP).

There is also a later mudbrick and timber building (possibly a shed) with open carport on the site.
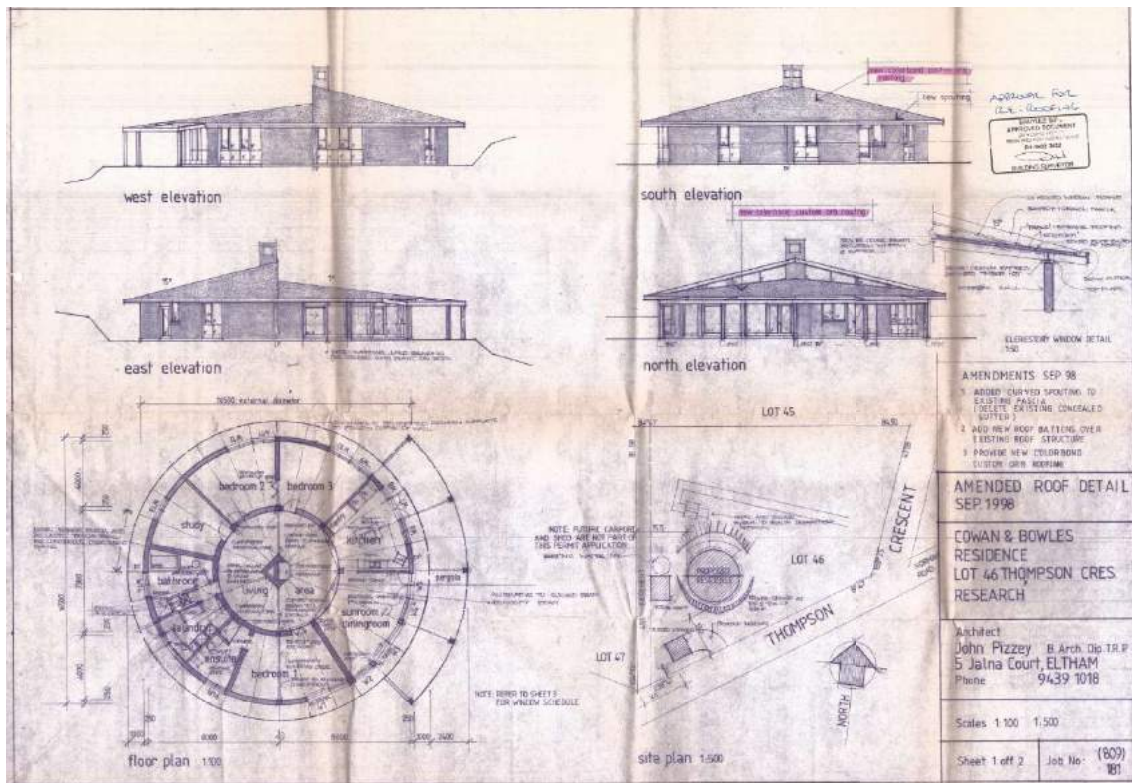
Figure 3. Plans by architect John Pizzey for Cowan and Bowles residence at 57 Thompson Crescent, Research, 1998. (Source: BP)

DESCRIPTION

The house at 57 Thompson Crescent, Research, is a mudbrick house built c1984. 57 Thompson Crescent is on the lower, northern side of the street, with the main house sited in the southwest quadrant of the repsite. The site slopes from south to north and the house. The house is located in the southern section of the site just below street level, overlooking the lower section of the site to the north. The surrounding environment is heavily vegetated.

The house is round in plan form, with mudbrick walls and a corrugated iron roof meeting at a triangular chimney that forms the central focus of the building. The roof is divided into two halves, with the southern half pitched at a 15-degree angle whilst the northern half is pitched at a 7-degree angle. The height of the southern roof portion allows for a north-facing clerestory window.

Private areas of the house are located to the south, east and west with the living areas located to the north protected by a pergola structure. Floor to ceiling timber framed windows and glazed doors predominate. Lack of building records documenting changes to the house suggest original elements and pattern of timber framed fenestration is likely to be intact.

The smaller mudbrick and timber building located to the southwest of the site is a simple rectangular form with gabled, corrugated iron roof. The open carport is adjoined to the south of this building.

INTEGRITY

The house at 57 Thompson Crescent, Research, is largely intact with minimal changes to the original or early significant fabric visible from the street. The building retains its original round form, split roof with clerestory windows, central chimney and northern pergola, along with its original mudbrick walls.

While not original, the Colourbond custom orb roofing installed c1998 is considered significant. The site now contains a later mudbrick building with carport. Overall, the building has very high integrity.

COMPARATIVE ANALYSIS

Mudbrick homes have been a significant feature in the architectural history of Nillumbik, forming a central theme of the building typology often referred to as the 'Eltham style'. The use of low-cost materials such as mudbricks, adobe and pise-de-terre had gained currency in the area by the 1930s, influenced by builders such as John Harcourt and the community at Montsalvat. These earthy materials were often combined with recycled and exposed timber, face brickwork and corrugated iron to create a material palette characterised by natural materials and finishes. Alistair Knox became the most prolific of designers and builders working in this style throughout the second half of the twentieth century, influencing many people to adopt the style upon moving to the area.

This low-cost building type was built largely with amateur labour, often by the owners themselves. Knox regarded the style as the most suitable style for the Eltham environment, and the do-it-yourself nature of construction exemplified the beginnings of the 'Eltham lifestyle' that became an integral part of Nillumbik's cultural heritage. Responding to their environment materially, these buildings demonstrated an intentional integration with their bushland surrounds.

Many of the houses built between the late-1960s and the mid-1980s have highly individualised architectural features and arrangements of space. The move to pure geometric design was popularised in the early 1950s by influential Melbourne architect Roy Grounds, whose Henty House (Round House), 581 Nepean Highway, Frankston South (VHR H0966) built in 1953, pre-empted a later interest in Organic architecture in the 1980s and 1990s. The Organic architecture of these later years combined more rustic building materials with a similar interest in geometric form generation, often combining it with solar passive design.

Organic architecture drew inspiration from the forms and material qualities of nature and was influenced by the designs of Frank Lloyd Wright. Romantic and earthy in character, the style was highly responsive to site topography and followed design principles of articulating the truthfulness of materials and emphasising the relationship between indoor and outdoor spaces.

The Organic idiom became discernible as a distinct style in Australia in the 1960s. The style's affinity to nature is expressed in low-slung horizontal forms; retention of natural bushland setting; and use of timber, unpainted earthy bricks and crudely dressed masonry. The style often used pure geometric forms in references to the geometric forms and structures that appear in nature. The application of split-levels and interlocking forms also allowed architects to create designs that responded to, and sat unobtrusively within, the topography of their setting.

The following examples in the Shire of Nillumbik are comparable with 57 Thompson Crescent, Research due to their similar in their use of materials and form.

Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearmap 2021)

Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. It is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. The house combines the Modernist ideas with the use of mudbrick and recycled materials that are characteristic of the 'Eltham style' architecture that proliferated in the 1950s and 1960s.

The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mudbrick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late twentieth century Organic style.

Coller House, 185 Mount Pleasant Road, Eltham (HO136). (Source: T Knox nd)

Coller House, built c1975, is historically significant as an important work by noted designer and builder and Eltham local, Alistair Knox. The house is architecturally significant as a good example of the 'Eltham style' of architecture and landscape design that Knox had developed over the years.

Pittard Residence, 430 Mount Pleasant Road, Research (HO139). (Source: VHD)

Pittard Residence, built 1978-79, is architecturally and historically significant as a particularly innovative example of Alistair Knox's later work. The curved plan and single plane roof rising up over the living area to the double storey end section are of particular note. The house is built from mudbrick.

The outbuilding, constructed c1960-1970s, is historically, architecturally and aesthetically significant as a fine, small 'Eltham style' building in the Shire of Nillumbik. The outbuilding exemplifies the highly individual and creative structures that were being erected by many around the Shire during that time, and utilises recycled materials and mudbricks. Particularly of note is the organic roof form.

Baker 'Eltham style' outbuilding and sculptures, 108 Research-Warrandyte Road, North Warrandyte (HO157). (Source: VHD)

Discussion

57 Thompson Crescent is set apart from the house at 60 Dunmoochin Road, Cottles Bridge, by its more abstract geometry. Designed by Morrie Shaw, of the office of Kevin Borland, 60 Dunmoochin Road features an exaggerated, low-slung shingle roof. Although the house demonstrates a similar rounded form to the subject site, the subject site is set apart as a later version of the style that places greater emphasis on achieving a more geometrically pure form and a less rustic array of materials and textures.

The Coller House is comparable for its use of mudbrick construction. However, unlike the subject site, the Coller House does not follow a has a curved floorplan and is also constructed in mudbrick. The plan of this house, however, does not use the fully circular form is evident at 57 Thompson Crescent, Research. Similarly, the long sweeping roof plane of the Pittard Residence, differs from the that of the subject site with its split form and central peak.

Like 60 Dunmoochin Road, the Baker outbuilding exhibits an organic, broadly circular floorplan. Unlike the subject site, the outbuilding was clearly designed with no intention of producing a geometrically pure form, instead utilising looser organic shapes that responded to its more rustic construction and materials. The use of the building as an outbuilding, rather than a residence, differs from the subject site and likely supported the more experimental form of the building.

The subject site illustrates both a formal preoccupation with pure geometry and an adherence to the material aesthetics made popular as part of both Organic architecture of the late twentieth century and the 'Eltham style' championed by Alistair Knox and his contemporaries in earlier decades. It demonstrates the enduring influenced of the 'Eltham style' and its nature-centred aesthetic. The subject building's geometric form, which responds directly to the site topography and earthy materials reflects the influence of Organic architecture. The subject building, with its circular footprint, is a somewhat uncommon example of an 'Eltham style' house. Although curved walls and broadly circular forms had been explored elsewhere in the Shire, 57 Thompson Crescent adheres to a purer geometric form. Materially and contextually, however, it reflects key characteristics of the 'Eltham style', including the use of timber and mudbrick construction and its integration with its natural bush setting.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The house at 57 Thompson Crescent, Research, most likely built c1984 for the owners Susan Bowles and David Cowan, is significant.

Elements that contribute to the significance of the place include:

- original circular plan form of the house;

- split roof detail and clerestory window;

- central chimney; and

- original fenestrations and pergola.

The later mudbrick building with carport to the southwest of the site is not significant.

HOW IS IT SIGNIFICANT?

