

# **YARRA RANGES COUNCIL**

## **HEALESVILLE HERITAGE PROJECT**

METHODOLOGY REPORT (INCLUDING  
OVERVIEW OF PROJECT, RECOMMENDATIONS  
AND PROJECT OUTPUTS)

Prepared for

**Yarra Ranges Council**

DRAFT

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### **LOVELL CHEN**

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE  
EAST MELBOURNE 3002 AUSTRALIA  
TEL +61 (0)3 9667 0800  
FAX +61 (0)3 9416 1818  
[www.lovellchen.com.au](http://www.lovellchen.com.au)  
[enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au)

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## **1.0 Introduction/Background to Project**

This 'Methodology Report' relates to the Healesville Heritage Project (generally referred to below as the heritage study), undertaken for the Yarra Ranges Council. The report describes and summarises the methodology and approach, including the tasks and outputs of the study.

The report includes:

- Project methodology and overview, including an explanation of the approach taken to the survey and heritage assessment of the subject properties.
- Outcomes and findings of the heritage study, including recommendations relating to individual properties and heritage precincts.
- A summary table of individual properties surveyed in Stages 2 and 3 (Appendix A).
- A list of references used and cited in the study ('Bibliography' at Appendix B).
- Heritage citations for the individual properties and precincts, including maps, as well as property schedules for the precincts (appended to this report at Appendices C and D).

### **1.1 Study area/subject properties**

The study area is the Healesville/Chum Creek area.

The Healesville Commercial Precinct area was identified as a potential precinct by Yarra Ranges Council officers, while the Symons Street Residential Precinct was identified as a potential precinct in the *Shire of Yarra Ranges Heritage Study* (2000). There were also existing Heritage Overlay properties in the precinct areas.

The individual properties surveyed and assessed in the project were identified by Council during a preliminary (photographic) survey of historic houses in the study area (a copy of the survey was provided to the consultants). The Council survey also included properties in the potential Symons Street precinct area. Some 125-130 properties were individually surveyed and/or as part of the potential Symons Street precinct (the number varied as some properties were incorrectly addressed); the consultants during the course of the survey also identified other properties of heritage interest which were included in the survey. In addition, 8 other properties were identified for assessment; this was either by the Healesville & District Historical Society, or in the *Shire of Yarra Ranges Heritage Study* (2000).

#### *1.1.1 Summary of properties recommended for Heritage Overlay controls*

In terms of the number of properties recommended for Heritage Overlay controls as a result of this heritage study (see also the Schedules of Properties for the precinct citations):

- The recommended Healesville Commercial Precinct includes 57 properties, with 7 already individually included in the Schedule to the Heritage Overlay.
- The recommended Symons Street Residential Precinct includes 37 properties, with one already individually included in the Schedule to the Heritage Overlay.
- Out of Stages 2 and 3, 15 properties are recommended for individual Heritage Overlay controls.

## **2.0 Tasks/Stages**

### **2.1 Healesville Commercial Precinct**

The survey and assessment of the Healesville Commercial Precinct involved the following tasks:

- Field work (in stages), including survey of properties in the potential precinct area.

- Historical research and investigation/documentation of history of the precinct area, including select individual properties.
- Assessment of the relative heritage significance of properties within the precinct, and of the precinct overall, including assessment against heritage criteria for the latter.
- Preparation of the precinct citation and associated Schedule of Properties.

The first stage of the field work assisted in identifying properties for potential inclusion in the precinct, and defining the initial precinct boundaries. Properties were excluded from further assessment on the basis of them having no apparent or very limited heritage value.

A second and later stage of field work helped to finalise the properties for inclusion/exclusion in the precinct area, and the precinct boundaries. This, together with the historical research, enabled the heritage assessment to be undertaken, i.e. the assessment of the relative levels of heritage significance for each of the properties being considered for the precinct.

The historical research utilised a variety of primary and secondary sources, which are identified in the 'Bibliography' at Appendix B.

The assessment of the properties graded them as significant, contributory and non-contributory. The precinct citation provides an overview of the relative gradings, which is reproduced here:

'Significant' buildings in the precinct include those with existing individual Heritage Overlay controls. These include several prominent and/or particularly important historic buildings in the Healesville commercial context. These buildings, and those identified in this study as being 'significant' are typically also reasonably externally intact, and are more architecturally distinguished than 'contributory' properties. They may also retain a higher degree of original fabric and integrity including unpainted brick and render finishes, original or little-modified shopfronts including original metal- framed or timber-framed glazing, leadlight, vitreous tiling to piers, in-goes and stallboards, and original or early parapet forms. This grading also includes buildings which are unusual elements in the commercial precinct...

'Contributory' buildings in the precinct are also comparatively externally intact, albeit typically less architecturally distinguished than 'significant' buildings. Over-painting original surfaces or finishes, as well as changing shopfronts and in some cases first floor windows are among the common alterations made to the 'contributory' commercial buildings. It is also recognised that changes to ground floor shopfronts is a common occurrence generally with historic commercial buildings.

'Non-contributory' buildings include recent infill development, including post-WWII development of little or no architectural merit or heritage character; earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character; and some recent 'faux' Victorian style shop buildings...

The assessment of significance is explained below at Section 3.3.

The places were mapped (with colours to differentiate the relative gradings, see again the citation), the precinct boundary defined, and a Schedule of Properties prepared.

## **2.2 Symons Street Residential Precinct**

The tasks involved in surveying and assessing this precinct were essentially the same as for the Healesville Commercial Precinct. However, in this instance, considerable deliberation

was also given to including properties not located in Symons Street, but in proximity to it (e.g. on cross or adjoining streets). This includes properties which were initially surveyed for potential individual Heritage Overlay controls, but were found to be part of the development history and heritage character of that elevated part of Healesville concentrated in the Symons Street area. As noted above the consultants, in reviewing and assessing this potential precinct area, also added a number of properties which were not originally identified by Council for surveying.

The gradings for properties in this precinct - again being significant, contributory and non-contributory - are defined as follows:

'Significant' buildings in the precinct are individually important in the precinct context, because they exhibit particular architectural merit or other notable and distinguishing characteristics; they may be large and/or more prominent dwellings; they are also typically highly intact, although some visible external changes may be evident (as seen from the principal streetscape). A property of particular historical importance may also be 'significant'.

'Contributory' buildings are also generally externally intact, but minor changes to the principal facades of these dwellings may be evident. They are typically less architecturally distinguished or prominent than the 'significant' buildings. For 'contributory' buildings, some additions may also be visible including potentially additions to the rears of dwellings.

'Non-contributory' buildings include more recent development of little or no architectural merit or heritage character; and earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character.

The citation for the Symons Street Residential precinct also includes additional description and information relating to significant properties.

### **2.3 Individual properties**

As noted above, some 125-130 individual properties were surveyed and assessed for potential individual Heritage Overlay controls, and a further 8 properties were identified by the Healesville & District Historical Society or in the *Shire of Yarra Ranges Heritage Study* (2000).

The following tasks were undertaken for the assessment of the individual properties:

- Field work (in stages), including survey of properties from the street.
- At the end of the initial survey stage, approximately 55 properties were excluded from further investigation, based on them not being of apparent heritage value. They were either very modest buildings with no or very limited architectural merit; or older buildings which had been obviously modified and altered, including works which impacted on their original form and presentation.
- A second stage of field work was undertaken, including revisiting some properties. This stage also resulted in the exclusion of approximately 10 properties from further investigation, based on the return visits revealing that changes had occurred to the buildings, which impacted on their intactness and heritage value.
- The next stage involved some historical research and comparative analysis (see Section 3.3.2), and also additional field work where required. This helped to clarify issues about the date and history of properties, and in undertaking comparisons, also helped to establish that there were better (larger, more intact or more distinguished) examples of types of dwellings in the study. This was effectively the stage which

arrived at the final number of properties which are recommended for individual Heritage Overlay controls. This stage also resulted in properties being recommended for inclusion in the Symons Street Precinct.

In order to prepare and finalise the citations for these properties, the following were also undertaken:

- Historical research and investigation/documentation of history of the subject properties.
- Assessment of the heritage significance of properties, including assessment against the heritage criteria.
- Preparation of the property citations.

The following individual properties in Healesville are recommended for addition to the Schedule of the Heritage Overlay:

- 1 View Street
- 2 Westmount Road
- 17 Harker Street
- 17 Old Fernshaw Road
- 17 Stephens Road
- 19 Stephens Road
- 39 McGrettons Road (Bona Vista house and stables)
- 45 McGrettons Road
- 91 Maroondah Highway
- 95 Maroondah Highway
- 122 Maroondah Highway
- 347 Maroondah Highway
- 426 Maroondah Highway

In addition, the 8 properties identified by the Healesville & District Historical Society and in the *Shire of Yarra Ranges Heritage Study* (2000), were also surveyed and assessed as above, albeit in separate stages of field work and historical investigation. Of these, the following properties in Healesville are recommended for addition to the Schedule of the Heritage Overlay:

- 81 Newgrove Road
- 3 Old Chum Creek Road

### **3.0 Methodology/Approach to Tasks**

#### **3.1 Physical survey**

The objectives of the physical survey were to identify properties of potential heritage value, either for inclusion in the precinct areas, or for individual inclusion in the Heritage Overlay. The survey also helped to clarify and confirm the precinct boundaries, including identifying which properties should be included in, or excluded from the precincts; and enabled descriptions of properties, including reference to the architectural style or period of the building.

Properties were inspected from the street, where visible (see 'Poor visibility/lack of access' below), and photographed, largely to the extent of fabric visible from the main street frontage. Settings to buildings, including visible gardens, and the overall presentation of properties to their respective streets, were noted. Where it was apparent that alterations and additions to buildings had occurred, an assessment was made as to the impact on the building's original form and appearance (see 'Issue of intactness' below). Where alterations were of a minor or limited nature to the most visible parts of buildings, or potentially of a

more substantial nature but setback to the rears of properties where they have restricted visibility, then the property was still assessed.

### 3.1.1 *Poor visibility/lack of access*

During the course of the survey, including the initial field work for the individual properties in particular, it was apparent that a number of properties had poor visibility in terms of what could be seen from the main street frontage or the public domain generally. This was largely due to screening vegetation and in some cases the large extent of the properties, whereby the main dwelling and element of heritage interest was at some distance from public view.

In some cases a return visit was made to try to see more of the properties, which was partly successful in enabling the consultants to make an assessment. In other cases, Council contacted owners to request access, which was also only partly successful.

## 3.2 **Precinct boundaries and inclusion/exclusion of properties**

The citations for the precincts state why the precincts are important, and identify the important characteristics and contributory elements of the precincts. The precinct boundaries should therefore capture these characteristics and elements. However, the precinct boundaries also capture non-contributory properties.

Deciding on including or excluding non-contributory properties in precincts typically depends on their location. They may be located in a row of (or adjoined by) graded buildings, and/or located in a particularly sensitive part of the precinct including at a prominent corner or on a highly visible section of street. In these cases, retention of the non-contributory property within the precinct will assist with future management of the valued heritage character of the precinct, via controls over development. Alternatively, where non-contributory buildings are located on the edge or boundary of a precinct, or in a location which is less sensitive or important in terms of understanding or appreciating the precinct, then they may be excluded from the precinct.

## 3.3 **Assessment of significance**

The primary consideration in assessing the heritage significance of the precincts and the individual properties was to determine if the application of a Heritage Overlay control was warranted. In this regard, the assessment methodology was informed by accepted heritage conservation practice and methodologies, and by the physical investigation of properties and streetscapes within the proposed precinct areas.

The Burra Charter (Australia ICOMOS Burra Charter 1999) was referred to. This establishes the concept of cultural significance and sets out a series of values which contribute to cultural significance:

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations (Article 1.2)

Acceptance of these Burra Charter values underpins the assessment process and use of the assessment criteria.

The criteria used in this study were a modified version (based on) the criteria adopted by the Heritage Council of Victoria in August 2008, and the HERCON model criteria. The recent Victorian Planning Provisions Practice Note on 'Applying the Heritage Overlay' (September 2012) also recommends the use of 'recognised heritage criteria'. The criteria used in this study, as set out below, are consistent with the Practice Note recommendations.

Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.

Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.

Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

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

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.

Criterion H - Special association with the life or works of a person, or group of persons, of importance Yarra Ranges' history.

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

This criterion addresses historical value, and the properties and precincts recommended for the Heritage Overlay in this study are considered to be of historical significance in the local context. The places contribute in a general sense to an understanding of the historical development of Healesville, within the municipality and provide reference points to the past. In assessing the precincts against this criterion, the approach has been to identify the origins of the precincts, the stimulus for development, and any associations with a particular local phase of development, etc.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

This is not a criterion which commonly relates to heritage precincts, or to historical dwellings for that matter. More typically, the distinctive physical qualities of a place are captured under other criteria, in particular Criterion E.

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

This criterion contemplates the potential for research and investigation, and is not generally applicable in the local planning context with regard to heritage precinct areas.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

This criterion deals with the issue of representativeness, which is the extent to which a place or precinct could be considered to demonstrate the characteristics of a particular building typology or grouping of buildings. Its applicability to precincts is generally limited, depending on the character of the precinct, however in this study it has been applied to the Healesville Commercial Precinct.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

This criterion addresses aesthetic value, and is commonly applied to precincts and individual properties, where these are considered to be of aesthetic significance in the local context. This value relates to the architectural design of buildings, their distinguishing physical characteristics, important attributes of their settings, and the streetscape values. In

assessing the precincts against this criterion, the approach has been to identify the distinctive built form and landscape characteristics, including building styles, materials, and common features such as verandahs, typical heights, setbacks, gardens and fences.

*Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

This criterion was generally found to be of limited relevance in this study.