The house at 57 Thompson Crescent, Research, is of local representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The house at 57 Thompson Crescent, Research, exhibits key characteristics of the late twentieth century houses built of earthy materials and reflective of the nature-centred aesthetic. The design of the house combined the Organic idiom of Modernist architecture developed in the 1960s and enduring 'Eltham style' influences in the Shire. The house demonstrates this influence in its use of mudbrick and the use of low-cost materials and its affinity with and embeddedness in its natural bushland setting. The use of strong geometry along with the use of natural materials also aligns this house with Organic architecture of the late twentieth century. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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Part of 1 Proctor Street, St Andrews

St Andrews Hall

Prepared by: Context	**Survey date:** December 2020
Place type: Community	**Designer:** -
Significance level: Significant	**Builder:** F J Jennings
Extent of overlay: Refer to map	**Major construction:** 1925

Figure 1. The southern end of St Andrews Hall. (Source: Context 2020)

Figure 2. The northern end of St Andrews Hall. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

8　　*BUILDING COMMUNITY LIFE*

8.3　　*Establishing meeting places*

In the nineteenth century, the halls of the Nillumbik area usually took the form of a mechanics' institute and free library. The mechanics' institute movement started in Scotland in 1900 with the intention of improving the education of working men. Government grants were available from 1860 and from 1887 these funds were directed towards free libraries. (Mills & Westbrooke 2016:103).

*B*y the early twentieth century, the institutes were 'beginning to die out, or had become more places of amusement'. Existing and renovated halls typically continued to carry the title of mechanics' institute, but new ones were simply called halls. When a new hall incorporating the earlier Diamond Creek Mechanics' Hall and Literary Institute was constructed in 1905, the old name was retained. The new hall was among the largest in the area, accommodating 400 people with a lending library of 1,000 books. Like many other important early Diamond Creek buildings, it was destroyed by fire in 1969. (Mills & Westbrooke 2016:104).

When the opening of a hall at Panton Hill was advertised in 1901, it was described both as the Panton Hill Hall and the Panton Hill Mechanics' Institute. The hall was built on the temporary reserve for 'a site for a cricket ground and other purposes of public recreation', which had been gazetted in 1900. (Mills & Westbrooke 2016:104).

First newspaper mentions of a Hurstbridge Public Hall (or Hurstbridge Hall) appear in 1913. Additions were made in 1915. The hall was destroyed by fire and rebuilt in the mid-1950s. By 1915 there were also mentions of a Hurstbridge Mechanics' Institute and Free Library or Hurstbridge Mechanics' Hall. This institute was still operating during bushfires in the 1960s. (Mills & Westbrooke 2016:104).

*The Plenty Hall (HO248) opened in the midst of the Great Depression, in late 1931 and was soon the venue for fortnightly dances, fundraising balls, tennis club meetings, the Sutherland Homes D*ance and Empire Day celebrations. (Mills & Westbrooke 2016:105).

*In the austerity period following World War II small communities had scant resources or materials for building a hall when they needed one. In 1948 the Yarrambat community solved the proble*m by moving a small redundant hall building from Langwarrin to create the Yarrambat Memorial Hall. (Mills & Westbrooke 2016:105).

LOCALITY HISTORY

St Andrews was part of the Caledonian goldfields, which stretched from St Andrews to Warrandyte (the St Andrews Mining Division), established in 1854 on the country of the Wurundjeri-willam clan of the Woi wurrung people. The settlement was originally called Queenstown, but by 1865 was also known as St Andrews. The presence of large numbers of Scottish miners gave rise to both names 'Caledonia'

and 'St Andrews' (*Victorian Places* 2015). The place was commonly referred to as 'St Andrews, Queenstown'.

By 1855 there were 3000 miners in Queenstown, and in 1856 a post office and hotel were established in the settlement. The settlement was located on the road from Melbourne to the goldfields at Woods Point, so it benefited from passing traffic. The town of Queenstown, located on Diamond Creek, was surveyed in 1858 and proclaimed in 1861 (*Township of Queenstown* 1951; Butler 1996:40). A Church of England school opened in 1858 and was replaced by the Caledonia Common School No. 128, opened in Smiths Gully in 1858. This school, in turn, was replaced by Queenstown State School No. 128 (HO20) built in 1887 (Blake 1973:287). A cemetery (HO163) (in use in nearby Smiths Gully in the 1850s) and a cricket ground were gazetted in 1868, and St Andrews Church of England opened in 1866. A mechanics' institute opened in 1867 (Butler 1996:40; *Victorian Places* 2015). The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown c1860 (Mills and Westbrooke 2017:102).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although some land leased under the land Acts of 1865 and 1869 saw the establishment of orchards on small blocks of about 20 acres in the St Andrews district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (*Queenstown Parish Plan* 1925).

St Andrews was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

As part of the expansion of the fruit industry in the area from the 1880s, due to freehold ownership of land facilitated by the land Acts, St Andrews experienced significant growth, and by 1901 the population of the area had increased to 809 (*Victorian Places* 2015).

In 1881 the population of St Andrews and its associated diggings was 1162. However, by the early 1880s goldmining was in decline (*Victorian Places* 2015).

In the 1880s some buildings were relocated to what was developing as the centre of town. The Queenstown Mechanics Institute Hall, built in 1883 at Smiths Gully, was moved in 1889 to become St Andrews Hall. It was rebuilt after destruction by fire in 1924 (Reynolds n.d.). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

The 1903 *Australian Handbook* described St Andrews, then with a population of 50, including five Chinese residents, as comprising a hotel, State School No. 128, mechanics' institute, Independent Order of Oddfellows, and Church of England. Two coaches ran daily from Heidelberg. The broader district had a population of 1250 in this year, mostly employed in fruit-growing and mining (*Victorian Places* 2015).

In 1912, the railway line was extended between Eltham and Upper Diamond Creek, which aided in the transportation of locally grown fruit crops to Melbourne.

Although goldmining had declined in the area, with the advent of technology that allowed deeper exploration, a State-owned gold battery was established in 1919 at nearby Smiths Gully, opposite the Queenstown (St Andrews) Cemetery (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 5 September 1919:3).

In 1920 St Andrews was described as a mining township on Diamond Creek with a state school, church, mechanics' institute, police station and hotel, with a rail connection to Hurstbridge (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 2 April 1920:4). The St Andrews police quarters were moved to Doncaster East School in 1920 for use as a teachers residence (St Andrews/Queenstown Historical Society n.d.).

Increased competition from new fruit-growing areas established in Victoria under irrigation programs after World War I and the impact of the Depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through mining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14). During the Depression from 1928, men from the city were given a miner's right and mining sustenance as a form of unemployment relief. In 1931 there were over 200 men camping on Crown land on the Diamond Creek at Queenstown under their miner's rights (Mills and Westbrooke 2017:33).

In 1935, the St Andrews Post Office was moved to the new general store building erected opposite the Church of England (*Advertiser* 13 September 1935:2).

Bushfires occurred in the area in 1927, and in 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

The town and school name of Queenstown was formally changed to St Andrews in 1952 (St Andrews/Queenstown Historical Society n.d.).

The area became a favoured locale of musicians and artists from the early 1970s. At their initiative, a Saturday morning market, offering alternative culture, crafts, art and accessories as well as organic vegetables and food, was established on the St Andrews Hall reserve in 1972 and continues to run today.

When a new building was constructed for St Andrews Primary School in 1984, the former school was opened as St Andrews Community Centre (St Andrews/Queenstown Historical Society n.d.).

Surrounded by a number of bushland reserves, the St Andrews area has been affected by several significant fires over time. During the Black Saturday bushfires of 2009, properties east of the town were destroyed (*Victorian Places* 2015) and St Andrews Community Centre was established as a relief centre. With funds from the Victorian Bushfire Appeal, the building was redesigned by architect Gregory Burgess, and reopened as Wadambuk Community Centre in 2015. The building is also the home of St Andrews/Queenstown Historical Society (Nillumbik Shire 2015).

PLACE HISTORY

The 1925 St Andrews Hall at 1 Proctor Street, St Andrews, is located on Crown Allotment A, Section 4A, Queenstown Township, one rood reserved for a Mechanics Institute and Free Library in 1889 (*Queenstown Township Plan* 1951).

The original building on the subject site was the Queenstown Mechanics Institute and Free Library, which also included a hall, initially built on the land of Mr Harris near Buttermans Track. The building was formally opened on 10 March 1883 by E H Cameron MLA. The celebration was attended by a

large audience who was entertained for two hours with songs, readings and recitations. The construction of the building cost £79 (St Andrews Primary School Council 1998:102; *Evelyn Observer and South and East Bourke Record* 16 March 1883:2).

The Queenstown Mechanics Institute and Free Library building was moved to the subject site in 1889 to be closer to what had become the centre of town. A permit was sought from the Shire of Eltham to remove the railings on the old Queenstown bridge to enable the hall to pass (Reynolds nd). The re-opening of the mechanics institute building on its new site was celebrated with a concert on 2 November 1889 (*Evelyn Observer and South and East Bourke Record* 8 November 1889:3). The building was also known as the Queenstown Hall. In 1917 a room was added to the rear of the hall (St Andrews Primary School Council 1998:103).

After a fire destroyed the Queenstown Hall in January 1925, a building fund was established to raise monies for the construction of a new hall, and by February 1925 had collected £100, with £120 more required (*Argus* 29 January 1925:14; *Advertiser* 27 February 1925:4).

Tenders were called for the supply of materials and construction of a new public hall at Queenstown in February 1925 (A*dvertiser* 13 February 1925:2). By April 1925, the new hall was under construction, with builder F J Jennings of Diamond Creek undertaking the work. The hall was of a simple design, comprising 12 feet high walls built of Baltic pine weatherboard, hardwood floors, and galvanised iron roof. A platform stage and dressing room were built at one end (see Figure 3) (PROV 1925-85, Public Building File).

The hall roof was up in time for the first dance, which was held on the evening of Easter Monday 1925 (*Advertiser* 17 April 1925:2). A newspaper report of the day described the hall as follows:

> It is constructed of the best weatherboards and is roofed with iron. The walls are 12 feet high. The floor is of grooved hardwood, like that of Diamond Creek. The dimensions are 50 feet by 30 feet, which make it 10 feet wider than the old hall, and it will accommodate about 200 people. Provision is made for a 10 feet stage. For the present the walls will not be lined and the ceiling will not be put in, but these will follow when finances justify. The contract price is in the vicinity of £400 (*Advertiser* 17 April 1925:2).

The hall was officially opened on 6 June 1925 by Eltham Shire councillor H Hewitt, with a large number of people enjoying the musical program and supper. A social club was formed in the same month by the young people of Queenstown, who planned to hold a dance in the hall every fortnight (*Advertise*r 19 June 1925:2).

A number of functions were held throughout 1925 to raise building funds for the hall. These functions included events held in neighbouring areas such as Hurstbridge, as well as a sports meeting in April 1925 and a dance and social organised in August 1925, both at Queenstown (*Advertiser* 17 February 1925:4; 17 April 1925:2 and 4 September 1925:2).

The Queenstown Hall was the venue for variety of community activities, including dances, balls, dramas, card games, farewells, church fetes, and meetings.

A plan dated 1952 shows a kitchen, 14 feet by 12 feet, adjoining the hall, which was constructed some time after 1925 (PROV 1925-85, Public Building File).
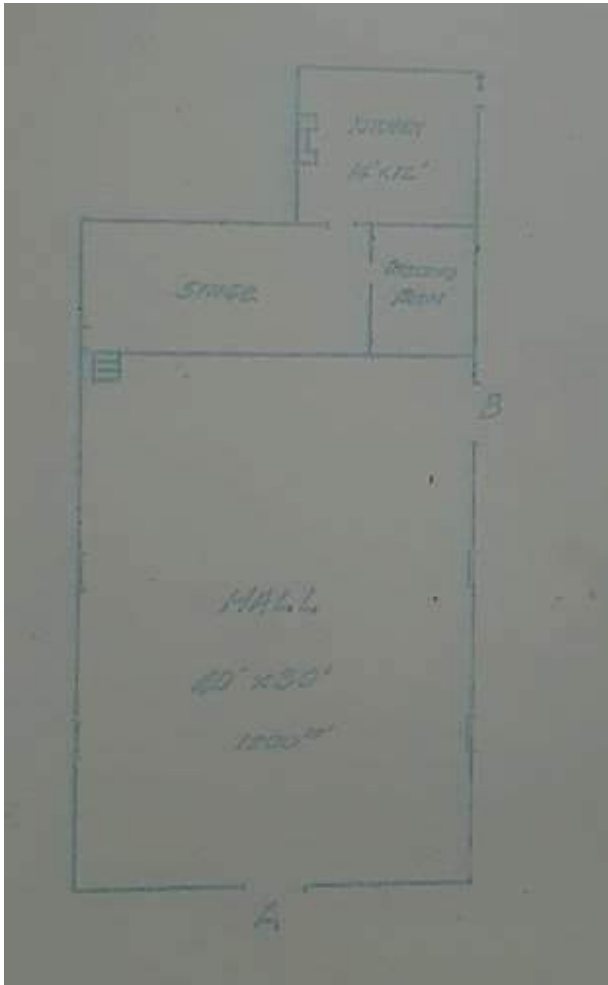
Figure 2. Plan for the Queenstown Mechanics Institute, with kitchen shown at rear, 1952. (Source: PROV 1925-85, Public Building File).

A photo taken at a dance in the 1950s shows the hall still without walls and ceiling lined. The front door resembled a barn door and rough bench seating ran around the walls (Reynolds nd). At this time, there was a dance held in one of the local halls every weekend. St Andrews would be the host one week, then Panton Hill, Hurstbridge, Arthurs Creek and Strathewen would have their turn. The band was made up of local talent (Reynolds nd).

As there was no power in the town, a large iron hoop with hooks for kerosene lanterns was suspended from the ceiling and could be lowered and raised. On some occasions, one of the locals supplied his car battery for lighting. A supper of sandwiches was provided, and a big pot of boiling water hung over the fireplace in the kitchen for tea and coffee (Reynolds nd).

In January 1962 a large fire engulfed St Andrews. Many lost their homes, but the hall, hotel, old church and school were saved. Later that same year the power came to St Andrews and the community celebrated the occasion with a 'Switch On Ball' at the hall. By 1964 dances had ceased and regular community gatherings at the hall were a thing of the past (Reynolds nd). By this year, the committee of management had also ceased to function (PROV 1925-85, Public Building File).

Figure 3. St Andrews Hall, c1965. (Source: Reynolds nd)

In 1970, the hall was once more registered with the Department of Health so that it could be re-opened to the public (PROV 1925-85, Public Building File).

In 1972, local artists and musicians established an open-air market on the reserve in front of the hall, with the hall once more becoming a meeting place for the community (Reynolds nd). Moon Dances were held every month and, for a period of time, mothers with children at the primary school screened films for the children and their parents. The hall was also the meeting place for the St Andrews Cub group. At this time, there was still no insulation in the roof and no heating. In summer the doors and the two small high windows on the north wall were opened (Reynolds nd).

A new toilet block with septic tank system was built c1975 (see Figure 4). The toilet block featured adobe walls, a decorative metal finial by Marcus Skipper, and a Colorbond custom orb roof. A letter from Eltham Shire Council in June 1975 that accompanied the plans for the toilet block noted that 'the residents are to build the toilet block on a voluntary basis and the building has been designed with a view to harmonising with the landscape' (PROV 1925-85, Public Building File).
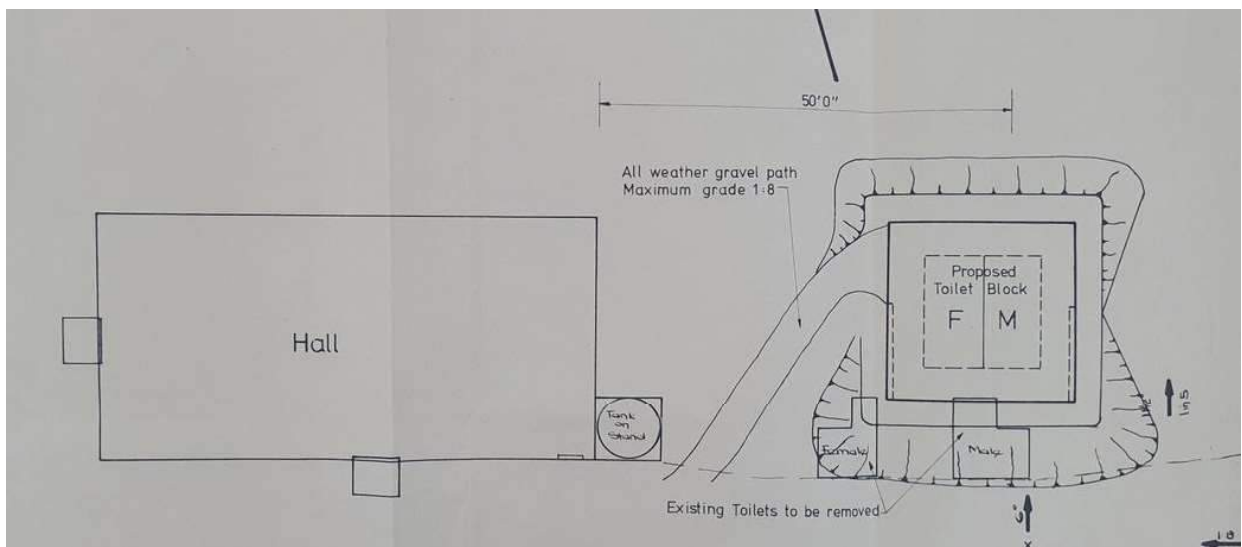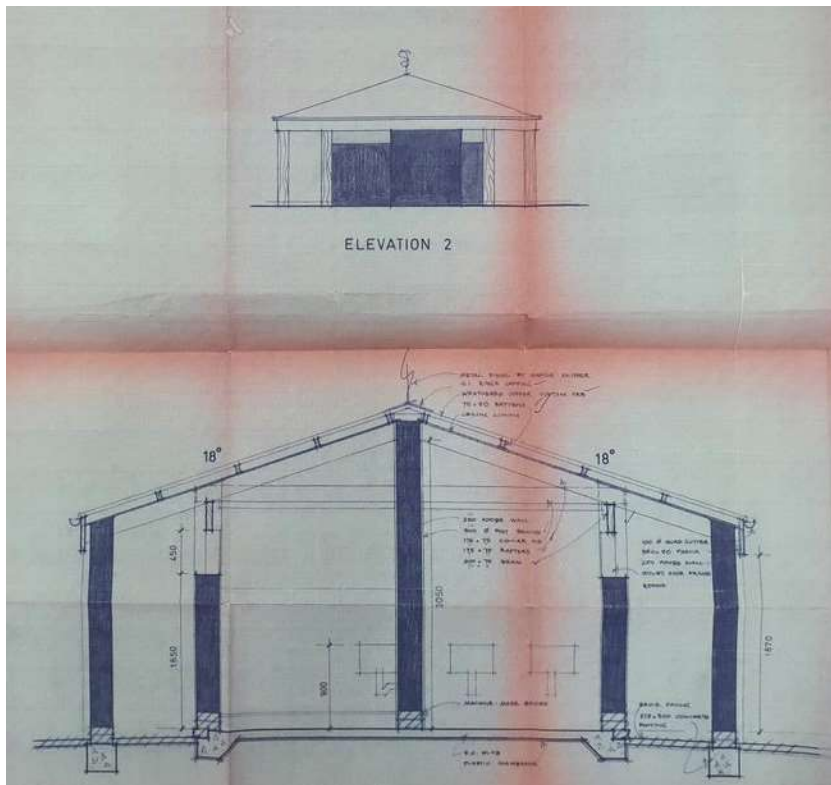
Figure 4. Plans showing the proposed toilet block to be built at the rear of the hall, 1975. (PROV 1925-85, Public Building File)

A verandah was added to the hall in the early 1980s (PROV 1925-85, Public Building File).

In 1998 the Hall and Reserve Advisory Committee was created to manage the hall and the surrounding reserve on behalf of Nillumbik Shire and in the 1990s the ceiling was insulated and boxed in (Reynolds nd).

The original septic system was replaced in 2007 with an environmentally sensitive system which recycles the water (Reynolds nd).

In 2008, the two small north facing windows were replaced with expansive glass doors opening onto a deck and the kitchen was updated. A brass plaque on a rock in front of the hall marks the celebration of the completion of the upgrade and landscaping in 2008. The bricks from the old kitchen chimney were saved, and a seat was built with the bricks by volunteers in front of the new kitchen. There is an explanatory plaque on the side of the seat (Reynolds nd).

In February 2009 when the Black Saturday fires devastated the northern area of St Andrews, the hall became the base for emergency services, as it had during the fires in January 1962. Members of the CFA, police and army were all based there for many weeks. For several nights soldiers bedded down on the deck (Reynolds nd).

Many events were held in the hall after the fires to help the community recover: Buddhist monks created a mandala, an Aboriginal dance troop came from the Northern Territory and performed on the brick circle, and musicians offered their support and entertained the community. The play 'Hero of Queenstown' was staged in the hall in May 2009 (Reynolds nd).

A few months after the fires, the community was invited to four free film sessions in the hall. They were so popular it was decided to spend some of the Bushfire Recovery funds on a permanent audio-visual system for the hall. A local film society was subsequently formed (Reynolds nd).

After the fire, the Lasting Memories Mosaic Group created a mosaic seat, which was completed in 2012 (Reynolds nd).

In 2013 it was decided to bring the St Andrews Community Centre and St Andrews Hall under the one management committee (Reynolds nd).

In 2015 solar panels were installed on the roof (Reynolds nd).

St Andrews Hall today is also used for yoga, t'ai chi and creative dancing. The hall and its facilities are used to celebrate special occasions such as weddings and birthdays. It continues to be used for community meetings and St Andrews Community Market stallholders make use of the space every Saturday (Reynolds nd).

Figure 5. Photograph of the St Andrews Community Market. (Source: localfootconnect.org.ai)

DESCRIPTION

The St Andrews Hall at part of 1 Proctor Street, St Andrews comprises a hall and toilet block. The hall was built in 1925 by FJ Jennings for the Shire of Eltham. The toilet block was constructed c1975.

The St Andrews Hall and more recent toilet block is located on the eastern side of Burns Street, slightly to the south of the Scott Street intersection hugging the western corner of a bushy site (Figure 6). The Old Caledonia Gully runs north-west to south-east through the site, and the land slopes down towards the gully behind the buildings.