*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.*

The Healesville Commercial Precinct has this value, as a heritage place which is a much valued commercial/retail shopping area in the town, and important to the Healesville community.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance Yarra Ranges' history*

This criterion was generally found to be of limited relevance in this study.

### 3.3.1 Issue of intactness

The issue of the relative intactness of buildings has traditionally been a key consideration in local heritage studies and the relative ranking or grading of properties. The approach in this study has been to use intactness as a moderating factor in assessing the contributory value, or individual heritage significance of properties in the potential precincts, and of individual properties outside the precincts. This is informed by the degree to which visible changes to heritage buildings impact on, or detract from, the original form and appearance of the buildings.

For the precincts, and streets within the precincts, the degree to which they retained a comparatively high level of intactness (i.e. a comparatively high proportion of buildings which are substantially externally intact, as visible from the street) helped to determine the precinct boundaries and whether in fact there were sufficient heritage properties to constitute a precinct.

### 3.3.2 Comparative analysis

The process by which buildings or places are compared with other broadly similar examples, in order to reach a conclusion about relative significance/importance of places is an important aspect of heritage assessments.

For individual properties, the dwellings in the study were compared with similar properties in Healesville in particular, being properties of a similar age and architectural style. This helped to establish if the subject building was an early, or more distinguished, or indeed more intact example. Parallels with similar properties outside Healesville were also made in some instances.

For heritage precincts/geographical areas within a municipality, comparative analysis is a process which can sometimes only be undertaken to a limited degree. Comparing precincts can be helpful in a contextual way, but not necessarily as a means of making direct and meaningful comparisons, or establishing relative significance. Contextually, evaluating precincts against each other can serve to highlight distinctions and differences, as well as common factors. It can be useful to identify other precincts of similar periods, development histories and subdivision patterns, or with similar building types, but not necessarily to determine greater or lesser significance. The comparisons can help to further 'flesh out' aspects of the distinguishing characteristics of the precincts.

The proposed precincts in Healesville were compared to broadly comparable precincts or areas in Yarra Ranges with similar development histories, if not necessarily heritage controls. For example, the commercial precinct was compared to the town centres of Lilydale and Belgrave. The Symons Street Precinct was not so readily compared, although this in itself highlighted the important distinctions and differences of the precinct area, which contribute to its heritage value.

#### **4.0 Content of Citations**

Citations were prepared for each proposed precinct, and for the individual properties. The citations include:

- Map
- Images (current and historic where available)
- Description
- Overview of significant and contributory properties (for the precincts)
- Assessment of significance, including comparative analysis, assessment against criteria, and statement of significance in the 'What?', 'How?' and 'Why?' format.
- Recommendation on the Schedule to the Heritage Overlay
- List of references
- Schedule of Properties (for the precincts)

The approach to the physical survey, identification of precinct boundaries, and assessment of significance is outlined above. In addition, the following components of the citations are described.

##### *4.1.1 History*

The history of the precincts and properties was researched and written up (in brief), with reference to both primary and secondary sources. The histories provide general information on the development of the properties and precincts. Individual properties within the precincts generally were not researched in detail, although the estimated dates of building construction are identified in the Schedules of Properties. This is generally approximate and based on the assessments made during the physical surveys, and in some cases supplemented through reference to sources including some rate books research. The references used are identified below in Appendix B.

##### *4.1.2 Descriptions*

The descriptions included in the citations, as a general rule, provide an overview of the physical and developmental attributes of the precinct areas including the precinct boundaries and streets; and a description of the individual properties. The types and periods of buildings are described, including their architectural styles and characteristics. The presentation of properties and their settings is noted, including setbacks and fences. Landscaping, including to the streets, is referred to where relevant. Particular historical characteristics, including topographical conditions, are also noted.

##### *4.1.3 Extent of recommended Heritage Overlay*

The citations include maps indicating the extent of the recommended Heritage Overlay control. For the majority of places, this applies to the title or allotment of the property, as based on Land Victoria maps. The citations also describe the properties, and in some instances clarify that not all the building components/elements of the properties, as included in the recommended extent of Heritage Overlay, are significant. Given the scope of the heritage study, it has not been possible to document in more detail the full extent of heritage elements/fabric on all properties.

#### 4.1.4 *Schedule of Properties*

The Schedule of Properties for the precincts lists all properties included in the precinct area. The schedules, which are attached to the citations, are effectively a summary of the properties in the recommended precinct, and include:

- Property/building name (where known)
- Address
- Approximate construction date
- Brief property description
- Grading (significant, contributory or non-contributory)

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**APPENDIX A      SUMMARY TABLE OF INDIVIDUAL PROPERTIES**

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No	Street Name	Date	Style	Recommendation
81	Badger Creek Road	N/A	Old camping site	Not recommended for an individual heritage overlay control.
5	Blannin Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.
7	Blannin Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.
10	Blannin Street	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
16	Blannin Street	c.1890	Victorian	Not recommended for an individual heritage overlay control.
27-29	Crowley Road	c.1924	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Significant' property.
40-42	Crowley Road	1920s	Bungalow	Not recommended for an individual heritage overlay control.
1	Don Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
11	Don Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
10	Edward Street	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
8	Elamo Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
16-18	Elamo Road	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
1	Green Street	c.1930	Bungalow/Interwar	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property.
2	Green Street	1891	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property.

No	Street Name	Date	Style	Recommendation
6	Green Street	1891	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property.
8	Green Street	c.1900	Late Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property.
9	Haig Avenue	c.1900	Victorian	Not recommended for an individual heritage overlay control.
7	Harker Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.
9	Harker Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.
10	Harker Street	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
11	Harker Street	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
13	Harker Street	c.1890 and later	Victorian/ Federation	Not recommended for an individual heritage overlay control.
17	Harker Street	1933	Bungalow	Significant. Recommended for an individual heritage overlay control.
19	Harker Street	1924-25	Federation	Not recommended for an individual heritage overlay control.
20-22	Harker Street	1930s	Bungalow	Not recommended for an individual heritage overlay control.
24	Harker Street	1950s	Post-war	Not recommended for an individual heritage overlay control.
28	Harker Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.
109	Healesville-Kinglake Road	Late 19 <sup>th</sup> century	Racecourse/racing track	Not recommended for an individual heritage overlay control.

No	Street Name	Date	Style	Recommendation
18	Lalors Road	c.1910	Federation	Not recommended for an individual heritage overlay control.
2	Manse Street	c.1900	Victorian/Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
6	Manse Street	c.1922	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
7	Manse Street	c.1940	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
8	Manse Street	c.1922	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
9	Manse Street	c.1919	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Significant' property.
18-20	Maroondah Highway	c.1900	Victorian	Not recommended for an individual heritage overlay control.
32	Maroondah Highway	Unknown	Faux Federation	Not recommended for an individual heritage overlay control.
40	Maroondah Highway	c.1900	Victorian	Not recommended for an individual heritage overlay control.
43	Maroondah Highway	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
55-65	Maroondah Highway	c.1900	Federation	Not recommended for an individual heritage overlay control.
44-64	Maroondah Highway	c.1895	Victorian/ Federation	Not assessed due to lack of visibility and access.
80- 82	Maroondah Highway	Unknown	Industrial/ former dwelling	Not recommended for an individual heritage overlay control.
91	Maroondah Highway	c.1921-22	Federation	Significant. Recommended for an individual heritage overlay control.
95	Maroondah Highway		Federation	Significant. Recommended for an individual heritage overlay control.

No	Street Name	Date	Style	Recommendation
100	Maroondah Highway	c. 1910	Federation	Not recommended for an individual heritage overlay control.
103	Maroondah Highway	c.1910	Federation	Not recommended for an individual heritage overlay control.
107	Maroondah Highway	c. 1900	Victorian	Not recommended for an individual heritage overlay control.
111	Maroondah Highway	c. 1925	Bungalow	Not recommended for an individual heritage overlay control.
115	Maroondah Highway	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
118	Maroondah Highway	c. 1920	Bungalow	Not recommended for an individual heritage overlay control.
122	Maroondah Highway	c.1889	Victorian	Significant. Recommended for an individual heritage overlay control.
136-138	Maroondah Highway	1995	Faux Federation	Not recommended for an individual heritage overlay control.
347	Maroondah Highway	c.1927	Bungalow	Significant. Recommended for an individual heritage overlay control.
379	Maroondah Highway	c.1920	Bungalow	Not recommended for an individual heritage overlay control.
384	Maroondah Highway	c.1900	Victorian	Not recommended for an individual heritage overlay control.
386	Maroondah Highway	c.1910	Federation	Not recommended for an individual heritage overlay control.
390	Maroondah Highway	c.1910	Federation	Not recommended for an individual heritage overlay control.
392	Maroondah Highway	c.1900	Victorian	Not recommended for an individual heritage overlay control.

No	Street Name	Date	Style	Recommendation
393	Maroondah Highway	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
402	Maroondah Highway	c.1910	Federation	Not recommended for an individual heritage overlay control.
422	Maroondah Highway	c.1915	Federation	Not recommended for an individual heritage overlay control.
424	Maroondah Highway	c.1920	Bungalow	Not assessed due to lack of visibility and access.
426	Maroondah Highway		Federation	Significant. Recommended for an individual heritage overlay control.
428	Maroondah Highway	c.1930	Interwar	Not recommended for an individual heritage overlay control.
436	Maroondah Highway	1930s	Bungalow	Not recommended for an individual heritage overlay control.
2 to 6	McGregor Avenue		Federation	Not assessed due to lack of visibility and access.
1	McGrettons Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
2	McGrettons Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
3	McGrettons Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
5	McGrettons Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
6	McGrettons Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
9	McGrettons Road	c.1905	Federation	Not recommended for an individual heritage overlay control.
12	McGrettons Road	c.1930	Bungalow	Not recommended for an individual heritage overlay control.

<b>No</b>	<b>Street Name</b>	<b>Date</b>	<b>Style</b>	<b>Recommendation</b>
18	McGrettons Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
20	McGrettons Road	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
39	McGrettons Road	c.1890	Victorian (house and stables)	Significant. Recommended for an individual heritage overlay control.
45	McGrettons Road	c.1925	Bungalow	Significant. Recommended for an individual heritage overlay control.
73	Mt Riddell Road	N/A	Healesville cemetery	Not recommended for an individual heritage overlay control.
1015	Myers Creek Road, Toolangi	c.1950s-60s	Potato research farm	Not recommended for an individual heritage overlay control.
7-9	Nagoondie Lane	c.1950s	Post-war	Not recommended for an individual heritage overlay control.
10-12	Nagoondie Lane	c.1900	Victorian	Not recommended for an individual heritage overlay control.
14-16	Nagoondie Lane	c.1920	Bungalow	Not recommended for an individual heritage overlay control.
81	Newgrove Road	c.1912-16	Interwar dwelling	Significant. Recommended for an individual heritage overlay control.
3	Old Chum Creek Road	c.1926-7	Bungalow (and former post office)	Significant. Recommended for an individual heritage overlay control.
2	Old Fernshaw Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
6	Old Fernshaw Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
8	Old Fernshaw Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.

No	Street Name	Date	Style	Recommendation
10	Old Fernshaw Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
12	Old Fernshaw Road	1940	Interwar	Not recommended for an individual heritage overlay control.
14	Old Fernshaw Road	c.1965	Post-war	Not recommended for an individual heritage overlay control.
16	Old Fernshaw Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
17	Old Fernshaw Road	c.1919	Bungalow	Significant. Recommended for an individual heritage overlay control.
18	Old Fernshaw Road	c.1950s	Post-war	Not recommended for an individual heritage overlay control.
21 (23)	Old Fernshaw Road	c.1890	Victorian	Not recommended for an individual heritage overlay control.
22	Old Fernshaw Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
52 (48)	Old Fernshaw Road		Federation/ bungalow	Not assessed due to lack of visibility and access.
3	Ryrie Street	c.1900	Late Victorian	Not recommended for an individual heritage overlay control.
4	Ryrie Street	c.1915	Federation	Not recommended for an individual heritage overlay control.
5	Ryrie Street		Late Victorian	Not recommended for an individual heritage overlay control.
8	Ryrie Street	c.1920	Bungalow	Not recommended for an individual heritage overlay control.
12	Ryrie Street	c.1935	Interwar	Not recommended for an individual heritage overlay control.
17	Ryrie Street	c.1900	Victorian	Not recommended for an individual heritage overlay control.

No	Street Name	Date	Style	Recommendation
3	Smith Street		Indeterminate	Not recommended for an individual heritage overlay control.
7	Smith Street	c.1910	Federation	Not recommended for an individual heritage overlay control.
17	Stephens Road	c.1909	Federation	Significant. Recommended for an individual heritage overlay control.
19	Stephens Road	c.1920	Federation	Significant. Recommended for an individual heritage overlay control.
26	Stephens Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
28	Stephens Road	c.1920	Bungalow	Not recommended for an individual heritage overlay control.
2	St Leonards Road	c.1910	Late Victorian	Not recommended for an individual heritage overlay control.
4	St Leonards Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
6	St Leonards Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
8	St Leonards Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
10	St Leonards Road		Bungalow	Not recommended for an individual heritage overlay control.
11	St Leonards Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
12	St Leonards Road		Bungalow	Not recommended for an individual heritage overlay control.
13	St Leonards Road	c.1920	Bungalow	Not recommended for an individual heritage overlay control.