The St Andrews Hall building footprint is rectangular with northwest to southeast alignment, and sits to the western edge of the block surrounded by bush and a granitic carpark to the north and western sides. The toilet block with pyramidal roof and, comprising a square footprint, sits on a similar alignment across a driveway south of the hall (Figure 7).

Figure 6. The subject site is highlighted in lighter blue. The hall and toilet block are circled in yellow. (Source: Nearmap 2021)

Figure 7. Aerial photograph showing the hall and toilet block, and carpark. (Source: Nearmap 2021)

The St Andrews Hall is of simple vernacular hall design. The simple high pitched gable roof is clad in corrugated iron, eaves have slight overhang with exposed double rafters. The additions to the rear of

the building sit under a low-pitched roof which extends beyond the walls to form a verandah supported by simple timber posts (Figure 9). This verandah connects to the verandah to the western side of the building. Red brick paving sits below the western verandah (Figure 10 and Figure 11). The external walls are clad in weatherboards.

Main entrances to the hall are via a double and single doorway on the western elevation, double doorway on the northern elevation. A timber ramp with timber balustrade and metal railing extends along the southern side to a doorway at the rear (Figure 2 and Figure 10).

Figure 8. Kitchen addition to the rear of the building. (Source: Google Streetview 2016)

Figure 9. Rear of the hall, including ramp and kitchen addition. (Source: Context 2020)

Figure 10. Corrugated iron verandah supported by timber posts over red brick paving. (Source: Context 2020)

Figure 11. timber decking and row of glazed doors with shallow corrugated awning. (Source: Context 2020)

Figure 12. Red brick paving circle at the northern end of the building (Source: Context 2020)

Figure 13. Window, corrugated iron and translucent polycarbonate clad verandah. (Source: Context 2020)

The pyramid roofed mudbrick toilet block is square in footprint with corrugated roof cladding and is located downslope behind a retaining wall (Figure 15).

Figure 14. The toilet block sitting below a retaining wall. (Source: Context 2020)

Figure 15. The toilet block viewed from the verandah to the rear of the building. (Source: Context 2020)

A community noticeboard and signage for the St Andrews Market sit beside the road (Figure 17 and Figure 18).

Figure 16. St Andrews Market sign (Source: Context 2020)

Figure 17. Community noticeboard. (Source: Context 2020)

INTEGRITY

The St Andrews Hall at part of 1 Proctor Street, St Andrews, is generally intact with changes visible to original or early fabric. The hall building retains its original form, with high pitched gable roof. The building also retains its prominence as a local landmark. Windows appear to have been replaced and some fenestrations altered. The addition to the rear (south) is legible as an extension with a different roof pitch.

Additions and extensions support the continuing use of the place as a community hall.

Overall, the building has fair integrity with its early form as an interwar hall remaining legible.

COMPARATIVE ANALYSIS

Halls in townships are important community infrastructure insofar as they are places that facilitate large gatherings of community members. In the nineteenth century, halls in the Nillumbik area typically took the form of mechanics' institutes and free libraries. The mechanics' institute movement had emerged in Scotland in 1900 with the intention of improving the education of working men. In Australia, these institutes were constructed with Government funding. From 1860 Government grants were available and from 1887 these were directed to the construction of free libraries (Mills & Westbrooke 2016: 103).

From the twentieth century mechanics institutes were beginning to lose popularity, and some began to be used for other functions more aligned with amusement and recreation. The title of 'mechanics' institute' was typically given to halls whether existing, renovated, or newly constructed.

There are two early halls already listed on the Nillumbik Shire Heritage Overlay. Yarrambat Memorial Hall is outside HO but listed on Victorian War Heritage Inventory (VWHI).

Constructed in the 1930s, Plenty Hall is significant for its long association with community gatherings, celebration and activities in the Plenty farming area. The hall is one of a group of much valued civic structures in the immediate area (VHD). The hall has a simple rectangular form with a gable roof. Additions are observed at the rear and side elevations.

Plenty Hall, 103-107 Yan Yean Road, Plenty (HO248). (Source: Google Streetview)

Christmas Hills Mechanics Institute and Free Library, later part Harold Muir Hall is significant as a long-standing public building in the Christmas Hills locality. It is one of the oldest mechanics institutes in the Shire. It also forms part of a significant building group, including the (1st) Daltheith, Former Christmas Hills Post Office Store (HO177) and Christmas Hills War Memorial (also assessed as Individually Significant in this study), each having had a major role in the local community (VHD). The hall has a multi-gable roof with iron cladding. Some changes are visible.

Christmas Hills Mechanics Institute and Free Library, later Harold Muir Hall, 787 Ridge Road, Christmas Hills (HO243). (Source: Google Streetview)

Discussion

St Andrews Hall compares well with other examples of community halls in the Nillumbik Shire Heritage Overlay. Architecturally the hall is of typical simple rectangular, gabled-roofed form and weatherboard construction. St Andrews Hall compares well with the above examples in form and purpose. With its simple form with a gable roof, the subject hall compares particularly well with the Plenty Hall, 103-107 Yan Yean Road, Plenty (HO248), which is still being used for community gatherings, celebration and activities in the Plenty area. Importantly, the hall demonstrates the pursuits and aspirations of communities who sought to provide places of community learning, social interaction and gathering. Like St Andrews Hall, the above HO-listed examples also display some changes.

The St Andrews Hall's vernacular form with steep pitched gable roof has been retained. Additions are part of its ongoing functionality and the need to accommodate changing community needs. It is tangible evidence of the interwar development of the St Andrews township. It is also important for its legible original form, prominence as a local landmark and association with community gatherings, celebration, and as a base for emergency services and community healing.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The St Andrews Hall at part of 1 Proctor Street, St Andrews, a community hall built in 1925 by F J Jennings, is significant.

Elements that contribute to the significance of the place include:

- original form, high-pitched gabled roof and scale of the hall;

- weatherboard materiality;

- its ongoing use for the St Andrews market for over 40 years; and

- its use as an emergency base and place for community healing

HOW IS IT SIGNIFICANT?

The St Andrews Hall at part of 1 Proctor Street, St Andrews, is of local historic and social significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The St Andrews Hall at part of 1 Proctor Street, St Andrews is of historical significance for the association with the development, welfare and advancement of the St Andrews community. It is also historically significant having held the St Andrews community market for over 40 years. The community hall is representative of the vernacular hall form of the early twentieth century. Modest in its construction, and despite later alterations, it remains legible and is a good example of the type. (Criterion A)

The St Andrews Hall at part of 1 Proctor Street, St Andrews is socially significant as the focus of community activities and recreation. St Andrews Hall today is also used for various gatherings, social interaction and learnings, for celebration of special occasions such as weddings and birthdays. It continues to be used for community meetings and St Andrews Community Market stallholders make use of the space every Saturday. (Criterion G)

RECOMMENDATIONS

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

Extent of overlay: Extent of Heritage Overlay is recommended to allow 10 metres curtilage to the north and east of the buildings and continues the curtilage to the street boundaries to west and south, as indicated by the blue shaded area. Refer to the map below.

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

Figure 18. Recommended extent of the Heritage Overlay (blue). (Source: Nearmap 2021)

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10 Caledonia Street, St Andrews

St Andrews General Store and House

Prepared by: Context	**Survey date:** December 2020
Place type: Commercial, residential	**Designer:** -
Significance level: Significant	**Builder:** Not Known
Extent of overlay: To title boundaries	**Major construction:** 1935

Figure 1. St Andrews General Store and House. (Source: Context 2020)

Figure 2. St Andrews General Store and House. (Source: Context 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

> 6   *BUILDING TOWNS AND SHAPING SUBURBS*
>
> 6.3   *Interwar subdivisions and estates*
>
> > *In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders.* (Mills & Westbrooke 2016:71).
> >
> > *Advertisements for interwar subdivisions in the small towns reveal that they were in large part aimed at a weekender market. In 1924, blocks in the Hurstbridge Railway Estate were advertised as 'lovely mountain residential week-end holiday lots', with 'big timbered blocks' and 'pretty quarter and half acre blocks'. A newspaper article breathlessly described its merits. 'The advantages … are unassailable – nearness to the railway station, commanding extensive and lovely views of the forest and meadow, hill and glen, the very home of various kinds of wattles, with the Diamond Creek in full view, but powerless in its highest floods to do them injury, and the quality of the land suitable for gardens and orchards.' Four hundred people attended the first auction in November 1924, when 50 of the better blocks of the 160 available were sold. Some buyers bought two or three of the best blocks on Via Meander (now Meander Road), indicating a speculative interest.* (Mills & Westbrooke 2016:72).
> >
> > *Most of the housing in these towns in the interwar period, as for the later nineteenth and early twentieth centuries, was still constructed in weatherboard on a timber frame. At Hurstbridge a substantial group of weatherboard cottages and shops along Main Road (Heidelberg–Kinglake Road) remain from this period (HO65–HO79, HO182). They are typically double fronted and set back from the road (HLCD 2008, p. 11). The 1923 Wilkinson House in Diamond Creek, however, was clad in stucco as well as weatherboard (HO184). Another exception was Worlingworth in Eltham, a brick bungalow built in 1920 (HO7).* (Mills & Westbrooke 2016:73-74).

LOCALITY HISTORY

St Andrews was part of the Caledonian goldfields, which stretched from St Andrews to Warrandyte (the St Andrews Mining Division), established in 1854 on the country of the Wurundjeri-willam clan of the Woi wurrung people. The settlement was originally called Queenstown, but by 1865 was also known as St Andrews. The presence of large numbers of Scottish miners gave rise to both names 'Caledonia' and 'St Andrews' (*Victorian Places* 2015). The place was commonly referred to as 'St Andrews, Queenstown'.

By 1855 there were 3000 miners in Queenstown, and in 1856 a post office and hotel were established in the settlement. The settlement was located on the road from Melbourne to the goldfields at Woods

Point, so it benefited from passing traffic. The town of Queenstown, located on Diamond Creek, was surveyed in 1858 and proclaimed in 1861 (Township of Queenstown 1951; Butler 1996:40). A Church of England school opened in 1858 and was replaced by the Caledonia Common School No. 128, opened in Smiths Gully in 1858. This school, in turn, was replaced by Queenstown State School No. 128 (HO20) built in 1887 (Blake 1973:287). A cemetery (HO163) (in use in nearby Smiths Gully in the 1850s) and a cricket ground were gazetted in 1868, and St Andrews Church of England opened in 1866. A mechanics' institute opened in 1867 (Butler 1996:40; *Victorian Places* 2015). The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown c1860 (Mills and Westbrooke 2017:102).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although some land leased under the land Acts of 1865 and 1869 saw the establishment of orchards on small blocks of about 20 acres in the St Andrews district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (Queenstown Parish Plan 1925).

St Andrews was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

As part of the expansion of the fruit industry in the area from the 1880s, due to freehold ownership of land facilitated by the land Acts, St Andrews experienced significant growth, and by 1901 the population of the area had increased to 809 (*Victorian Places* 2015).

In 1881 the population of St Andrews and its associated diggings was 1162. However, by the early 1880s goldmining was in decline (*Victorian Places* 2015).

In the 1880s some buildings were relocated to what was developing as the centre of town. The Queenstown Mechanics Institute Hall, built in 1883 at Smiths Gully, was moved in 1889 to become St Andrews Hall. It was rebuilt after destruction by fire in 1924 (Reynolds n.d.). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

The 1903 Australian Handbook described St Andrews, then with a population of 50, including five Chinese residents, as comprising a hotel, State School No. 128, mechanics' institute, Independent Order of Oddfellows, and Church of England. Two coaches ran daily from Heidelberg. The broader district had a population of 1250 in this year, mostly employed in fruit-growing and mining (*Victorian Places* 2015).

In 1912, the railway line was extended between Eltham and Upper Diamond Creek, which aided in the transportation of locally grown fruit crops to Melbourne.

Although goldmining had declined in the area, with the advent of technology that allowed deeper exploration, a State-owned gold battery was established in 1919 at nearby Smiths Gully, opposite the

Queenstown (St Andrews) Cemetery (Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate 5 September 1919:3).

In 1920 St Andrews was described as a mining township on Diamond Creek with a state school, church, mechanics' institute, police station and hotel, with a rail connection to Hurstbridge (Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate 2 April 1920:4). The St Andrews police quarters were moved to Doncaster East School in 1920 for use as a teacher's residence (St Andrews/Queenstown Historical Society nd).

Increased competition from new fruit-growing areas established in Victoria under irrigation programs after World War I and the impact of the Depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through mining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14). During the Depression from 1928, men from the city were given a miner's right and mining sustenance as a form of unemployment relief. In 1931 there were over 200 men camping on Crown land on the Diamond Creek at Queenstown under their miner's rights (Mills & Westbrooke 2017:33).

In 1935, the St Andrews Post Office was moved to the new general store building erected opposite the Church of England (Advertiser 13 September 1935:2).

Bushfires occurred in the area in 1927, and in 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

The town and school name of Queenstown was formally changed to St Andrews in 1952 (St Andrews/Queenstown Historical Society nd).

The area became a favoured locale of musicians and artists from the early 1970s. At their initiative, a Saturday morning market, offering alternative culture, crafts, art and accessories as well as organic vegetables and food, was established on the St Andrews Hall reserve in 1972 and continues to run today.

When a new building was constructed for St Andrews Primary School in 1984, the former school was opened as St Andrews Community Centre (St Andrews/Queenstown Historical Society nd).

Surrounded by a number of bushland reserves, the St Andrews area has been affected by several significant fires over time. During the Black Saturday bushfires of 2009, properties east of the town were destroyed (*Victorian Places* 2015) and St Andrews Community Centre was established as a relief centre. With funds from the Victorian Bushfire Appeal, the building was redesigned by architect Gregory Burgess, and reopened as Wadambuk Community Centre in 2015. The building is also the home of St Andrews/Queenstown Historical Society (Nillumbik Shire 2015).

PLACE HISTORY

St Andrews General Store and House at 10 Caledonia Street, St Andrews, is located on Crown Allotment 4, Section 2, Queenstown Township, 2 rood allotments purchased by T Mitchell in 1859 (*Queenstown Township Plan* 1951).

The original Queenstown post office and general store were located in the St Andrews Hotel (St Andrews Primary School Council 1998:136). By 1893, W Atkins was running the Queenstown Post Office Store (*Leader* 11 February 1893:4).

In July 1935, the Hurstbridge *Advertiser* reported that

A new grocery store is being built to the order of Mrs N. Rickaby, now of the St. Andrew's hotel. The store is being built opposite the Church of England and is a long wanted addition to the district. A house will also be built on to the shop (*Advertiser* 26 July 1935:2).

The Queenstown Post Office moved to the building in September of the same year, with D Rickaby appointed postmaster (Figure 3) (*Advertiser* 13 September 1935:2 and 18 October 1935:3).

The store and post office were owned by the Rickabys until 1938, when the premises were acquired by Albert Fawcett, who employed Ray Rogers and Son in the same year to undertake additions to the building. Fawcett sold the business in 1939, and it was noted in a newspaper report of the day that he would be staying on in the district as he had just built a new house adjoining the store, likely the current residence at 12 Caledonia Street (Figure 3) (*Advertiser* 18 March 1938:1; 8 April 1938:2; and 3 February 1939:5).

A certificate of title dated 1940 confirms that Albert Fredrick Fawcett was the owner of both Crown Allotment 4 and 5 in that year (CT:V6350 F871).

In 1944, Crown Allotment 4, on which the subject building is located, was sold to storekeeper John Hade. In 1945, Crown Allotment 5, on which Fawcett's residence stood (12 Caledonia Street), was sold to Edwin Brooks (CT:V6350 F871).

A number of people took over ownership of the store and post office on Crown Allotment 4 in the 1940s and 1950s, including newsagent Geoffrey Tatham in 1947; storekeepers Frank and Rose Eldred in 1950; engineer Alexander Moore in 1950; and accountant Alexander McCutcheon in 1951 (CT:V6699 F612).

By 1954, the configuration of the steps to the entry had changed and appears to have been constructed in timber with diagonal lattice balustrade (Figure 4). This configuration remains extant.

In 1969, Eric and Betty Kerr became the owners. The Kerr family ran the store and post office until 1979, when the McVicars took over ownership. The McVicars sold the store and post office in 1986 (CT:V6699 F612).

An advertisement for the sale of the St Andrews General Store in 1995, by then a milk bar, described the building as a store and two-bedroom modern mudbrick residence on one half acre (*Age* 11 February 1995:94).

The subject building today houses the St Andrews General Store, an Australian Post outlet, and cafe. A two-bedroom mudbrick residence is located at the rear of the building and is likely to have been constructed after 1968.

Figure 3. St Andrews Post Office and Store, c1930s. (Source: Facebook 2021)

Figure 4. Images of the St Andrews Post Office and Store in 1954, showing Rickaby's store built in 1935 at 10 Caledonia Street and Fawcett's house, at 12 Caledonia Street, to the left of the store in the LHS photo. The configuration of the steps have changed by this time. (Source: NAA 1954 In copyright).

Figure 5. The subject site in 1968. The roof of the rear additions appear different from that of the mudbrick extension. The buildings on the subject site are approximately outlined in orange. (Source: CPO, 'MELBOURNE 1968 PROJECT', via Landata)

DESCRIPTION

St Andrews General Store at 10 Caledonia Street, St Andrews, is an interwar shop and residence built in 1935, with a later (post-1968) mudbrick extension to the rear.

Located on the southern side of Caledonia Street, near Waratah Street, the L-shaped site rises to the rear (south) (Figure 5). The footprint of the shop and attached mudbrick dwelling is stepped (Figure 8), but broadly rectangular, sitting snugly in the northern portion of the site with zero setback to Caledonia Street. The building is a single-story gable-roofed weatherboard clad shop. A skillion roofed mudbrick residence has been added to the rear, and is integrated into the shop building. A garden and outbuilding lie behind. The southern portion of the site consists of a gravel driveway and carparking area.

Figure 6. Aerial imagery of the site. (Source: Nearmap 2021)

The primary elevation (north) is elevated above the ground plane and presents a prominent gable frontage to the streetscape. Signage reading 'St Andrews General Store' sits within the gable (Figure 7). A shallow skillion roofed verandah supported by simple timber posts protects the entrance and extends around the southeast corner of the building. The northern portion of the verandah is enclosed. Brick paving leads from the south to a concrete, brick steps rising to the verandah and building entrance. An extended section of the verandah projects over the staircase landing. Three slat timber balustrades line the staircase and verandah. Post box slots and a community noticeboard flank the double doorway. A phone box and post box stand on the ground plane, in front of the building to the north.

Figure 7. Signage within the gable and other signage such as for Australia Post. (Source: Context 2020)

Figure 8. South western edge of the building with paved area and garden beds in front. (Source: Context 2020)

INTEGRITY

10 Caledonia Street, St Andrews, is largely intact with some changes visible to original or early significant fabric. The front shop building retains the single-storey gable-roofed form, skillion verandah and weatherboard cladding construction. The entrance staircase and balustrade are more recent additions but reflect the entry configuration visible in photographs of the building taken in 1954. While the front step configuration is faithful to the 1954 configuration, the extant steps and balustrade themselves are not significant. The building's retention of its continuous use as a shop and post office enhances the place's integrity. Overall, the building has high integrity.

The embedded mudbrick residence to the rear of the shop, that is partially visible from the streetscape, is clearly legible as a later addition. It is connected physically but is stylistically different to the main shop building. This does not detract from the integrity of the main shop building.

COMPARATIVE ANALYSIS

By the mid-to-late 1920s, residential development in the outlying townships of current-day Nillumbik, including Hurstbridge, Panton Hill, St Andrew's and Diamond Creek had slowed. With the onset of the Great Depression building activity in Melbourne and its surrounds virtually ceased. A combination of continuing agricultural land use and lack of suburban utilities and the impacts of the Depression (1929-32) meant that development in localities outside the reach of railway lines continued to be slow in the interwar period. Most buildings that appeared in the early twentieth century were modest weatherboard, timber framed structures (Mills & Westbrooke 2016:73-74). As there was limited building activity in the interwar period, there are only a handful of interwar shops listed on the Nillumbik Shire Heritage Overlay. However, early shop buildings are important components of local heritage as they reflect the development of townships and are part of the core of the community.

The St Andrews township is serviced by several buildings: St Andrews State School 128 (HO20); St Andrews Anglican Church (HO21); Weatherboard shop & residence, 85 Burns Street (HO18); St Andrews Hotel (HO19), St Andrews Community Hall (proposed significant in this study), which together form an important scatter of commercial and community buildings defining the centre of the St Andrews township along Burns Street and Caledonia Road.

Below examples of weatherboard shops are listed on the Nillumbik Shire Heritage Overlay.

Kangaroo Ground General Store, Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground (HO48). (Source: Google Streetview 2020)

The general store, built in the c1900s, is historically significant for its long association with Kangaroo Ground. The store has been an important centre of community life for more than 80 years. Council meetings used to be conducted in the front room of the store at a time when Kangaroo Ground rivalled Eltham as the major centre of the Shire. The general store is one of a group of three well preserved public buildings in the Kangaroo Ground hamlet (including HO46 Presbyterian Church and HO47 Primary (State) school No.2105 and former residence). It is a major focus of Kangaroo Ground which was one of the earliest settled areas of the Shire and which has the character

of an English village rather than an Australian settlement. The general store is socially and historically significant because it has served the community since c1900 (VHD).

Weatherboard Shop and Residence, 85 Burns Street, St Andrews (HO18). (Source: VHD)

This combined shop and residence built in c1890-1900 is socially and historically significant as one of the two traditional social hubs of St Andrews (HO19 St Andrews Hotel being the other one). In recent decades it has been used for the display of works by local artists, potters and leather/wood workers. The place is historically and aesthetically significant as one of only two examples of a 1890s-1900s combined shop and residence in the area and, in combination with the adjacent St Andrews Hotel, is a major component of the streetscape of St Andrews (VHD).