<b>No</b>	<b>Street Name</b>	<b>Date</b>	<b>Style</b>	<b>Recommendation</b>
14	St Leonards Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
15	St Leonards Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
16	St Leonards Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
18	St Leonards Road	c.1920	Bungalow/Federation	Not recommended for an individual heritage overlay control.
20	St Leonards Road	c.1900	Victorian	Not recommended for an individual heritage overlay control.
31	St Leonards Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
32	St Leonards Road	c.1910	Victorian/Federation	Not recommended for an individual heritage overlay control.
33	St Leonards Road	c.1910	Victorian/Federation	Not recommended for an individual heritage overlay control.
34	St Leonards Road	c.1900	Late Victorian	Not recommended for an individual heritage overlay control.
36	St Leonards Road	c.1920	Federation	Not recommended for an individual heritage overlay control.
38	St Leonards Road	c.1915	Federation	Not recommended for an individual heritage overlay control.
40	St Leonards Road	c.1920	Federation	Not recommended for an individual heritage overlay control.
41	St Leonards Road	c.1950	Post-war	Not recommended for an individual heritage overlay control.
42	St Leonards Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.

<b>No</b>	<b>Street Name</b>	<b>Date</b>	<b>Style</b>	<b>Recommendation</b>
47	St Leonards Road	c.1925	Bungalow	Not recommended for an individual heritage overlay control.
48	St Leonards Road	c.2000	Modern	Not recommended for an individual heritage overlay control.
1	Symons Street	c. 1886	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Significant' property.
2	Symons Street	c.1915	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
3-7	Symons Street	c.1899, c.1940 and c. 1970	Late Victorian and late interwar	Recommended for incorporation in the Symons Street precinct as a 'Significant' property.
4	Symons Street	c.1915	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property.
9	Symons Street	c.1900	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
13	Symons Street	c.1900	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
17	Symons Street	c.1900	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
21	Symons Street	c.1984	Modern	Not recommended for inclusion in the Symons Street precinct.
24	Symons Street	c.1910	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
28- 30	Symons Street	c.1904	Late Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
29	Symons Street	c.1920	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
31	Symons Street	c.1890	Victorian	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property

<b>No</b>	<b>Street Name</b>	<b>Date</b>	<b>Style</b>	<b>Recommendation</b>
32	Symons Street	c.1948	Interwar	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
35	Symons Street	c.1900	Victorian	Not recommended for inclusion in the Symons Street precinct.
36	Symons Street	c.1930	Bungalow	Not recommended for inclusion in the Symons Street precinct.
41	Symons Street	c.1930	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
44	Symons Street	c.1930	Bungalow	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
45-47	Symons Street	c.1915	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
48	Symons Street	c.1915	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
51	Symons Street	c.1915	Federation	Recommended for inclusion in the Symons Street precinct as a 'Contributory' property
1 - 3	View Street	c.1918	Victorian	Significant. Recommended for an individual heritage overlay control.
2	View Street	1949	WWI Memorial	Not recommended for an individual heritage overlay control.
2	Walker Street	c.1930	Bungalow	Not recommended for an individual heritage overlay control.
2	Westmount Road	c. 1921-22	Federation	Significant. Recommended for an individual heritage overlay control.
21	Westmount Road	c.1915	Federation	Not assessed due to lack of visibility and access.

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**APPENDIX B      BIBLIOGRAPHY & LIST OF REFERENCES**

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**Primary sources**

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Illustrated Home News for Readers.

**Image Collections**

State Library of Victoria.

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**Maps and Plans**

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**Other**

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National Heritage List, <http://www.environment.gov.au/heritage/places/national/index.html>.

Yarra Valley Tourist Railway, <http://www.yarravalleyrailway.org.au/history/h9.htm>.

Heritage Victoria, Victorian Heritage Database, <http://vhd.heritage.vic.gov.au>.

'The State Savings Bank of Victoria's Type 42 bungalow', <http://www.ssbtype42.com/>.

**APPENDIX C      INDIVIDUAL PROPERTY HERITAGE CITATIONS**

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<b>Name</b>		<b>Property No</b>	
<b>Address</b>	17 Harker Street	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	29 February, 19 June 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1933		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property as seen from Harker Street.



Subject property as seen from the corner of Harker and Ryrie streets.



Recent aerial image of 17 Harker Street (centre picture).  
Source: Nearmap 27 April 2011

### **History**

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods

Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

The property at 17 Harker Street was originally part of Crown Allotment 7, Section B of the Town of Healesville, which was purchased by J Huggins at the first auction of land in the township on June 6 1865.<sup>12</sup> At the same auction, Thomas King purchased the adjacent Crown Allotment 8. By 1890, King's son, Thomas King jnr, was the owner of both allotments, and he retained both sites until 1908, when allotment 7 was subdivided into two parts, with no. 19 acquired by Elizabeth Smedley. Both sections of this allotment appear to have remained undeveloped until the mid-twenties, after they had been acquired by Edward and Caroline Potter in 1922. A residence was constructed at no. 19 in 1924-5, and was valued at net annual value of £35, and occupied by David Kane. The Potters sold number 17 (the subject property) in c. 1933, and the current dwelling was constructed on the block. It was rated for a net annual value of £30, and was occupied by local police officer James Constable.<sup>13</sup> He resided at the property until 1938 when he was transferred to Brighton, after having served as a police officer at Healesville for twelve years.<sup>14</sup>

### Description & Integrity

The property at 17 Harker Street, Healesville, is a large allotment located at the corner of Harker and Ryrie streets, with a dwelling dating from c.1933. The house is a large single-storey double-fronted weatherboard bungalow with Craftsman detailing, and a colour scheme in which many of its decorative details including brackets and strapping are picked out in a contrasting colour. The house has a spreading low-pitched single-hipped roof, with gable ends and a projecting gabled bay to the south-east corner. A deep wide verandah to the main (east) façade returns along the north elevation. The verandah roof is integrated with the main roof slope, and timber roof battens extend to the roof edge where they form a decorative feature. The roof is clad in green 'colorbond' roofing metal and there are two brick chimneys with simple rendered caps. The main gable end is faced with cement sheeting divided vertically by timber strapping. The gable peak is infilled with painted trellis, venting the roofspace. The gable to the projecting bay is similarly detailed. The verandah is supported on solid painted timber square-profile posts with broad timber brackets fixed to either side; the balustrade is of vertical timber slats; and the verandah flooring is timber boards. The windows to the main façade are paired timber-framed double-hung sashes; the upper sashes are fitted with multi-paned glazing. The paired windows to the projecting bay are part-screened by a timber window hood clad with narrow-profile corrugated iron and fretted painted timber brackets to either side. To the north elevation a broad horizontal tripartite window is placed high on the wall. The entrance is approached from Harker Street with a step up to the verandah. The front door is a Victorian-style painted timber four-panelled door with toplights and sidelights. The allotment slopes down from Ryrie Street and the north side of the house is elevated over the garden, with the undercroft screened by horizontal painted timber boarding.

The property has a well-maintained garden setting, with a feature laurel in the front garden. The fence is a non-original painted palisade picket fence with a timber paling fence to Ryrie Street. A timber arch over the picket entrance gate has a crossbeam with the name 'Adams' painted on it. There is a vehicular entry from Ryrie Street. A timber gable-roofed garage with detailing matching that of the house is set to the rear facing Ryrie Street; there is also a carport and shed, close to the south property boundary. The rear portion of the property has been subdivided and a new house facing Ryrie Street built on the allotment.

### Comparative Analysis

The dwelling at 17 Harker Street, Healesville, is an interwar bungalow of elegant line and proportion, with a spreading and generous massing, given greater emphasis by the large single-hipped roof. The house parallels some bungalows in Tecoma and Belgrave, but is more generously proportioned. In other contexts, 17 Harker Street's elegant lines correspond to the spreading bungalows found predominantly in Adelaide, while the low roof gradient (lower than most Melbourne examples) corresponds to both Greene and Greene's Pasadena houses in the United States, and other bungalow designs of Los Angeles in the early twentieth century.<sup>15</sup> The house can be more generally compared to others in Healesville, including 27-29 Crowley Road, which is also a single pitched-roof house, albeit more vertical in proportion and with a verandah hollowed out of one corner; and with 17 Old Fernshaw Road, 111 Maroondah Highway and 28 Stephens Road, each of which has a verandah running across its front elevation. The attic bungalows at 9 Manse Street and 45 McGrettons Road are also more vertical and heavier in scale, befitting their brick and stucco walling. There were, in addition, various elegant Healesville bungalow counterparts, with a strong horizontal emphasis, such as *Golf House* (demolished) and *Summerlea Lodge* in Albert Road (both c. 1922).<sup>16</sup>

### Assessment Against Criteria

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 17 Harker Street, Healesville, is of local historical significance. The block on which the 1933 house is located was originally part of Crown Allotment 7, Section B of the Town of Healesville, which was purchased at the first auction of land in the township in 1865. As was typical of early landholdings in the town, and in other nineteenth century rural centres outside of Melbourne, the

allotment remained undeveloped for a long period, was sold, resold, consolidated and subdivided, before the dwelling was constructed.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 17 Harker Street, Healesville, is of local aesthetic/architectural significance. The c.1933 house is a substantially externally intact, large weatherboard bungalow with a low-pitched single-hipped roof, with gable ends. Elements of note include the deep wide return verandah with a roof integrated with the main roof slope; timber roof battens which form a decorative feature at the roof edges; and the detailing of the gable ends to the main facade. The colour scheme also assists in picking out the Craftsman detailing, such as brackets and strapping, in a contrasting colour. Comparatively, the dwelling has an elegant line and proportion, with a spreading and generous massing given greater emphasis by the large roof. The generous proportion, spreading form and low roof gradient directly tie the building to Greene and Greene's Pasadena houses in the United States, and other bungalow designs of Los Angeles in the early twentieth century.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The property at 17 Harker Street, Healesville, is a large allotment located at the corner of Harker and Ryrie streets, with a dwelling dating from c.1933. The house is a large single-storey double-fronted weatherboard bungalow with Craftsman detailing, a spreading low-pitched single-hipped roof, gable ends and a projecting gabled bay to the south-east corner. A deep wide verandah to the main (east) façade returns along the north elevation, and the verandah roof is integrated with the main roof slope. Timber roof battens extend to the roof edge where they form a decorative feature. The roof is clad in green 'colorbond' roofing metal and there are two brick chimneys with simple rendered caps. The main gable end is faced with cement sheeting and timber strapping; the gable peak is infilled with painted trellis, venting the roofspace. The gable to the projecting bay is similarly detailed. The

verandah is supported on solid painted timber square-profile posts with broad timber brackets, a balustrade of vertical timber slats, and flooring of timber boards. The windows to the main façade are paired timber-framed double-hung sashes; the upper sashes are fitted with multi-paned glazing. The paired windows to the projecting bay are part-screened by a timber window hood. To the north elevation a broad horizontal tripartite window is located high up the wall. The entrance is approached from Harker Street with a step up to the verandah. The allotment slopes down from Ryrie Street and the north side of the house is elevated over the garden, with the undercroft screened by horizontal painted timber boarding. The property has a well-maintained garden setting, with a feature laurel in the front garden.

*How is it significant?*

The property at 17 Harker Street, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

No 17 Harker Street, Healesville, is of local historical significance. The block on which the 1933 house is located was originally part of Crown Allotment 7, Section B of the Town of Healesville, which was purchased at the first land auction in the township in 1865. As was typical of early landholdings in the town, and in other nineteenth century rural centres outside of Melbourne, the allotment remained undeveloped for a long period, was sold, resold, consolidated and subdivided, before the dwelling was constructed. The property is also of local aesthetic/architectural significance. The c.1933 house is a substantially externally intact, large weatherboard bungalow with a low-pitched single-hipped roof, with gable ends. Elements of note include the deep wide return verandah with a roof integrated with the main roof slope; timber roof battens which form a decorative feature at the roof edges; and the detailing of the gable ends to the main facade. The colour scheme also assists in picking out the Craftsman detailing, such as brackets and strapping, in a contrasting colour. Comparatively, the dwelling has an elegant line and proportion, with a spreading and generous massing given greater emphasis by the large roof. The generous proportion, spreading form and low roof gradient directly tie the building to Greene and Greene's Pasadena houses in the United States, and other bungalow designs of Los Angeles in the early twentieth century.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

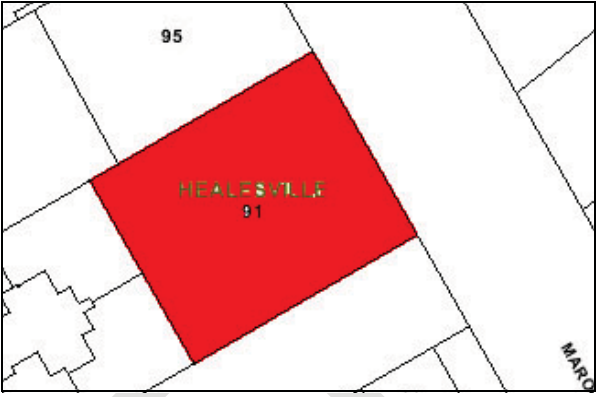
Lovell Chen, 2012.

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- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
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- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
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- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
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- <sup>12</sup> Township of Healesville plan, in Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, pp. 26-7
- <sup>13</sup> Shire of Healesville rate books, 1890-1937.
- <sup>14</sup> *Healesville and Yarra Glen Guardian*, 12 March 1938, p. 1.
- <sup>15</sup> See esp., David Gebhard and Robert Winter, *Los Angeles: an Architectural Guide*, Gibbs-Smith, Salt Lake City, 1994, esp. p. 364-415; Peter Cuffley, *Australian Houses of the '20s and '30s*, Five Mile Press, Melbourne, 1989, pp. 26, 36, 55, 57.
- <sup>16</sup> Bryn Jones, *Free from city cares: the story of Healesville's guest houses*, 2007, pp. 78-79 (Golf House)128-131(Summerlea Lodge).



<b>Name</b>	<i>Lauriston</i>	<b>Property No</b>	
<b>Address</b>	91 Maroondah Highway	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence	To extent of title boundaries	
<b>Survey Date</b>	29 February, 19 June 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1921-22		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



View of subject property from Maroondah Highway.