Former Butcher's Shop and House, 919 Heidelberg-Kinglake Road, Hurstbridge (HO75). (Source: VHD)

The c1913-14 combined shop and residence within the subdivision created by the leading orchardist William Gray, is historically significant. It was constructed immediately after the arrival of the railway in Hurstbridge (1912) and illustrates the growth and change that the arrival of the railway brought to the town. The shop and residence is one of Hurstbridge's most substantial commercial properties, featuring a projecting front gable over the shop and a cast iron decorative verandah, which is rare in Hurstbridge. It is an integral component of a cluster of 1910s and 1920s buildings that gives the centre of Hurstbridge its special character. The building is a rare example of a combined shop and residence in the municipality and illustrates the once common practice of shopkeepers living at their premises (VHD).

It does not appear to be in use as a shop currently.

Former Milthorpe Store, 42-44 Main Hurstbridge Road, Diamond Creek (HO259). (Source: Google Streetview 2019)

The c1915 former Milthorpe Store is historically significant for its long association with commercial activities within the township of Diamond Creek. Charles Milthorpe established the store and carrier business c1915 opposite the recently extended railway line and Diamond Creek Railway Station. The Milthorpe family ran the store and carrier from this location until c1960. The former store is an early surviving commercial building in Damond Creek and illustrates the shift of the commercial centre closer to the railway station after 1912 when the line was extended from Eltham to Hurstbridge. The former store was one of the first commercial buildings to be constructed near the railway stations after the line was extended. The former Milthorpe Store is also a partially intact example of an early twentieth century rural store still demonstrating the humble nature of its original construction (VHD).

Today it is used as an opportunity shop.

Weatherboard Shop and Dwelling, 956-958 Heidelberg-Kinglake Road, Hurstbridge (HO77). (Source: VHD)

The shop and dwelling (which may originally have been two shops), built c1920, is historically significant because it was constructed within the subdivision created by the leading orchardist, William Gray. It was one of the earliest properties constructed after the arrival of the railway to Hurstbridge (1912) and illustrates the growth and change that its arrival brought to the town. The modest scale of the property reflects the relative poverty of Hurstbridge in the early years of the twentieth century. The shop and dwelling is an integral component of a cluster of 1910 and 1920s buildings that gives the centre of Hurstbridge its special character (VHD).

Today it is used as an opportunity shop.

Weatherboard Shop, Corrugated Iron Building and Weatherboard House Behind, 960 Heidelberg-Kinglake Road, Hurstbridge (HO78). (Source: VHD)

The shop and associated house, built c1910-1920, are historically significant because the arrangement of the two (with the shop to the front and the house to the rear) is unique in Hurstbridge. The shop and house were constructed following the completion of the railway line to Hurstbridge (1912) and illustrate the growth and change that its arrival brought to the town. The shop and associated house retained its original/early shopfront and post-supported verandah. The buildings are integral components of a cluster of 1910 and 1920s buildings that gives the centre of Hurstbridge its special character (VHD).

The building is no longer a shop.

Discussion

The St Andrews General Store at 10 Caledonia Street, St Andrews, compares well to the above examples in form, materiality and original function. Of modest timber construction, the St Andrews General Store demonstrates the development of retail outlets during the interwar period and represents the importance of commerce to townships. Many of the examples listed are built prior to the Depression, rendering the St Andrews General Store of further importance as an interwar example of this building type which is poorly represented in the Heritage Overlay.. Like the Former Butcher's Shop and House at 919 Heidelberg-Kinglake Road, Hurstbridge (HO75), the St Andrews General Store and House is a rare example of a combined shop and residence in the municipality, illustrating the once common practice of shopkeepers living at their premises.

It is also notable for its continuous use as a shop, as some of the comparative examples have been converted to residential use or do not retain their original commercial use. The signage within the gable at 10 Caledonia Street, while not original, makes an important contribution to the streetscape and signifies the commercial use of the place to the public domain.

The St Andrews General Store contributes to the cluster of commercial and community-focused buildings along the main thoroughfares of Caledonia Road and Burns Street which help define the core of the town. It is largely intact on its primary elevation and demonstrates a typical construction method of the interwar period within Nillumbik Shire and contributes to the township's character in form and function.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

St Andrews General Store and House at 10 Caledonia Street, St Andrews, built in 1935 is significant.

Elements that contribute to the significance of the place include:

- Original single-story gable roofed form and scale, and building siting without setback.

- Weatherboard cladding.

The signage, noticeboards and embedded mudbrick dwelling to the rear contributes to the significance of the place.

HOW IS IT SIGNIFICANT?

St Andrews General Store and House at 10 Caledonia Street, St Andrews is of local historical and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

St Andrews General Store and House at 10 Caledonia Street, St Andrews, is historically significant as it demonstrates commercial retail development within the township during the interwar period. This is enhanced by its continued use as a shop. Signage and noticeboards surrounding the shop have long been in use at this site. They enhance the character of the shop and emphasise its ongoing use as a place for the transmission of community information. St Andrews General Store is also important for its continuing role as a meeting place for the St Andrews community. (Criterion A)

10 Caledonia Street, St Andrews, has representative significance as it demonstrates the interwar shop and residence typology with notable features such as weatherboard cladding, gabled roof form and overall modest construction. Its location on a main street at the centre of the township is also a key characteristic of the type. (Criterion D)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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3 Dingley Dell Road, Warrandyte North

Janeba House

Prepared by: Context	**Survey date:** April 2021
Place type: Residential	**Designer:** Friedrich (Fritz) Janeba
Significance level: Significant	**Builder:** Not known
Extent of overlay: To title boundaries	**Major construction:** 1948-49 (house), 1953 (kitchen), pre-1963 (bungalow and studio)

Figure 1. Aerial view of the Janeba House (outlined in yellow) and a detached bungalow and studio (outlined in blue). The property boundaries of 3 Dingley Dell Road, Warrandyte North, is outlined in red. (Source: Nearmap 2021)

Figure 2. South-westerly view of 3 Dingley Dell Road in 2011. (Source: realestate.com.au 2011)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

6   *BUILDING TOWNS AND SHAPING SUBURBS*

   6.4   *Postwar growth and experimentation*

   The immediate postwar years threw up substantial problems for settlement including a major housing shortage, 'austerity' conditions and shortages and rationing of building materials. Despite these difficulties, the survivors of the war also felt a responsibility to explore and build a new and better order. Peter Cuffley describes how, in the field of building, this was 'an important period of experimentation when theories were tested, ideas shaped and reshaped, and the essential foundations were created for the mature Australia of the late 20th century.' The Nillumbik area was a crucible for this experimentation, both by Modernist architects and by the Australian Environmental builders. (Mills & Westbrooke 2016:75)*

   A group of young Modernist architects, later described by Robin Boyd as the Melbourne Moderns, made a small but significant contribution to the experimental activity occurring in the Nillumbik area and in adjoining suburbs such as Warrandyte and Lower Plenty. The greatest concentration of their work was along the Kangaroo Ground–Warrandyte Road in North Warrandyte. Their work would later describe their style as 'Post-war Melbourne Regional'. (Mills & Westbrooke 2016:76)*

   In the interwar period architects and the suburban builders who followed them, had been prone to the use of revival styles. Some of the artistic element who moved to the Nillumbik area in that period had also chosen revival styles, as at Justus Jorgensen's Montsalvat (HO82, Victorian Heritage Register HO716)) and Penleigh Boyd's The Robins (H0101). The architects described by Robin Boyd as the Melbourne Moderns eschewed such styles, instead creating what Conrad Hamann describes as 'boldly reactive experiments in Melbourne's newer "architect" regions'. 'They spoke of austerity and limited means, lingering from the depression and the 1940s and reasserted another Melbourne tendency, making big architectural gestures with limited finances and dimensions, often stretching those means conspicuously.' (Mills & Westbrooke 2016:76)*

   The earliest extant house in the area by an acknowledged Modernist architect, Best Overend, is the former master's house at the Koornong Experimental School (HO110). The simple gabled timber-clad residence, along with flat-roofed extensions to classrooms (no longer extant), was designed in 1939. Émigré architect Fritz Janeba's own house at 3 Dingley Dell Road, North Warrandyte (1949) featured in a 1953 edition of Australian Home Beautiful magazine. Janeba is said to have designed a Modernist house in North Warrandyte in 1955 for painter and printmaker Nutter Buzzacot (HO104). (Mills & Westbrooke 2016:77)*

   The Melbourne Moderns experimented with unusual structural systems and materials including steel frames, concrete block and strawboard panels. Robin Boyd designed a house in North Warrandyte for artists Doris and Ken Nichol

(1949–50) (HO103). This is one of Boyd's earliest surviving works; it is also an example of his penchant for the structural expression of timber, most visible here in the sloping timber-framed window walls. Out of a total of around 100 residential designs by Boyd, seven are located in the Eltham-Warrandyte area. (Mills & Westbrooke 2016:77)

By this time, too, Australian Modernist architects had made a link between Modernist design and the qualities of their own bush. In the mid-1950s Boyd, who was as important a spokesperson of Modernism as he was an architect, observed that 'the protection and development of our native growth and the development of our contemporary houses are part of the same movement.' (Mills & Westbrooke 2016:77)

LOCALITY HISTORY

Warrandyte North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The area was part of the Warrandyte run, 7809 acres taken up by James Dawson in 1845 (Spreadborough & Anderson 1983:265).

The history of Warrandyte North is linked to the history of Warrandyte, originally called Andersons Creek. The southern boundary of Warrandyte North is the Yarra River, which separates it from Warrandyte. Warrandyte North and Warrandyte have always been in separate local government areas. Warrandyte North was part of Eltham Shire until 1994, when it became part of Nillumbik Shire, and Warrandyte was part of the City of Doncaster and Templestowe until 1994, when it became part of Manningham City (*Victorian Places* 2015).

Andersons Creek was the site of the first official gold discovery in the colony of Victoria, in 1851. Following this, miners rushed to other richer fields such as Bendigo, Ballarat, Beechworth and Castlemaine, but mining activity increased again at Andersons Creek from 1856 (*Victorian Places* 2015). Company mining continued until the 1890s. The area was mined again during the economic depressions of the 1890s and 1930s when unemployed men were paid by the government to fossick for gold.

An Aboriginal reserve was established at Pound Bend on the Yarra River at Warrandyte in 1852 (Eltham District Historical Society 2000:np).

A township formed in 1855 at Bartletts Flat, above the present site of Warrandyte (Victorian Gold Project 1999:7). A punt, in operation across the Yarra River at Andersons Creek by 1856 (replaced in 1861 by a bridge), provided access to the Caledonia goldfields (Butler 1996:28). A post office opened in 1857. By this time, the locality was called Warrandyte (*Victorian Places* 2015).

A Church of England primary school opened in a tent in 1856, moved to the Caledonia goldfields in 1858, and in 1863 occupied the courthouse. It became a national school in 1864 and Andersons Creek State School No. 12 in 1873. The school moved to a stone building in the township in 1875 and was renamed Warrandyte State School in 1908 (Blake 1973:285).

After a series of land Acts were introduced from the 1860s to encourage former gold seekers to establish farms, settlers established orchards in the area, mainly under the 1869, 1884 and 1901 land Acts. The majority of the allotments were leased and not owned freehold until the first decades of the twentieth century (*Nillumbik Parish Plan* 1947). Apples, lemons and strawberries were grown, particularly on the more fertile soil of Warrandyte South (*Victorian Places* 2015).

With the resultant increase in population to the area, the Warrandyte Mechanics Institute opened in 1890, a wine hall opened in the 1890s and the Grand Hotel opened in 1896 (Victorian Places 2015). Coaches that travelled between Andersons Creek and Heidelberg were established in 1890.

The Warrandyte area had traditionally been accessed on roads that passed through Doncaster. This was fundamentally changed in 1889, with the opening of the nearby Ringwood Railway Station on the Lilydale railway line (*Victorian Places* 2015).

In 1903, the Australian Handbook described Warrandyte as a township of 400 residents with a courthouse, police station, Mechanics Institute, state school, Church of England and Baptist Mission. The district's industries comprised mining, pastoral and fruit-growing on 20-acre blocks. The district was noted for its natural beauty and as a favourite cycling resort (cited in *Victorian Places* 2015).

A mining revival occurred in 1905 but had receded by 1910. Tourist numbers to the area increased over the same period (*Victorian Places* 2015). Warrandyte State School averaged 80 to 100 pupils over the period between 1910 and 1930. During this period, Warrandyte's population more than doubled; rising from 473 residents in 1911 to 976 in 1933 (Blake 1973:285; *Victorian Places* 2015).

Likely as a result of population growth in Warrandyte, the township of Warrandyte North was gazetted in 1912, with 44 allotments sold in April that year. Such was the demand, the lots realised three and four times the reserve price (*Nillumbik Parish Plan* 1947; *Reporter* 26 April 1912:2). A newspaper report from the time reported that the high demand for the building allotments was because of their location in the 'splendid health resort' (*Reporter* 26 April 1912:2). Further Crown land sales took place in the township, with 29 residential allotments advertised in 1929, 27 allotments in March 1930, and 19 lots in August 1930 (*Herald* 26 October 1929:31 and 5 March 1930:1; *Age* 16 August 1930:2).

The Warrandyte North Public Reserves Committee was appointed in 1934 (*Argus* 24 November 1934:19). Moran's Garage was in operation in the township by 1946 (*Argus* 24 September 1946:14).

Fires occurred in Warrandyte North in 1927, and in 1939, 168 houses were destroyed in the area in the Black Friday bushfires (*Victorian Places* 2015). Other significant fires occurred in 1962, 1985 and 1991.

Postwar growth and the demand for rural living close to Melbourne saw a population increase in the Warrandyte region, and by 1960, enrolments at Warrandyte State School had reached 245, and by 1968, 400 (Blake 1973:285). Warrandyte High School opened in 1978.

The Warrandyte area has attracted a number of artists since the turn of the twentieth century. Clara Southern was active in the area from 1908, while others including Connie Smith, Adrian Lawlor and Jo Sweatman arrived in the 1920s. Some of the artists worked at the Koornong Experimental School (HO110), established in 1939 near Kangaroo Ground-Warrandyte Road. The school closed in 1946 (Butler 1996:52-53). Penleigh Boyd (father of Robin Boyd) built a house named 'The Robins' in the area in 1913, living there until 1922 (Clerehan 1993). Danila Vassilieff built a house from local stone and logs in Warrandyte North and lived there from 1940 to 1954 (*Victorian Places* 2015). Architect Robin Boyd later termed such use of local materials in building construction as the 'Warrandyte style', especially popular in the Warrandyte area in the 1960s and 1970s (Butler 1996:53, 56). Other artists, craftspeople and design professionals attracted to the area included sculptor Inge King, potters Reg Preston and Gus McLaren, furniture designer Fred Lowen, and architects Fritz Janeba and John Hipwell. In the postwar period, the bush landscape of Warrandyte gradually became punctuated by smart, architect-designed dwellings: many by Hipwell and Janeba, and others by Marcus Barlow, Robin Boyd and John and Phyllis Murphy (Reeves 2020).

PLACE HISTORY

The subject site is located on Crown Allotment 23C, Section 8A, Parish of Nillumbik, which comprises approximately five acres (*Nillumbik Parish Plan* 1951). In 1925, the allotment was owned by retired public servants Robert James Gray of Canterbury and Arthur Joseph Day of 'Dingley Dell' in Warrandyte (CT:V6937 F391). After the death of Robert Gray in 1942, in 1947 the property, including a road easement (Dingley Dell Road), was purchased by Katherine Janeba (CT:V7064 F677).

The subject residence designed and built by architect Friedrich (Fritz) Janeba for himself and his wife, Viennese trained potter Käthe (Kate), was completed in 1949, with a kitchen added in 1953, (Heritage Alliance 2008:121). The house, incorporating separate studio, was built into a steep slope overlooking the valley (Figure 4) (Hugh O'Neill in 'On File: Fritz Janeba' 1991:142).

The December 1949 cover of *Australian Home Beautiful* featured the subject house (Figure 3). In the introduction to the accompanying article Wynne Scott wrote:

> *People from overseas bring their building traditions with them. If they adapt their ideas to our climate, they may help to develop the ideal home for us* (*Australian Home Beautiful* December 1949:23 cited in Edquist 2019:29).

Having noted how the house sat comfortably in the Australian landscape and looked local, Scott wrote that 'there is a subtle difference': a link with the European tradition. She went on:

> *The owners say they live with their past, and there is evidence of this, both outside and inside the hou*se. And it is obvious that they live with their past, not in it. This house is of today, and those things which speak of yesterday or of an older culture are assimilated and, like the people who live in this house, have a richness to give to this country *(Australian Home Beautiful *December 1949:23 cited in Edquist 2019:29).*

A notable feature of the interiors was the use of textiles both as floor coverings and on seating, reflecting Janeba's theory about the emotional centrality of textiles (Edquist 2019:29).

The Janebas left Australia in 1964, when Janeba accepted a professorship at Ankara University, Turkey (Edquist 2019:31). In 1967, they returned to Vienna (Hugh O'Neill in 'On File: Fritz Janeba' 1991:140). The subject building appears in a 1963 aerial photograph, during the last year of the Janebas' residency (Figure 5).

The subject property was sold in 1969 to Stephen and Carolyn May, and in 1979 it was subdivided into two lots, with Gary Young retaining the subject residence as part of Lot 1 (CT:V6937 F391; CT:V9347 F677).

The subject residence is one of only a few known postwar commissions by Janeba in Australia (Heritage Alliance 2008:121). Later changes include the addition of the rumpus on the lower floor between 1963 and 2006 (Figure 4 and Figure 5), and the installation of a pergola outside the rumpus between 2006 and 2011 (Figure 4 and Figure 6). A pre-1963 detached bungalow and studio, also built by Janeba, is also extant (Figure 6). The existing carport is not depicted in these historical aerials, indicating this is also a later addition.
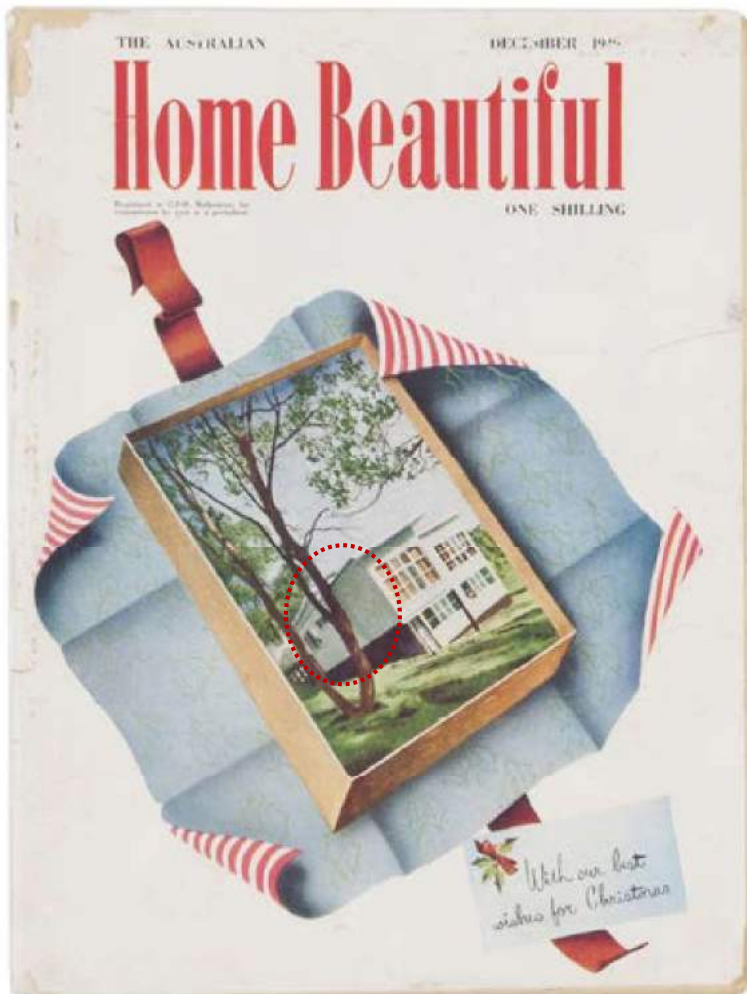
Figure 3. The Janeba House on the cover of the *Australian Home Beautiful* in 1949. The 1953 kitchen wing was added to the east (left-hand side) elevation (location highlighted by red dotted line). (Source: *Australian Home Beautiful*, December 1949)

Figure 4. The Janeba House and Office in 2006 (LHS), and from the *Australian Home Beautiful* in 1949 (RHS). (Source: Bogle 2009:137)

Figure 5. Aerial view of the Janeba House in 1963. (Source: CPO, 'Melbourne 1963', 1963 via Landata)

Figure 6. The Janeba House in 2011. Note the 1953 kitchen wing (outlined in blue dotted line) and a more recent rumpus and pergola (outlined in red dotted line). (Source: realestate.com.au, 2011)

Friedrich (Fritz) Janeba, architect and owner of subject residence 1949-c1969

Friedrich (Fritz) Alois Janeba was born in Vienna in 1905. He studied architecture at Kunstgerweberschule under Oscar Strnad from 1925 to 1930, and at the Academy of Fine Arts from 1930 to 1933 under Clemens Holzmeister, graduating in 1933. In 1930, he spent five months in Sweden studying workers' housing. On graduation he travelled and entered architectural competitions before migrating to Melbourne in 1939 where he married fellow émigré Käthe Pollak (Edquist 2019:33).