View of the north elevation and return verandah of the subject property.



Recent aerial image of the property (north is at top) with the Maroondah Highway at right.  
Source: Nearmap, 27 April 2011.

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

Land immediately west of the township was originally Section I of the Parish of Gracedale, which was purchased by James F Sullivan in 1865.<sup>12</sup> The Sullivan property, which extended for 775 acres and included a timber house, was leased for an annual rent of £120, and was sold in 1877 following Sullivan's death.<sup>13</sup> In 1889, portions of Crown Allotments 11-14 and 23-25 were sold as the first subdivision of part of the Bona Vista Estate by auctioneers W B Peryman and Co.<sup>14</sup> Bona Vista Estate itself was owned by manufacturer Ross K Macartney, and later occupied by J Burnside, who resided there for 25 years.<sup>15</sup> The estate was promoted as having 'magnificent views', with the allotments being 'nearly double the size of the Government township allotments' of Healesville, in an area 'acknowledged by every seeker after beautiful scenery to be the Beauty Spot of Victoria'.<sup>16</sup>

As the population of Healesville grew in the early part of the twentieth century, further subdivisions of the estate were created, with smaller allotments offered for sale.<sup>17</sup> By 1915, there were at least 25 different owners rated for properties within the Bona Vista Estate, many of whom owned multiple allotments.<sup>18</sup> The subject property was part of the estate, and it is likely that the subject house at 91 Maroondah Highway, then known as Lilydale Road, was constructed in the early 1920s. The new State highway between Camberwell and Mansfield, being the Maroondah Highway, was declared in 1948.<sup>19</sup> This highway included Nicholson Street and the Lilydale Road in Healesville, subsequently renamed Maroondah Highway.

### **Description & Integrity**

The property at 91 Maroondah Highway occupies a large square allotment, with the dwelling sited in the south-east corner. The house is a large single-storey double-fronted weatherboard building of late Federation style. The house has a low pitched pyramidal roof with a projecting gable-ended bay to the south side. There is a deep and wide return verandah around the east (principal façade) which returns along the north elevation. The verandah roof is integrated with the main roof slope. The roof is clad in aged painted corrugated steel. There is a prominent double brick chimney with a stepped brickwork cap, with two courses of the brickwork picked out in paintwork, located on the north roof plane. The south gabled bay has a boxed bay window part-screened by a sun hood clad in shingles, partly tucked beneath the gable. It has a timber-framed tripartite casement window with coloured glass toplights. The gable face is also shingled, behind a painted timber screen. The windows to the front verandah are tripartite casement forms as described previously and the windows opening onto the verandah to the north elevation are paired timber-framed double-hung sashes. The front door is a four-panelled painted timber door. The verandah has a simple frieze of timber slats intersticed with simple timber cutout panels, supported on painted timber posts with timber brackets, painted in a contrast colour. The balustrade is of vertical timber slats.

The house is set on a double-width block with an established garden setting and an extensive area of lawn and garden beds to the north side of the property. The house is partly-screened from the street by a high painted timber paling fence set between painted posts capped with timber bosses. There is a timber lychgate, framing the pedestrian entry gate, which in turn leads to a brick pedestrian pathway to the verandah. The fence changes to an aged painted timber picket fence to the north of the house frontage. Vehicle access is set to the south side of the residence, and there is a pair of non-original painted cast metal gates with a gravel driveway behind. There are outbuildings to the rear of the property, screened from the street.

### **Comparative Analysis**

No 91 Maroondah Highway is closely related to other late Federation house in Healesville, including in particular the contemporaneous 2 Westmount Road. It is likely that both houses had the same designer/builder, sharing the same form and planning; large spreading, low-pitched corrugated steel-clad roof; similar brick chimney; similarly detailed verandah frieze and balustrade; verandah integrated with the roof; and shingled gabled bay. In its diagonal planning, layout and date of construction it is also broadly similar to 19 Harker Street, Healesville. Other comparisons from the later Federation period include 17 Stephens Road, and the earlier 7 Westmount Road, among others elsewhere,<sup>20</sup> include projecting gabled wings coupled to either a straight or a return verandah, with the verandah roof integral with the main roof form; straight-newel verandah railings, timber verandah posts; roofs clad with corrugated and painted galvanized steel; and generally some half timbering effect to the wing gable. In massing, 91 Maroondah Highway stems from L-shaped Italianate houses more characteristic of the 1860s to 1880s. Among Healesville's average-sized or more modest houses it also differs from a common symmetrical Federation variant seen at 9 McGrettons Road, 2 St Leonards Road and 17 Stephens Road. There are also earlier local examples, albeit now demolished, including Graceburn Glen (1909), now the site of the Giant Steps Winery; Monte Carlo, later Airlie, Airlie Road (pre 1914); Allambee (c. 1910); The Bungalow, Fernshaw Road (c. 1905); Montpelier (c. 1915); 20 Stephens Road and the tile-roofed Roccabruna (c. 1915-16) formerly at the St Leonard's Road and Maroondah Highway corner.<sup>21</sup> It was perhaps closest to Wildwood (1905) in Badger Creek Road.<sup>22</sup> Surviving counterparts include Alpine Lodge (c. 1910), 24 Blannin Street and Aberfoyle, later Frieden Park and then Cranbrook Lodge, 7 Westmount Road, of c. 1902.<sup>23</sup>

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 91 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1921-22, on an allotment which was originally part of the large landholding purchased by James F Sullivan in 1865, and subdivided in 1889 as part of the Bona Vista Estate subdivision. The estate was promoted as having magnificent views and allotments nearly double the size of typical Healesville township allotments. The subject property's unusually large allotment is consistent with this aspect of the original character of the subdivision.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 91 Maroondah Highway, Healesville, is of local aesthetic/architectural significance. The dwelling is a substantially externally intact, late Federation weatherboard building, with a large spreading, low-pitched roof, and a deep return verandah with a comparatively simply detailed verandah frieze and balustrade. Elements of note include the diagonal planning, as emphasized by the return verandah; prominent double brick chimney with a stepped brickwork cap; projecting south end bay incorporating a boxed bay with a tripartite casement window with coloured glass toplights, sunhood/awning over; and painted shingles to the gable face behind a painted timber screen. Elements in common with other houses of the general period in Healesville include the projecting gabled wing coupled to either a straight or return verandah (as here); the verandah roof integrated with the main roof form; and the straight-newel verandah railings and timber verandah posts.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

## Statement of Significance

### *What is significant?*

The property at 91 Maroondah Highway occupies a large square allotment, with an established garden setting; the c.1921-22 dwelling is sited in the south-east corner. The house is a large single-storey double-fronted weatherboard building of late Federation style. It has a low pitched pyramidal roof with a projecting gable-ended bay to the south side, and a deep and wide verandah which returns from the east façade to the north elevation. The verandah roof is integrated with the main roof slope. The latter is clad in aged painted corrugated steel, with a prominent double brick chimney with a stepped brickwork cap on the north roof plane. The south gabled bay has a boxed bay window part-screened by a sun hood clad in shingles, partly tucked beneath the gable. It has a timber-framed tripartite casement window with coloured glass toplights. The gable face is also shingled, behind a painted timber screen. The windows to the front verandah are tripartite casement forms, and the windows opening onto the verandah to the north elevation are paired timber-framed double-hung sashes. The front door is a four-panelled painted timber door. The verandah has a simple frieze of timber slats intersticed with simple timber cutout panels, supported on painted timber posts with timber brackets, painted in a contrast colour; the balustrade is of vertical timber slats.

### *How is it significant?*

The property at 91 Maroondah Highway, Healesville, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

No 91 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1921-22, on an allotment which was originally part of the large James F Sullivan's landholding of 1865, then subdivided in 1889 as part of the Bona Vista Estate subdivision. The estate was promoted as having magnificent views and allotments nearly double the size of typical Healesville township allotments. The subject property's unusually large allotment is consistent with this aspect of the original character of the subdivision. The property is also of local aesthetic/architectural significance. The dwelling is a substantially externally intact, late Federation weatherboard building, with a large spreading, low-pitched roof, and a deep return verandah with a comparatively simply detailed verandah frieze and balustrade. Elements of note include the diagonal planning, as emphasized by the return verandah; prominent double brick chimney with stepped brickwork cap; projecting south end bay incorporating a boxed bay with a tripartite casement window with coloured glass toplights and sunhood/awning over; and painted shingles to the gable face behind a painted timber screen. Elements in common with other houses of the general period in Healesville include the projecting gabled wing coupled to either a straight or return verandah (as here); the verandah roof integrated with the main roof form; and the straight-newel verandah railings and timber verandah posts.

## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24
- <sup>12</sup> Plan of Parish of Gracedale, Sheet 2, Public Records Office Victoria.
- <sup>13</sup> James F Sullivan, Probate and Administration Files, VPRS 28/P2/46, Public Records Office Victoria.
- <sup>14</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>15</sup> *Healesville and Yarra Glen Guardian*, Saturday 5 April 1941, p. 3.
- <sup>16</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>17</sup> *Healesville and Yarra Glen Guardian*, 1 November 1907, p. 2.
- <sup>18</sup> Shire of Healesville Rate books, 1915.
- <sup>19</sup> *Healesville Guardian*, 7 February 1948, p. 1.
- <sup>20</sup> Conrad Hamann, 'Federation Architecture', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, 2011, pp. 245-246; Trevor Howells, *Towards the Dawn: Federation Architecture in Australia 1890-1915*, 1990.
- <sup>21</sup> Bryn Jones, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, pp. 82-84, 28-29 (Monte Carlo), 29-30 (Allambee), 45-46 (The Bungalow), 103-104, 117-18.
- <sup>22</sup> Bryn Jones, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, pp. 143-145.
- <sup>23</sup> Bryn Jones, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, pp. 25-27 (Aberfoyle); 32-33 (Alpine Lodge).



<b>Name</b>	<i>Hillgrove</i>	<b>Property No</b>	
<b>Address</b>	95 Maroondah Highway	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	29 February, 19 June 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1915		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property as seen from Maroondah Highway.



Another view of the property from Maroondah Highway.



North elevation.



North elevation and verandah enclosure to the rear.



Recent aerial image of the property (north is at top) with Maroondah Highway at right.  
Source: Nearmap, 27 April 2011.

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville also began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

Land immediately west of the township was originally Section I of the Parish of Gracedale, which was purchased by James F Sullivan in 1865.<sup>12</sup> The Sullivan property, which extended for 775 acres and included a timber house, was leased for an annual rent of £120, and was sold in 1877 following Sullivan's death.<sup>13</sup> In 1889, portions of Crown Allotments 11-14 and 23-25 were sold as the first subdivision of part of the Bona Vista Estate by auctioneers W B Peryman and Co.<sup>14</sup> Bona Vista Estate itself was owned by manufacturer Ross K Macartney, and later occupied by J Burnside, who resided there for 25 years.<sup>15</sup> The estate was promoted as having 'magnificent views', with the allotments being 'nearly double the size of the Government township allotments' of Healesville, in an area 'acknowledged by every seeker after beautiful scenery to be the Beauty Spot of Victoria'.<sup>16</sup>

As the population of Healesville grew in the early part of the twentieth century, further subdivisions of the estate were created, with smaller allotments offered for sale.<sup>17</sup> By 1915, there were at least 25 different owners rated for properties within the Bona Vista Estate, many of whom owned multiple allotments.<sup>18</sup> It appears likely that the house at 95 Maroondah Highway, then Lilydale Road, was constructed during this period. The new State highway between Camberwell and Mansfield was declared in 1948.<sup>19</sup> This highway included Nicholson Street and the Lilydale Road in Healesville, subsequently renamed Maroondah Highway

### **Description & Integrity**

The house at 95 Maroondah Highway, Healesville, dates from c.1915 and is sited on a large allotment. The residence is a double-fronted weatherboard house, which faces east and has a projecting gable-ended bay to the south end of the facade. This bay adjoins a bull nose verandah which extends across the façade and returns along the north side of the house. The roof is hipped and gabled, with the gable to the south side running the depth of the house from east to west, and with a gablet projecting north from the main body of the roof, above the return verandah. The verandah bull-nose roof form and the roof proper are clad in aged red painted corrugated steel sheeting. There is a single tall brick chimney to the north side of the roof. The verandah is supported on painted timber stop-chamfered posts, with timber fretwork brackets; it has a simple painted timber rail, with the lower section infilled with crimped wire. Towards the rear of the verandah the crimped wire treatment gives way to vertical painted timber boarding. The front door appears to be an original painted timber four-panelled door inset into a timber doorcase fitted with a toplight and side lights. The windows to the façade include paired double-hung timber sashes; a timber window hood fitted with aged painted corrugated iron is above the window to the gable bay. Other windows to the south and north elevations are elongated double-hung sashes set in a timber frame in a contrast colour. Some of the boarding to the façade of the house has been notched to resemble shingles. The verandah at its west end terminates in a small timber enclosure fitted with a louvre window and adjoins the rear of the house and outbuildings, part screened by trelliswork. The residence is slightly elevated on a plinth of timber boarding which increases in height with the slope of the allotment back to the west.

The house has an established garden in fair condition with a tall palm tree as a main and prominent feature; there is also a trimmed hedge and painted timber picket fence to the street boundary. The pedestrian gate has tall timber posts to either side which are linked by the house's name, incised on a timber nameplate - 'HILLGROVE'. The rear section of the allotment has been subdivided - 95A Maroondah Highway - and access is via a grassed track along the north property boundary, which also provides vehicular access to the subject property. The original vehicle access was to the south side of the property and is still extant.

### **Comparative Analysis**

The house at 95 Maroondah Highway, which dates from c.1915, shares characteristics of a number of other large weatherboard houses constructed in this general period in Healesville. These include projecting gabled wings coupled to either a straight or a return verandah (as here), and diagonal planning. In this instance, distinguishing characteristics include the plainer treatment of the projecting gable, bull-nosed verandah and the double-hung timber sash windows. These latter elements also give the house a 1880s flavour, although the 1915 date is not an anomaly. Many houses built in the later Federation period avoided overt Federation detailing and favoured the plainer surfaces of 1880s timber houses. The gablet projecting north from the main body of the roof, above the return verandah, is also a distinguishing characteristic. Secondary gables were sometimes found on the historic guesthouses of Healesville.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria - Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 95 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1915, on an allotment which was originally part of the large landholding purchased by James F Sullivan in 1865, and subdivided in 1889 as part of the Bona Vista Estate subdivision. The estate was promoted as having magnificent views and allotments nearly double the size of typical Healesville township allotments. The subject property's originally large allotment, which has been subdivided, was consistent with the original character of the subdivision.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 95 Maroondah Highway, Healesville, is of local aesthetic/architectural significance, as a large and substantially intact weatherboard house of c.1915. The dwelling shares characteristics with other large weatherboard houses of this general period in Healesville, including the projecting gabled wing coupled to the return verandah, and the diagonal planning. However, distinguishing characteristics include the plainer treatment of the projecting gable, bull-nosed verandah and the double-hung timber sash windows. While these latter elements give the house a 1880s flavour, the 1915 date is not an anomaly as many houses of the later Federation period avoided overt Federation detailing and favoured some earlier plainer treatments. The gablet projecting north from the main body of the roof, above the return verandah, is also a distinguishing element. Secondary gables were sometimes found on the historic guesthouses of Healesville. In addition, the garden setting, including the prominent palm tree, enhances this aspect of significance.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The house at 95 Maroondah Highway, Healesville, dates from c.1915 and is sited on a large allotment. The residence is a double-fronted weatherboard house, with a projecting gabled bay to the south end adjoining a bull nose verandah, which extends across the façade and returns along the north side. The roof is hipped and gabled; a gablet also projects north from the main body of the roof, above the return verandah. The verandah bull-nose roof and the roof proper are clad in aged red painted

corrugated steel; a single tall brick chimney is located to the north side of the roof. The verandah is supported on painted timber stop-chamfered posts, with timber fretwork brackets, and has a simple painted timber rail, with the lower section infilled with crimped wire and towards the rear with vertical painted timber boarding. The front door has a painted timber four-panelled door inset in a timber doorcase with a toplight and side lights. Windows are double-hung timber sashes; a timber window hood fitted with aged painted corrugated iron is above the window to the gable bay. The verandah at its west end terminates in a small timber enclosure fitted with a louvre window and adjoins the rear of the house and outbuildings, part screened by trelliswork. The residence is slightly elevated on a plinth of timber boarding which increases in height with the slope of the allotment back to the west. It also has an established garden with a tall palm tree as a main feature, and a trimmed hedge and painted timber picket fence to the street boundary.

*How is it significant?*

The property at 95 Maroondah Highway, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

The property at 95 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1915, on an allotment which was originally part of the large landholding purchased by James F Sullivan in 1865, and subdivided in 1889 as part of the Bona Vista Estate subdivision. The estate was promoted as having magnificent views and allotments nearly double the size of typical Healesville township allotments. The subject property's originally large allotment, which has been subdivided, was consistent with the original character of the subdivision. The property is also of local aesthetic/architectural significance, as a large and substantially intact weatherboard house of c.1915. The dwelling shares characteristics with other large weatherboard houses of this general period in Healesville, including the projecting gabled wing coupled to the return verandah, and the diagonal planning. However, distinguishing characteristics include the plainer treatment of the projecting gable, bull-nosed verandah and the double-hung timber sash windows. While these latter elements give the house a 1880s flavour, the 1915 date is not an anomaly as many houses of the later Federation period avoided overt Federation detailing in favour of some earlier plainer treatments. The gablet projecting north from the main body of the roof is also a distinguishing element. Secondary gables were sometimes found on the historic guesthouses of Healesville. In addition, the garden setting, including the prominent palm tree, enhances this aspect of significance.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24
- <sup>12</sup> Plan of Parish of Gracedale, Sheet 2, Public Records Office Victoria.
- <sup>13</sup> James F Sullivan, Probate and Administration Files, VPRS 28/P2/46, Public Records Office Victoria.
- <sup>14</sup> *Evelyn Observer*, and *South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>15</sup> *Healesville and Yarra Glen Guardian*, Saturday 5 April 1941, p. 3.
- <sup>16</sup> *Evelyn Observer*, and *South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>17</sup> *Healesville and Yarra Glen Guardian*, 1 November 1907, p. 2.
- <sup>18</sup> Shire of Healesville Rate books, 1915.
- <sup>19</sup> *Healesville Guardian*, 7 February 1948, p. 1.

<b>Name</b>		<b>Property No</b>	
<b>Address</b>	122 Maroondah Highway	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	29 February 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1889		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Façade and part of the east elevation of the cottage.



From left: east elevation showing property additions to rear and the free-standing bungalow to the rear of the property; outbuildings adjoining the east boundary.



Recent aerial image of the subject property, with Maroondah Highway at left. North is at top. The subject property is at centre.

Source: Nearmap, 27 April 2011

### History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were

encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

The property at 122 Maroondah Highway was originally part of Crown Allotments 4 and 14 of Section E in the Town of Healesville, which were purchased by Gilbert MacIntyre, a farmer, in the first auction of land at Healesville on 6 June 1865.<sup>12</sup> MacIntyre died in 1887, leaving his estate to his widow, Eliza.<sup>13</sup> By 1900, the property had been acquired by Ruth McCahon, then George McCahon, who leased the adjoining allotments to James Blackwood, a blacksmith, and subsequently bricklayer Albert Heritage.<sup>14</sup> George McCahon died in February 1910, and his will noted that the property in Castella Street (as this section of the Maroondah Highway was then known) contained a four-roomed house let at seven shillings per week.<sup>15</sup> It is likely the weatherboard cottage was constructed prior to the first rates in Healesville in 1890 as the net annual value the property was rated for, did not improve (rise) prior to George McCahon's death. Occupants of the property between 1915 and 1925 included Miriam Cooper, Robert Bowden and Harold Furmston, a member of the Furmston family who had resided in Healesville from as early as the 1880s.<sup>16</sup>

### **Description & Integrity**

The house at 122 Maroondah Highway, Healesville is a modest single-fronted single-storey weatherboard cottage with a transverse gable roof clad in corrugated metal. This drops to a short skillion to the rear (east) elevation. A single painted brick chimney with a stepped brick cap is located centrally on the roof ridge. A simple pitched verandah is attached to the front (west) elevation; this has a non-original concrete slab floor. The verandah is supported on two painted timber posts; to the north side, adjoining the front door, is a timber screen with scalloped boards and a simple timber balustrade and rail which extends to the front fence enclosing a small garden area. The front door is a four-panelled solid painted timber door with a fixed glazed toplight above, and is adjoined on the main facade by a single double-hung timber-framed multi-paned sash window. There are two non-original timber-framed windows to the north elevation, facing the side yard. A four-panelled solid painted timber door with a fixed glazed toplight and simple metal hood also opens from the north side of the skillion to the side yard. A larger weatherboard skillion addition, of later date, is located to the rear again, the footprint of which extends further north. Set further back on the allotment is a freestanding cement sheet clad, skillion roofed bungalow - installed on the property as a dependent relative's unit in 1989.<sup>17</sup> There are other timber outbuildings on the north property boundary. The front setback has a small-enclosed garden bordering Maroondah Highway; the remainder of the

allotment is open and grassed. There is a stepped concrete path leading from the cyclone wire painted metal gate to the verandah. The fence is a simple non-original painted timber picket fence.

### **Comparative Analysis**

The small and very simply detailed late 1880s weatherboard cottage at 122 Maroondah Highway, Healesville reproduces many elements of historic timber workers' cottages found in Melbourne's inner suburbs, including Port Melbourne, Flemington and Collingwood. This includes the modest front component, given some presence by the pitch of the roof, the wide transverse gable and the prominently located single chimney; the simple verandah; the short skillion section to the rear; and the modest entry door and single window to the front wall. The limited front setback is another typical characteristic. The cottage also demonstrates the tendency of these houses to grow or expand to the rear, through accretions over time, and often physically demonstrative of a growing household. The chimney, in exposed face brick but now over-painted, has a corbelled cornice and stack neck seen frequently in Healesville from the late nineteenth century through to the Federation period. Comparatively, in the Healesville context, the subject house is also unusually small. In this area, the larger allotment sizes often allowed for larger houses, even where these were still unassuming dwellings.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 122 Maroondah Highway, Healesville is of local historical significance. The dwelling dates from the late 1880s, and is therefore a comparatively early surviving worker's cottage in the Healesville context. The property was part of a larger landholding purchased by Gilbert MacIntyre in the first auction of land at Healesville in 1865.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 95 Maroondah Highway, Healesville, is of local aesthetic/architectural significance. It is a small and very simply detailed late 1880s weatherboard cottage, which reproduces many elements of historic timber workers' cottages found in Melbourne's inner suburbs. These include the modest front component, given presence by the pitch of the roof, wide transverse gable and prominently located chimney; simple verandah; short skillion section to the rear; and modest entry door and single window to the front wall. The limited front setback is another typical characteristic of workers' cottages. The dwelling also demonstrates the tendency of these houses to expand to the rear, through accretions over time, often physically demonstrating the growing household. Comparatively, in the Healesville context, the subject house is also unusually small. In this area, the larger allotment sizes often allowed for larger houses, even where these were still unassuming dwellings.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

#### *What is significant?*

The property at 122 Maroondah Highway, Healesville comprises a modest but extended single-fronted single-storey weatherboard cottage. It has a transverse gable roof clad in corrugated metal, which drops to a short skillion to the rear (east) elevation. A single painted brick chimney with a stepped brick cap is located centrally on the roof ridge. A simple pitched verandah with a non-original concrete slab floor is attached to the front (west) elevation. The verandah is supported on two painted timber posts; to the north side, adjoining the front door, is a timber screen with scalloped boards and a simple timber balustrade and rail which extends to the front fence enclosing a small garden area. The front door is a four-panelled solid painted timber door with a fixed glazed toplight, and is adjoined on the main facade by a single double-hung timber-framed multi-paned sash window. There are two non-original timber-framed windows to the north elevation. A four-panelled solid painted timber door with a fixed glazed toplight and simple metal hood also opens from the north side of the skillion to the side yard. A larger weatherboard skillion addition, of later date, is located to the rear again, the footprint of which extends further north. The front setback has a small enclosed garden bordering Maroondah Highway; the remainder of the allotment is open and grassed. There is a stepped concrete path leading from the cyclone wire painted metal gate to the verandah. The fence is a simple non-original painted timber picket fence.

#### *How is it significant?*

The property at 122 Maroondah Highway, Healesville, is of local historical and aesthetic/architectural significance.

#### *Why is it significant?*

The property at 122 Maroondah Highway, Healesville is of local historical significance, as a dwelling which dates from the late 1880s, and a comparatively early surviving worker's cottage in the Healesville context. The property was part of a larger landholding purchased by Gilbert MacIntyre in the first auction of land at Healesville in 1865. The house is also of local aesthetic/architectural significance. It is a small and very simply detailed weatherboard cottage, which reproduces many elements of historic timber workers' cottages found in Melbourne's inner suburbs. These include the modest front component, given presence by the pitch of the roof, wide transverse gable and prominently located chimney; simple verandah; short skillion section to the rear; and modest entry door and single window to the front wall. The limited front setback is another typical characteristic of workers' cottages. The dwelling also demonstrates the tendency of these houses to expand to the rear, through accretions over time, often physically demonstrating the growing household. Comparatively, in the Healesville context, the subject house is also unusually small. In this area, the larger allotment sizes often allowed for larger houses, even where these were still unassuming dwellings.

## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> Township of Healesville plan, in Symonds, Sally, 1989, pp. 26-7.
- <sup>13</sup> Wills and Probate File 36/255, VPRS 28, Public Records Office Victoria.
- <sup>14</sup> Shire of Healesville rate books, 1890-1910.
- <sup>15</sup> Wills and Probate File, George McCahon, VPRS 28/P3/119, Public Records Office Victoria.
- <sup>16</sup> Shire of Healesville rate books, 1900-1925, Wise's Post Office Directory, 1884-1885.
- <sup>17</sup> Determined from an examination of former Shire of Healesville planning records, file no. 40842-H6360002550, 13 June 2012.

<b>Name</b>	<i>Millowen</i>	<b>Property No</b>	
<b>Address</b>	347 Maroondah Highway	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	29 February, 19 June 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1927		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Property as seen from Maroondah Highway.



Detail of the front verandah and entry.



Recent aerial image of the property (north is at top) with Maroonah Highway at bottom.  
Source: Nearmap, 27 April 2011.

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville also began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

No 347 Maroondah Highway was originally part of a subdivision of Crown Allotment 17, Section II in the Parish of Gracedale. Allotments north-east of the Graceburn River were outside the original town reserve of Healesville. Crown Allotment 17 was purchased in 1865 by J Huggins, who owned property in both the township and the surrounding area.<sup>12</sup> By the interwar period, as the population of the township grew, the larger country lots of the Parish of Gracedale were subdivided and became part of the township.