During Janeba's early Australian career, he worked with architect Best Overend, on the design for the Koornong School at Warrandyte. Janeba provided a series of signed working drawings for the school in 1939 (Bogle 2009:136). The Janebas initially rented Penleigh Boyd's studio in Warrandyte in 1941 before Fritz designed and built the house at 3 Dingley Dell Road, Warrandyte North, for himself and

wife Käthe (Kate). Kate Janeba made and sold pottery and also taught at the Koornong School (Warrandyte Historical Society). In 1958, Kate, along with fellow potters Elsa Ardern, Phyl Dunn, Sylvia Halpern, Arthur Halpern, Charles Wilton, Gus McLaren and Reg Preston, established Potters Cottage in Warrandyte to promote and sell Australian hand-made pottery (*Age* 15 October 1966:6).

By the early 1940s Janeba was reshaping his practice around local materials and methods (Bogle 2009:136). Both Fritz and Kate became part of the art scene in the Warrandyte area. This appears to have influenced Fritz's work which combined modern elements with local vernacular built form. Janeba undertook a number of commissions including houses for local artists, James Wigley and Nutter Buzzacott, as well as a fire station and Infant Welfare Centre in Warrandyte (Warrandyte Historical Society).

Janeba was also an influential teacher in the University of Melbourne's School of Architecture. He taught within the school from 1949 to 1964 when it was re-formed under its first professor, Brian Lewis, in the late 1940s (Heritage Alliance 2008:121).

Janeba accepted a professorship at Ankara University, Turkey, in 1964 (Edquist 2019:31). In 1967, he returned to The Vienna Academy of Fine Arts to direct master classes in design. Fritz Janeba died in 1983 (Hugh O'Neill in 'On File: Fritz Janeba' 1991:140). When Kate died in 1985, she bequeathed her 'residuary estate' to the University of Melbourne to set up the Fritz Janeba Travelling Scholarship.

DESCRIPTION

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is a two-storey Modernist timber house completed in 1949, to a design by Friedrich (Fritz) Janeba. A kitchen was added in 1953 to the east elevation of the upper level. Set on a sloping block, the principal floor of the house is accessed at ground level, with the lower floor set underneath.

The house is clad in vertical timber boards, and its skillion roof forms are clad in corrugated iron. It is broadly rectangular in form with asymmetrically arranged projecting rectangular forms to the north and south. On upper floor, a bedroom projects forward of the main floor plate facing north. It is supported underneath by large timber posts. To the south a second projecting element accommodates a dining room and stair to the lower level.

Large windows feature along most of the north façade of the earliest built form from 1948-49. The kitchen wing added in 1953 features a horizontal strip window to the north elevation. The geometric forms, lack of decoration, expressed materials and textures, and the extent of north-facing glazing reflect Janeba's engagement with Modernist architecture.

The lower level of the house has been extended at some time between 1963 and 2006 with an addition projecting north. This section has a flat roof and extensive north-facing glazing, forming a rumpus room. A pergola is attached to the north elevation of this addition.

There is a single storey, skillion-roofed studio with to the immediate east of the house likely built by Janeba by 1963. A modern large skillion roof carport stands to the southeast of the house.

INTEGRITY

3 Dingley Dell Road, Warrandyte North, is largely intact with minimal changes visible to the original 1949 upper-storey built form and early 1953-1963 additions (including the free standing studio building) designed by Fritz Janeba. The building retains its skillion roof forms, vertical timber cladding and expansive glazing to the northern façade. Substantial additions have been made to the lower

floor of the house with the addition of a rumpus room and a pergola, however, these do not detract from the legibility of the building as an example of Modernist domestic architecture. Overall, the building has high integrity.

COMPARATIVE ANALYSIS

The postwar years saw a shortage in housing stock and readily available materials, forcing those who wished to build homes to respond these restrictions through designs that showcased simple forms and material austerity. A group of young Modernist architects were drawn to Nillumbik and surrounding areas in the postwar years. They designed and built experimental houses that purposely deviated from the popular 'revival' styles that had been prevalent in the interwar period and immediate postwar era. These architects were also influenced by international trends in Modern architecture and its pursuit of simpler forms, expressed structure, honesty in material expression and relative lack of decoration. Robyn Boyd would later refer to these architects as the 'Melbourne Moderns'.

Many of these architect-designed houses experimented with construction methods and materials that were not typically associated with domestic construction, including steel frames and concrete blocks. A lack of qualified builders also resulted in a large increase in owner-builders. The earliest house in the area by a Modernist architect, Best Overend, is the former headmaster's house at the Koornong Experimental School, dating to 1939. Further Modernist architecture occurred in the area following the closure of the school and the subdivision of its land in the late 1940s. However, the wider locale of Warrandyte North was to become an important place for architectural experimentation. The central Kangaroo Ground–Warrandyte Road demonstrates a great concentration of work by acknowledged 'Melbourne Moderns'.

The following properties are comparable to the subject site, having been built at a similar time and exhibiting similar modernist characteristics:

Buzacott House, 80 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO104). (Source: domain.com.au)

The Buzacott House, built c1955 to a design by Fritz Janeba, is architecturally significant as a notable Modernist house and is representative of the characteristic architectural style of the Eltham-Warrandyte area. The house is also historically significant because of its associations with active artistic community of the Eltham-Warrandyte area (VHD).

Wright House, 84 Kangaroo Ground- Warrandyte Road, Warrandyte North (HO105). (Source: Bamford 2019, via Design Files)

The Wright House, built in 1964, is architecturally significant as an important example of Australian Modernist domestic architecture. It is one of six houses in the Warrandyte-Eltham area designed by Robin Boyd between the 1940s and the 1960s. The house is set on two levels and featured exposed Oregon beams and bagged and painted surfaces evoking the Eltham mud-brick era (VHD).

Lowen House, 90-92 Kangaroo Ground-Warrandyte Road North Warrandyte (HO106). (Source: realestate.com.au)

The Lowen House, built in 1956 to a design by architects John and Phyllis Murphy, is historically significant because it was built for Fritz Lowen, then regarded as one of the top furniture designers in Australia. Lowen was founder of the two most important furniture companies in Australian design history: Fler Furniture and Tessa Furniture. The house is also significant for its association with its designers, noted Modernist architects, John and Phyllis Murphy (best known for the design of the 1956 Melbourne Olympic pool). It is one of a group of Modernist houses on this part of the Kangaroo Ground-Warrandyte Road designed in the 1950s and 1960s. The house is architecturally significant as an early and notable Modernist house and is representative of the characteristic architectural style of the Eltham-Warrandyte area (VHD).

Nichol House, 49 Kangaroo Ground-Warrandyte Road, North Warrandyte (HO103). (Source: VHD)

The Nichol House, built in 1949, is historically and architecturally significant as one of six notable houses in the Warrandyte-Eltham area designed by the prominent architect Robin Boyd between the 1940s and 1960s and as a rare, early, and notable example of Australian Modernist domestic architecture. It is also a relatively rare early example of Boyd's work. The house is historically significant for its association with the active artistic community of the Eltham-Warrandyte area (VHD).

Discussion

The Janeba House at 3 Dingley Dell Road, Warrandyte North, compares well to the above examples designed by recognised Modernist Melbourne architects in the locality. The subject house and the

above examples, all in or near the central Kangaroo Ground–Warrandyte Road, represent the architects' responses to the postwar restrictions and aspirations for home ownership through designs that showcased simple forms and material austerity. The house demonstrates exhibits key characteristics associated with postwar Modernist architecture. These characteristics include the asymmetrical geometric built forms, sheer wall planes, skillion roofs, and expressed natural materials and textures. Like the examples above already on the Heritage Overlay, the subject house uses domestically atypical construction methods, such as the raised primary level supported by timber posts. It is designed to pragmatically respond to the steep site on which it was built.

Fritz Janeba designed a number of houses for local artists, including the c1955 house for Nutter Buzacott at 80 Kangaroo Ground-Warrandyte Road, which is most comparable to the subject site. Both houses exhibit similar modernist characteristics, with skillion roofs and forms designed to respond to the local settings. The use of timber construction at the subject site sets it apart from the Buzacott House, Wright House and Nichol House, which feature large stone walls, making a closer comparison with the Lowen House, also built of lightweight timber construction.

Although the lower floor of the house at 3 Dingley Dell Road has been altered, the principal portion of the house (on the upper level) remains a legible example of Janeba's work and of Modernist architecture in the Shire of Nillumbik.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, a Modernist house completed by 1949 with pre-1963 additions by the architect Friedrich (Fritz) Janeba, is significant.

Elements that contribute to the significance of the place include the:

- original (1949-53) asymmetrical built form, particularly the upper floor that constitutes the principal portion of the house;

- skillion roof form;

- original (1949-53) materiality, including vertical timber cladding and corrugated iron roofing;

- original (1949-53) fenestration; and

- detached studio (pre-1963).

Later alterations to the lower floor are not significant.

HOW IS IT SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is of local historic, representative, and associative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is historically significant as an example of Modernist domestic architecture that was being promoted by a small group of Modernist architects in the suburb in the postwar period. The immediate postwar era was characterised by housing demand, aspiration for home ownership and a shortage of housing stock and building materials. In response, many local architects responded with experimental design forms that reflected these austerities. The subject site is an illustration of this part of Nillumbik's history. (Criterion A)

3 Dingley Dell Road is of representative significance architecturally as a good example of a postwar, architect-designed Modernist house in the Warrandyte North area. The design of the Janeba House was not only influenced by local conditions but also by wider aesthetic trends of Modern architecture internationally. It purposely deviated from the popular 'revival' architectural styles that had been prevalent in the interwar period. Like many similar Modernist houses in the area, it uses domestically atypical construction methods, and is designed to pragmatically respond to the steep site on which is was built. The house at 3 Dingley Dell Road exhibits many of the characteristics of houses built during the peak of architect-designed residences in Warrandyte North, including its simple asymmetric form, skillion roofs, austere material palette, extensive north-facing glazing and the provision of a separate bungalow and studio. (Criterion D)

3 Dingley Dell Road is also significant for its association with architect Friedrich (Fritz) Janeba and his wife, Viennese-trained potter Käthe (Kate). The house was designed and built by Fritz Janeba and completed in 1949. A kitchen was added to the house in 1953 and a freestanding studio was built before the Janebas left Melbourne in 1964. Janeba was an influential architect in Melbourne and a teacher in the University of Melbourne's School of Architecture, where he taught from 1949 to 1964 under its first professor, Brian Lewis. Janeba worked with architect Best Overend's design for the Koornong School at Warrandyte, where Kate had also been a teacher. Fritz Janeba was one of a group of Modernist architects working in Melbourne in the 1940s-1960s. Kate Janeba, along with other local artists, established the Potters Cottage in Warrandyte in 1958 to promote and sell

Australian hand-made pottery. Both Fritz and Kate became part of the art scene in the Warrandyte area. This appears to have influenced Fritz's work which combined modern elements with local vernacular built form. In Warrandyte, Janeba undertook a number of design commissions, including houses for local artists. (Criterion H)

RECOMMENDATIONS

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

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

REFERENCES

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