In 1921, as a response to the shortage of affordable housing following World War I, the *Housing and Reclamation Act* was passed, authorising the State Savings Bank of Victoria to build and sell houses

with a capital cost (including the land) of less than £800.<sup>13</sup> The Bank was able to offer generous loan terms to potential purchasers of the houses who had annual incomes of less than £400.<sup>14</sup> While the majority of the State Savings Bank houses constructed in the 1920s were located in Melbourne, particularly in the northern and southern suburbs – Preston, Hampton and Ashburton are suburbs with large numbers of these houses – and in a major development at Fisherman’s Bend, a number of houses were also built in country areas.<sup>15</sup>

As the township spread to allotments along Fernshaw Road (the future Maroondah Highway), this included Lot 2 of the subdivision of Crown Allotment 17,<sup>16</sup> where the subject dwelling was constructed in 1927, for Frederick James Arthur. It was valued at a net annual value of £25. As noted in the 1931 rate books, this dwelling was a State Savings Bank house.<sup>17</sup> It is believed to be one of G Burrigge Leith’s State Savings Bank Credit Foncier designs (see ‘Comparative Analysis’ below).

In the early 1930s, the residence was occupied by Ernest John Kent, the shire electrician.<sup>18</sup> The new State highway between Camberwell and Mansfield was declared in 1948.<sup>19</sup> This highway took in Nicholson Street and Fernshaw Road, which was subsequently renamed Maroondah Highway.

### **Description & Integrity**

The house at 347 Maroondah Highway, Healesville is sited at the north-west corner of Maroondah Highway and Evelyn Grove. The residence is a double-fronted weatherboard house with a projecting verandah over part of the principal façade, covering a recessed entrance. The building is elevated on a plinth clad in horizontal timber boarding and the verandah is accessed by a short flight of timber steps with painted timber handrails. The house has a large single hipped roof clad in corrugated steel, and a single brick chimney to the rear north-west corner. The house has wide eaves with exposed rafters, and the roof slopes down to incorporate the front verandah. The windows to the façade are paired double-hung timber sashes and the front door has a multi-paned clear glazed sidelight to its east side. The front door is a ledged painted timber door and incorporates multi-paned glazing to its upper section. The verandah is supported on paired square-profile painted posts and the balustrade is also of painted timber with non-original painted timber trellis panels beneath the balustrade. Another verandah runs along the rear elevation to the full width of the house, the roof of which is clad in clear laserlite. The house has a mature garden setting, including a prominent Canary Island Palm and a windmill palm. The fence is a non-original powder-coated metal palisade fence. Vehicular access is from Evelyn Grove, and there is a non-original prefabricated metal garage to the rear of the house. The original extent of the property appears to have been subdivided, with a modern house facing Evelyn Grove constructed on the northern section of the subdivided allotment.

### **Comparative Analysis**

The house at 347 Maroondah Highway, Healesville is a characteristic 1920s State Savings Bank bungalow, believed to be one of G Burrigge Leith’s Credit Foncier designs. Identified as such in the former Shire of Healesville’s rate records, this is also clearly evidenced in its composition, roof shaping, chimney, window proportions and spacing, front door and sidelight detailing, and paired verandah posts. The State Savings Bank of Victoria produced books of designs: *Design Book Timber-Framed Dwellings containing 56 standard types* was issued in December 1929. This publication also reproduced several designs suitable for country districts and the property appears to be a variation on these designs. Leith’s standard asymmetrical front verandah appears in the entry elevation and verandah placement of the subject dwelling, with in this instance the verandah designed as an integral continuation of the main roof slope. The hipped roof is identical in angling to Leith’s 1927 hipped roof designs and the exposed rafter intervals are also similar. The window proportions also correspond with Leith’s standard double-hung window detail and the window and door spacing is identical.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges’ cultural history.*

The property at 347 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1927 in a subdivision which, being north-east of the Graceburn River was outside the original town reserve of Healesville. The house is also significant for its association with the State Savings Bank of Victoria’s scheme to finance and build affordable houses in the post-WWI period.

While the majority of these houses were built in Melbourne, this property is an example of one in a country area. The dwelling is also believed to be a design of architect G Burrige Leith, who contributed designs to the State Savings Bank of Victoria book, *Design Book Timber-Framed Dwellings containing 56 standard types*; the latter included designs considered suitable for country districts.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The house at 347 Maroondah Highway, Healesville is of local aesthetic/architectural significance. While a comparatively modest house, and simply detailed, it is a substantially externally intact example of an early 1920s weatherboard bungalow, with an asymmetrical verandah over a recessed entrance, a large single hipped roof which slopes down to incorporate the verandah, and wide eaves with exposed rafters. The subject dwelling is also an example of the work of architect G Burrige Leith, who designed houses for the State Savings Bank of Victoria's scheme of financing and building affordable houses in the post-WWI period. Elements of Leith's designs for the bank, which are evident in this dwelling, include the asymmetrical front verandah associated with the entry elevation; the hipped roof including its pitch; the exposed rafter intervals; window proportions; and the window and door spacing. This aspect of significance is also enhanced by the mature garden setting, including a prominent Canary Island Palm and windmill palm.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The property at 347 Maroondah Highway, Healesville, dates from c.1927 and is a double-fronted weatherboard house with a projecting verandah over part of the principal façade, covering a recessed entrance. The building is elevated and the verandah is accessed by a short flight of timber steps with painted timber handrails. The house has a large single hipped roof clad in corrugated steel, and a single brick chimney to the rear north-west corner. The house has wide eaves with exposed rafters, and the roof slopes down to incorporate the front verandah. The windows to the façade are paired double-hung timber sashes and the front door has a multi-paned clear glazed sidelight to its east side. The front door is a ledged painted timber door and incorporates multi-paned glazing to its upper

section. The verandah is supported on paired square-profile painted posts and the balustrade is also of painted timber with non-original painted timber trellis panels beneath the balustrade. Another verandah runs along the rear elevation to the full width of the house, the roof of which is clad in clear laserlite. The house has a mature garden setting, including a prominent Canary Island Palm and a windmill palm.

*How is it significant?*

The property at 347 Maroondah Highway, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

The property at 347 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in c.1927 in a subdivision which, being north-east of the Graceburn River was outside the original town reserve of Healesville. The house is also significant for its association with the State Savings Bank of Victoria's scheme to finance and build affordable houses in the post-WWI period. While the majority of these houses were built in Melbourne, this property is an example of one in a country area. The dwelling is also believed to be a design of architect G Burridge Leith, who contributed designs to the State Savings Bank of Victoria book, *Design Book Timber-Framed Dwellings containing 56 standard types*; the latter included designs considered suitable for country districts. The house is also of local aesthetic/architectural significance. While a comparatively modest house, and simply detailed, it is a substantially externally intact example of an early 1920s weatherboard bungalow, with an asymmetrical verandah over a recessed entrance, a large single hipped roof which slopes down to incorporate the verandah, and wide eaves with exposed rafters. Elements of Leith's designs for the State Savings Bank, which are evident in this dwelling, include the asymmetrical front verandah associated with the entry elevation; the hipped roof including its pitch; the exposed rafter intervals; window proportions; and the window and door spacing. This aspect of significance is also enhanced by the mature garden setting, including a prominent Canary Island Palm and windmill palm.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> Plan of Parish of Gracedale, Sheet 2, and Plan of Town of Healesville, Public Records Office Victoria.
- <sup>13</sup> *Argus*, 10 March 1921, p. 1.
- <sup>14</sup> Craddock, Trevor, *125 Years: The Story of the State Savings Bank of Victoria, 1842-1966*, Melbourne, State Savings Bank of Victoria, 1967, p. 32.
- <sup>15</sup> 'The State Savings Bank of Victoria's Type 42 bungalow', <http://www.ssbtype42.com/>, accessed 5 July 2012.
- <sup>16</sup> Yarra Shire Council Building File, 347 Maroondah Highway.
- <sup>17</sup> Shire of Healesville rate books, 1927-1931.
- <sup>18</sup> Shire of Healesville rate books, 1932, *Sands & McDougall Melbourne and Suburban Directory*, 1932.
- <sup>19</sup> *Healesville Guardian*, 7 February 1948, p. 1.



<b>Name</b>	<i>Waaroonah</i>	<b>Property No</b>	
<b>Address</b>	426 Maroondah Highway	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	February 2012 [Note: buildings were partially viewed during survey]		
<b>Date of Construction</b>	c. 1909-15		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme as an individually Significant place.		

**Intactness**     Good     Fair     Poor



Partial view of the historic building from Old Fernshaw Road. Note the 'La Famille' name in the gable.



Vegetated setting to historic building.



Vegetated setting to historic building.



Recent aerial view of property, with former *Waaroongah* guesthouse indicated.  
Source: Nearmap 27 April 2011.

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>4</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>5</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses, such as the subject building, became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>6</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the

township's hills, affording views of the landscape and surrounding hills.<sup>7</sup> A pamphlet issued by the Healesville Tourist and Progress Association in 1910 also noted the different 'classes' of visitor which the Healesville region catered for:

To the city man who desires a quiet holiday, or to one in search of bracing mountain air; to the sportsman, with a gun and rod; or tourist, with camera, there is no place that offers greater opportunity for enjoyment than this district.<sup>8</sup>

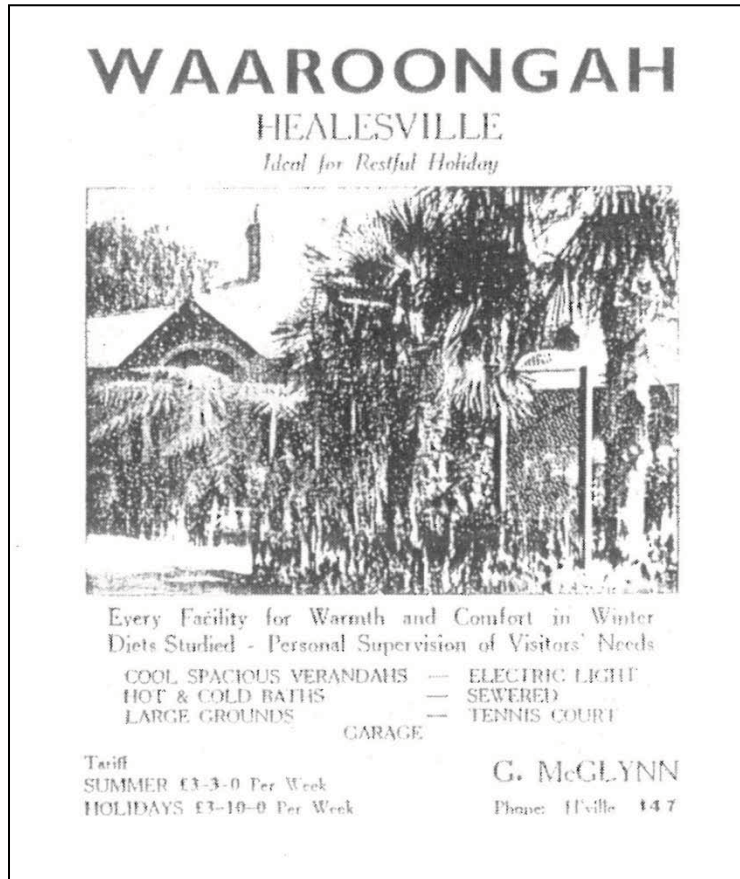
The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> The larger guesthouses staged functions and events to entertain guests, including sports matches and dances.<sup>10</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after World War II, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to rising employment in the district's forest industry.<sup>11</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>12</sup>

The property at 426 Maroondah Highway was purchased by Sarah Simpson in c.1904, part of a subdivision of Allotment 4, Section 2 in the Parish of Gracedale, and originally fronted Old Fernshaw Road.<sup>13</sup> Allotments north-east of the Graceburn River were outside the original town reserve of Healesville. Old Fernshaw Road was originally the main route from Healesville to the locality of Fernshaw, which in turn was established in the 1860s on the Blacks' Spur, between Healesville and Narbethong. It was later one of the popular tourist attractions along the heavily forested and scenic road. The Maroondah Highway, the new State highway between Camberwell and Mansfield which included the main road through Healesville, was declared by the Minister for Public Works in 1948.<sup>14</sup> In 1955, the route of the highway was altered, bypassing what is now Old Fernshaw Road, which became a residential street.<sup>15</sup>

In 1908, when Simpson was listed as residing in Moonee Ponds, the property was listed as having a net annual value of £8.<sup>16</sup> It is likely that the subject building was constructed the following year, when the net annual value had risen to £45.<sup>17</sup> It appears that further improvements were undertaken 1915 and 1916, as the net annual value had again increased to £70.<sup>18</sup> By this time, Simpson was operating the *Waaroongah* guesthouse (later known as *La Famille* or *La Famille Flats*) from the property, which was promoted as having an 'unequalled position'<sup>19</sup> and 'lovely mountain views, spacious grounds [and] superior accommodation'.<sup>20</sup>

In 1922-23, the property was sold to a J H Imrie, and Elizabeth Mercer and Lillian Cairn operated the guesthouse.<sup>21</sup> The ownership and occupancy of the property changed during the mid-1920s, but by 1928, Gertrude McGlyn was the owner and occupier of the *Waaroongah* guesthouse, which was rated for a net annual value of £100.<sup>22</sup> McGlyn operated the guesthouse through the 1930s. Mr and Mrs Charles Booth ran the guesthouse in the 1940s, advertising the 'cool spacious verandahs, large grounds, tennis court [and] every facility for warmth and comfort in winter'.<sup>23</sup> In 1949, the guesthouse was listed as having capacity for 19 guests.<sup>24</sup> By the 1950s, as was the case for other guesthouses in the area, *Waaroongah* was in decline and appears to have been operated as a boarding house for local workers, with residents J Peters advertising in the local paper as a carpenter, H Halley as an electrician, and C P Moore for refrigeration service.<sup>25</sup> The building was also in this period divided into flats, and was known as *La Famille*.<sup>26</sup> It is now a private residence.



Advertisement for *Waaroongah* guesthouse, c.1930s.

Source: Bryn Jones, *Free from City Cares: The Story of Healesville's Guest Houses*, p. 137.

### Description & Integrity

[Note: the following description is based on the images reproduced above, and that part of the property which is visible from the public domain; the consultants did not gain access to the property to view the buildings.]

The property at 426 Maroondah Highway, Healesville, is a large landholding which occupies a triangular allotment at the corner of Maroondah Highway and Old Fernshaw Road. The property is heavily vegetated, with boundary and other plantings substantially screening the buildings on the site from the two street frontages. These include mature deciduous trees and palms. The main building is a large and spreading former guesthouse of weatherboard construction which dates from the 1909-15 period. It has a variety of corrugated steel clad hipped and gabled roof forms, associated with additions and extensions to the original 1909 building that are indicative of a guesthouse increasing its accommodation. Visible details are consistent with the general Federation era date of construction, including timber arches to gables, and chimneys with stepped cornices. There are also a number of secondary or outbuildings on the property, set within the capacious grounds. No detail is available on these structures, which may have formerly served as flats or holiday accommodation.

No comment is provided here on the intactness of the buildings.

### Comparative Analysis

In terms of typology, the building at 426 Maroondah Highway, Healesville, compares in a general sense with a number of former guesthouses in the Healesville area. As noted above, guesthouses emerged in Healesville in the early 1900s, as a new type of accommodation for tourists not wanting to stay in hotels. Existing dwellings were adapted to the use, as occurred with the subject building in about 1915, or larger new buildings were constructed for the purpose. The peak for guesthouses in Healesville occurred in the post-World War I period. No 17 Stephens Road, Healesville, was constructed in 1909 as the guesthouse *Hiawatha*. While of weatherboard construction and of a comparable period to the subject building, 17 Stephens Road is of more modest scale than

Waaroonah, and has a simpler and more symmetrical form. Grandview guesthouse, at 28 Symons Street, is a slightly earlier building, being constructed in 1904. It is a prominent Federation-era timber building, on an elevated corner site. It too is a substantial building, but again has a simpler form than the subject building. Grandview is also distinguished by a generous return verandah, which would have taken advantage of the elevated siting, and justified the guesthouse name.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the Yarra Ranges Council cultural history.*

The property at 426 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in 1909 in an area which, being north-east of the Graceburn River, was outside the original town reserve of Healesville. The property originally fronted Old Fernshaw Road which had been established in the 1860s between Healesville and Narbethong, and later became a popular tourist route due to its forested scenic character. The 1915 works to the dwelling are consistent with its adaptation to guesthouse use, when it became known as *Waaroonah* (later *La Famille* or *La Famille Flats*). The change to holiday accommodation occurred in the period when guesthouses were reaching their peak in Healesville; the association with the popular Old Fernshaw Road would have enhanced its attraction to tourists. *Waaroonah's* decline in the post-WWII period was also part of a local trend, with many guesthouses converted to boarding house use or flats accommodation, as occurred here.

*Criterion B - Possession of uncommon, rare or endangered aspects of the Yarra Ranges Council cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the Yarra Ranges Council cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 426 Maroondah Highway, Healesville, is of local aesthetic significance. The 1909-15 dwelling is a large and spreading former guesthouse of weatherboard construction, set within a very generous triangular corner allotment. It has a variety of hipped and gabled roof forms associated with additions and extensions to the original 1909 building, indicative of a guesthouse increasing its accommodation. Other visible details include Federation era timber arches to gables, and chimneys with stepped cornices. The property also derives aesthetic significance from its heavily vegetated setting including boundary plantings which substantially screen the building from the two street frontages. Numerous deciduous and other trees are visible on the property.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the Yarra Ranges Council history.*

N/A

## **Statement of Significance**

*What is significant?*

The property at 426 Maroondah Highway, Healesville, is a large landholding containing a dwelling constructed in 1909-15, and occupying a triangular allotment at the corner of Maroondah Highway and Old Fernshaw Road. The property is heavily vegetated, with boundary and other plantings substantially screening the buildings on the site from the two street frontages; these include mature deciduous trees and palms. The main building is a large and spreading former guesthouse of weatherboard construction, with a variety of corrugated steel clad hipped and gabled roof forms, associated with additions and extensions to the original 1909 building, and indicative of a guesthouse increasing its accommodation. Visible details include timber arches to gables, and chimneys with stepped cornices.

*How is it significant?*

The property at 426 Maroondah Highway, Healesville, is of local historical and aesthetic significance.

*Why is it significant?*

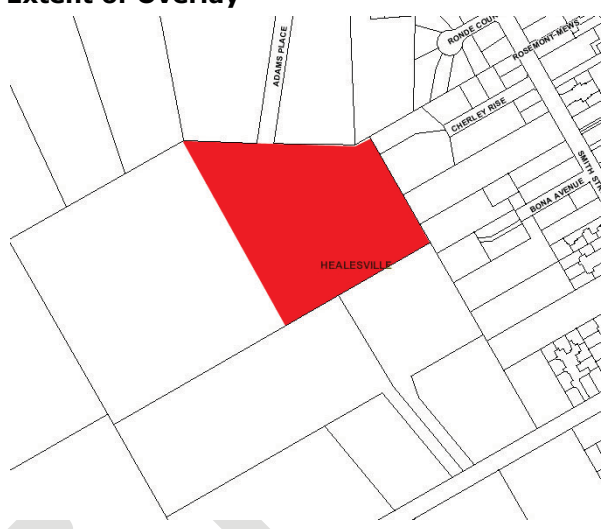
The property at 426 Maroondah Highway, Healesville, is of local historical significance. The dwelling was constructed in 1909 in an area north-east of the Graceburn River, which was outside the original Healesville town reserve. The property originally fronted Old Fernshaw Road which had been established in the 1860s between Healesville and Narbethong, and was later a popular tourist route due to its forested scenic character. The 1915 works to the dwelling are consistent with its adaptation to guesthouse use, when it became known as *Waarooongah* (later *La Famille* or *La Famille Flats*). The change to holiday accommodation occurred in the period when guesthouses were reaching their peak in Healesville; the association with Old Fernshaw Road would have enhanced the property's attraction to tourists. *Waarooongah's* decline in the post-WWII period was also part of a local trend, with many guesthouses converted to boarding house use or flats accommodation, as occurred here. The property is also of local aesthetic significance. The dwelling is a large and spreading former guesthouse of weatherboard construction, set within a very generous triangular corner allotment. Its hipped and gabled roof forms are associated with additions and extensions to the original 1909 building, indicative of a guesthouse increasing its accommodation. Other visible details include Federation era timber arches to gables, and chimneys with stepped cornices. The property also derives aesthetic significance from its heavily vegetated setting including boundary plantings which substantially screen the building from the two street frontages. Numerous deciduous and other trees are visible on the property.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> *Argus*, 26 March 1867, p. 5.
- <sup>5</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>7</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>8</sup> *Tourists' Guide to Picturesque Healesville and district*, Healesville Tourist and Progress Association, 1910, p. 13.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 14.
- <sup>11</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>12</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24
- <sup>13</sup> Parish of Gracedale County of Evelyn Sheet 2 VPRS 16171, Public Records Office Victoria.
- <sup>14</sup> *Healesville Guardian*, 7 February 1948, p. 1.
- <sup>15</sup> Parish of Gracedale County of Evelyn Sheet 2 VPRS 16171, Public Records Office Victoria.
- <sup>16</sup> Shire of Healesville rate books, 1908-1909, rate no. 318.
- <sup>17</sup> Shire of Healesville rate books, 1909-1910, rate no. 329.
- <sup>18</sup> Shire of Healesville rate books, 1916-1917, rate no. 467.
- <sup>19</sup> *Argus*, 28 January 1914, p. 16.
- <sup>20</sup> *Bendigo Advertiser*, 2 December 1914, p. 1.
- <sup>21</sup> Shire of Healesville Rate Books, 1923-1924, Rate no. 569.
- <sup>22</sup> Shire of Healesville Rate Books, 1928, rate no. 443, 1929, Rate no. 442.
- <sup>23</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 136.
- <sup>24</sup> *Healesville Guardian*, 26 March 1949, p.1.
- <sup>25</sup> *Healesville Guardian*, 26 April 1952, 26 September 1952, p. 2, 23 August 1952, p. 3.
- <sup>26</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 136.

<b>Name</b>	Bona Vista	<b>Property No</b>	
<b>Address</b>	39 McGrettons Road	<b>Extent of Overlay</b> 	
<b>Place Type</b>	Residence and stables		
<b>Survey Date</b>	February 2013		
<b>Date of Construction</b>	c. 1880s		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme as an individually Significant place (part of property only, as per the area coloured red).		

**Intactness**     Good     Fair     Poor



North elevation of residence.



East elevation of residence, with non-original addition visible at left.



Historic stables building, with lean-to at left.



Recent aerial view of Bona Vista property, with the general area recommended to be included in the Heritage Overlay indicated.  
Source: Nearmap, 27 April 2011



Detail of aerial image, with residence (red arrow) and stables (blue arrow) indicated.  
Source: Nearmap, 27 April 2011

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>4</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>5</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>6</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>7</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>8</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>9</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>10</sup>

Land immediately west of the township was originally Section I of the Parish of Gracedale, which included allotment 14, purchased by W Robertson, and allotment 13, one of many purchased by James F Sullivan in 1865.<sup>11</sup> Sullivan's property, which included 775 acres and a timber house, was leased for an annual rent of £120, and was sold in 1877 following Sullivan's death.<sup>12</sup> This area of Healesville, just outside of the main township, retained a more rural character, with large grazing estates and homesteads. Farmer John Sinclair McGretton owned Crown Allotments 15 to 19 in the 1880s, and McGretton's Road likely developed from a track leading from Nicholson Street to his property.<sup>13</sup> The road was metalled in the late 1890s, and was known by then as McGretton's Road.<sup>14</sup>

It appears that during the 1880s the land formerly owned by Sullivan became the Bona Vista estate. It was owned by J C Steel, who sold 'horses, cattle, household furniture' at Bona Vista in a 'giant clearing sale' in January 1887, after having leased the property.<sup>15</sup> In 1889, portions of Crown Allotments 11-14, and 23-25 were sold as the first subdivision of part of the Bona Vista Estate by the auctioneers W B Peryman and Co.<sup>16</sup> The estate was promoted as having 'magnificent views' (hence the name), with the allotments being 'nearly double the size of the Government township allotments', in an area 'acknowledged by every seeker after beautiful scenery to be the Beauty Spot of Victoria'.<sup>17</sup> The Bona Vista property itself was noted in 1889 to comprise 'superior brick stabling, coachhouse and

dairy'. It is believed that this is a reference is to the subject stables building. The existing residence is also believed to date from this period.

In the early part of the twentieth century, the estate was occupied by graziers W A and Robert Burnside. The property, listed in the 1903 rate books as owned by the Melbourne Asset Company, was then 520 acres, with a net annual value of £220.<sup>18</sup> As the population of Healesville grew in the early part of the twentieth century, further subdivisions of the estate occurred, with smaller allotments offered for sale.<sup>19</sup> By 1915, there were at least 25 different owners rated for properties within the Bona Vista estate, many of whom owned multiple allotments.<sup>20</sup>

It appears that the subject property was later acquired by Jonathan Marriott, who operated a cattle farm. Marriott bought the property from Albert Rogers in c. 1927, and resided with his family in McGrettons Road from the mid-1930s into the 1950s.<sup>21</sup>

### **Description & Integrity**

No 39 McGrettons Road, Healesville, is a large property comprising a collection of historic and other buildings, sited within a generous treed setting. The buildings recommended for protection under the Heritage Overlay are the Victorian residence and the 1880s stables building. Other buildings on the property, including large iron-clad hay and storage sheds, are not of heritage value. The treed setting also contributes to the heritage character of the property, including a large oak tree.

The c.1880s residence is single-storey and comprises an original component on a cruciform plan, with a principal rectilinear north-facing wing, with a symmetrical facade, and a short central rear (south wing). This original component is of rendered brick, with a ruled ashlar 'block' finish, and has a single main hipped roof clad in corrugated steel sheeting, with a smaller hip to the rear wing, and two rendered and corniced chimneys. A verandah returns around the north, east and west sides; it has a simple form with plain timber posts and a concrete base, with stone footings visible in places. The verandah fabric is not original; the verandah roof is concave. Original windows are timber-framed double-hung sashes, with side lights and chamfered detailing to wall edges, and bracketed sills. The entrance door is centrally located in the main wing, and it too has side and top lights, similarly detailed to the windows. Later additions which generally engulf the rear (south) side of the building, are not of heritage value.

The c.1880s stables building is constructed of face brick, and is a double-height building on a rectilinear plan, with a stone base. It has a large gabled roof form with brick gable ends, and a large single-height skillion-roofed and iron-clad lean-to on the south side. The north facade has a series of original openings, including louvred windows, sliding timber doors and a larger opening with timber doors at the west end, presumably for carriage access. The double-height indicates the building originally had an internal loft or mezzanine space, probably used as a hay loft, which was typical of stables of this period. The skillion lean-to houses vehicles, and is not a significant component of the building.

The area identified for inclusion in the Heritage Overlay (see map above), includes a concentration of buildings and land area. As noted above, the focus of significance is on the two historic buildings described here, and their treed setting.

### **Comparative Analysis**

The Victorian residence, to its original component, is typical of many substantial later Victorian houses found in Melbourne and elsewhere. Common characteristics include the symmetrical form and plan, and main single hipped roof. This building is distinguished, however, through the retention of its original ashlar 'block' external finish, and detailing to the window and door openings including side lights, top lights, chamfered wall edges, and bracketed sills. The overall external intactness of the main original component is also of note. In addition, substantial historic brick residences are less common in the Healesville area than are historic timber houses, albeit the latter material was more commonly used in the area from the 1900s.

The 1880s stables are an unusual surviving building type in the municipal context, and are substantially externally intact, including the series of original openings and doors on the north elevation. While timber and brick stables survive elsewhere, this is understood to be a comparatively large example of a brick stables on a private property. There are also surviving stables associated with wineries in Yarra Ranges. At Yeringberg a substantial brick stables building survives, which is also believed to date from the 1880s.<sup>22</sup> It is a single-storey building with a gabled roof, but is more architecturally distinguished in terms of detailing and (apparent) execution than the Bona Vista building. The Yeringberg stables also has a gabled entry bay which distinguishes it from more utilitarian stable buildings. Stables also remain at St Hubert's, albeit apparently in derelict condition. The latter building was reputedly built before 1878, and represents an elaborate design for stables, with several gabled bays and a castellated or 'battlement' style roof parapet.<sup>23</sup> Both the winery stables are included in the Yarra Ranges Heritage Overlay.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the Yarra Ranges Council cultural history.*

The property at Bona Vista, 39 McGrettons Road, Healesville, is of local historical significance. The property dates back to the second half of the nineteenth century, when land west of the township of Healesville was developed as large grazing estates with homesteads. James F Sullivan owned the land in 1865, which at that time extended for 775 acres; in the 1880s under the ownership of J C Steel, the landholding was known as Bona Vista. The 1880s residence and stables building likely date from Steel's ownership; in 1889 reference was also made to the property's 'superior brick stabling' in an advertisement for subdivision of the estate. The two substantial brick buildings set within the expansive grounds of the property, also provide evidence of a formerly very extensive historic rural landholding in this area of Healesville.

*Criterion B - Possession of uncommon, rare or endangered aspects of the Yarra Ranges Council cultural history.*

The stables at Bona Vista, 39 McGrettons Road, Healesville, are locally significant as a substantial surviving outbuilding associated with a large grazing property established in the second half of the nineteenth century in Healesville. The building, through its large size and brick construction, provides evidence of the scale and operation of the nineteenth century property, and the need for substantial horse accommodation. The stables are also comparatively externally intact, and an unusual surviving building type in the municipal context. While some brick and timber stables survive elsewhere, including in association with historic wineries, this is understood to be a comparatively rare example of a large brick stables on a private property in the municipality.

*Criterion C - Potential to yield information that will contribute to an understanding of the Yarra Ranges Council cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The 1880s residence and stables at Bona Vista, 39 McGrettons Road, Healesville, are of local aesthetic/architectural significance. The residence, to its original component, is a substantially externally intact example of a large Victorian house which displays common characteristics such as a symmetrical form and plan, and main single hipped roof. The building is distinguished through its

original ashlar 'block' external finish, and detailing to window and door openings including side lights, top lights, chamfered wall edges, and bracketed sills. The stables is also significant as a substantially externally intact and comparatively large stables building with gable ends, which retains its original openings and timber doors on the north elevation. The treed setting of the historic buildings also contributes to the aesthetic value of the property.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the Yarra Ranges Council history.*

N/A

### **Statement of Significance**

*What is significant?*

The stables at 39 McGrettons Road, Healesville, are located within the large Bona Vista property, being one of a collection of outbuildings. The stables building, which may date from the 1880s, is constructed of brick, on a rectilinear plan. The building is double-height, has a large gabled roof form with brick gable ends, and a large single-height skillion-roofed lean-to. The double-height indicates an internal loft or mezzanine space, probably used as a hay loft, which was typical of stables of this period.

*How is it significant?*

The Bona Vista property, at 39 McGrettons Road, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

Bona Vista, at 39 McGrettons Road, Healesville, is of local historical significance as a property which dates back to the second half of the nineteenth century, when land west of the township of Healesville was developed as large grazing estates with homesteads. James F Sullivan owned the land in 1865, which at that time extended for 775 acres; in the 1880s under the ownership of J C Steel, the landholding was known as Bona Vista. The 1880s residence and stables building likely date from Steel's ownership; the two substantial brick buildings set within expansive grounds also provide evidence of a very extensive historic rural landholding in this area of Healesville. The stables are also significant as a substantial surviving outbuilding associated with a large grazing property established in the second half of the nineteenth century in Healesville. The building, through its large size and brick construction, helps demonstrate the scale and operation of the nineteenth century property, and the need for substantial horse accommodation. The stables are also an unusual surviving building type in the municipal context. In addition, the 1880s residence and stables are of local aesthetic/architectural significance. The residence, to its original component, is a substantially externally intact example of a large Victorian house which displays common characteristics such as a symmetrical form and plan, and main single hipped roof. The building is distinguished through its original ashlar 'block' external finish, and detailing to window and door openings including side lights, top lights, chamfered wall edges, and bracketed sills. The stables is also significant as a substantially externally intact and comparatively large stables building with gable ends, which retains its original openings and timber doors on the north elevation. The treed setting of the historic buildings further contributes to the aesthetic value of the property.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

### Identified By

Lovell Chen, 2012.

### References

#### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> *Argus*, 26 March 1867, p. 5.
- <sup>5</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>7</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>8</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>9</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>10</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>11</sup> Plan of Parish of Gracedale, Sheet 2, VPRS 16171, Public Records Office Victoria.
- <sup>12</sup> James F Sullivan, Probate and Administration Files, VPRS 28/P2/46, Public Records Office Victoria.
- <sup>13</sup> Shire of Healesville Rate Books, 1900, rate number 248.
- <sup>14</sup> *Healesville Guardian and Yarra Glen Advocate*, 12 February 1898, p. 2.
- <sup>15</sup> *Argus*, 28 January 1887, p.3.
- <sup>16</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>17</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>18</sup> Shire of Healesville Rate Books, 1903, rate no. 75.
- <sup>19</sup> *Healesville and Yarra Glen Guardian*, 1 November 1907, p. 2.
- <sup>20</sup> Shire of Healesville Rate books 1915.
- <sup>21</sup> Shire of Healesville rate books, 1927-28, rate no. 725, 1936-1937, rate no. 717
- <sup>22</sup> National Trust citation for Yeringberg Stables and Winery, File No B1866, Victorian Heritage Database, accessed 070113.
- <sup>23</sup> Yarra Ranges Shire citation, Victorian Heritage Database, accessed 070113.

<b>Name</b>		<b>Property No</b>	
<b>Address</b>	45 McGrettons Road	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	February 2012 [Note: building partially viewed during survey]		
<b>Date of Construction</b>	c. 1934		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme as an individually Significant place.		

**Intactness**     Good     Fair     Poor



Recent photograph of residence as seen from north.



Recent aerial photograph of property.  
Source: Nearmap 27 April 2011.



Another extract from the aerial photograph. This shows the whole of the land area. The subject building in its setting is indicated.  
Source: Nearmap 27 April 2011.

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>4</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>5</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>6</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>7</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>8</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>9</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>10</sup>

Land immediately west of the township was originally Section I of the Parish of Gracedale, which included allotment 14, purchased by W Robertson, and allotment 13, one of many purchased by James F Sullivan in 1865.<sup>11</sup> Sullivan's property, which included 775 acres and a timber house, was leased for an annual rent of £120, and was sold in 1877 following Sullivan's death.<sup>12</sup> This area of Healesville, just outside of the main township, retained a more rural character, with large grazing estates and homesteads.

The 1867 Parish Plan of Gracedale shows the unnamed McGrettons Road as leading to both Nicholson's bridge over the Watts River and Castella's bridge over the Yarra River.<sup>13</sup> McGrettons Road was named after farmer John Sinclair McGretton who, from as early as the 1880s, owned Crown Allotments 15 to 19A, at the end of the road near the Yarra River.<sup>14</sup> The road was metalled in the late 1890s, and was known by then as McGretton's Road.<sup>15</sup>

It appears that during the 1880s the land formerly owned by Sullivan became the Bona Vista estate. It was owned by J C Steel, who sold 'horses, cattle, household furniture' at Bona Vista in a 'giant clearing sale' in January 1887, after having leased the property.<sup>16</sup> In 1889, portions of Crown Allotments 11-14, and 23-25 were sold as the first subdivision of part of the Bona Vista Estate by the

auctioneers W B Peryman and Co.<sup>17</sup> The estate was promoted as having 'magnificent views' (hence the name), with the allotments being 'nearly double the size of the Government township allotments', in an area 'acknowledged by every seeker after beautiful scenery to be the Beauty Spot of Victoria'.<sup>18</sup>

In the early part of the twentieth century, the estate was occupied by graziers W A and Robert Burnside. The property, listed in the 1903 rate books as owned by the Melbourne Asset Company, was then 520 acres, with a net annual value of £220.<sup>19</sup> As the population of Healesville grew in the early part of the twentieth century, further subdivisions of the estate occurred, with smaller allotments offered for sale.<sup>20</sup> By 1915, there were at least 25 different owners rated for properties within the Bona Vista estate, many of whom owned multiple allotments.<sup>21</sup>

The subject property is located on Lots 25 and 26, of Subdivision 7941, part of what was originally Crown Allotments 13 and 14, Parish of Gracedale. William Henry Albert was first listed as the owner of Lot 26 in 1922. The property was listed in the rate books in 1925 as vacant land with a net annual value of £19.<sup>22</sup> In 1927, the eastern part of the property, being Lot 25 was offered for sale. It was noted to be a 'very fine property for building or subdivision' which was used 'at present ... for grazing with eight months to date of expiry'. Albert sold Lot 26 in 1933 to cattle farmer Jonathan Charles James Marriott, who was at the time a large landholder in this area of Healesville. Marriott had previously resided in Mentone, and had acquired a large tract of land nearby from Albert Rogers in c. 1927, which he operated as a cattle farm.<sup>23</sup> It is likely that soon after he purchased Lot 26, and 25 also, Marriott constructed the subject substantial two-storey brick residence, as the net annual value of the combined allotments increased from £15 in 1933 to £95 in 1934.<sup>24</sup> Marriott and his family resided in McGretton's Road from the mid-1930s into the 1950s.<sup>25</sup>

### **Description & Integrity**

[Note: the following description is based on the images reproduced above, and that part of the building which is visible from the public domain; the consultants did not gain access to the property to view the building.]

The residence at 45 McGrettons Road, Healesville, is a substantial 1930s double-storey (attic-storey) brick bungalow style dwelling, on a rectilinear plan. It has a gabled roof form, with large symmetrical (matching) gables to the north and south ends, and lesser gables to the east and west elevations. The roof is tiled, with eaves to the gables, and several tall brick chimneys with corniced tops are visible. The entrance appears to be on the east side of the dwelling.

The property is large and the house has a very deep setback to McGrettons Road, separated from it by a paddock and screened in part by a treed/vegetated (pines) boundary to the road. A double row (avenue) of deciduous trees lines the long driveway off McGrettons Road, which in turn is entered at the north-east corner of the property. The driveway swings around to the east side of the house, with a parking area here and on the south side of the dwelling, and an exit back to the main driveway. A formal lawn area is laid out on the east side of the house, which is encircled with varied trees and mature vegetation, including several large palm trees. The treed setting also extends to the north, west and south sides of the dwelling.

No comment is provided here on the intactness of the building.

### **Comparative Analysis**

Substantial 1930s brick bungalow dwellings are not a common house type in Healesville. Similar dwellings are found in interwar estates in municipalities such as Boroondara and Stonnington; in Ballarat, in the Lake Wendouree area, there are also substantial interwar houses which are generally comparable to the subject dwelling in scale and footprint. In Healesville, the c.1933 dwelling at 17 Harker Street, is a large interwar bungalow of elegant line and spreading proportions, but of weatherboard construction with a large single-hipped roof. It does not directly compare to the subject house in this regard. The roof pitch to the large hip is also lower than that of the subject dwelling. The attic bungalow at 9 Manse Street, Healesville, is more directly comparable, with a similarly 'heavy' scale, as befits the brick/masonry construction, albeit with a steeply pitched and tiled gable roof.

## **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the Yarra Ranges Council cultural history.*

The property at 45 McGrettons Road, Healesville, is of local historical significance. It is associated with a much larger landholding that dates back to the second half of the nineteenth century, when land west of the township of Healesville was developed as large grazing estates with homesteads. James F Sullivan owned the land in 1865, which at that time extended for 775 acres; in the 1880s it was under the ownership of J C Steel, with the landholding known as Bona Vista. In 1889, Crown Allotments 13 and 14, on which the subject property is located, were sold as part of the first subdivision of Bona Vista. The owner of the property in 1933, when the subject house was constructed, was cattle farmer Jonathan Charles James Marriott. The association with Marriott, who was a large landholder in this area of Healesville, is significant. Marriott and his family resided at 45 McGretton's Road from the mid-1930s into the 1950s.

*Criterion B - Possession of uncommon, rare or endangered aspects of the Yarra Ranges Council cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the Yarra Ranges Council cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 45 McGrettons Road, Healesville, is of local aesthetic significance. The 1933 residence is a substantial double-storey (attic-storey) brick bungalow style dwelling, with a prominent gabled roof form, with large symmetrical gables and tall brick chimneys. Substantial 1930s brick bungalow dwellings are not a common house type in Healesville. The property is also large and derives further significance from its vegetated setting including the treed frontage to McGrettons Road; the double row (avenue) of deciduous trees which lines the long driveway off McGrettons Road; the formal lawn area on the east side of the house which is encircled by trees and mature vegetation, including several large palm trees; and the continuation of the treed setting to the north, west and south sides of the dwelling.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the Yarra Ranges Council history.*

N/A

### **Statement of Significance**

#### *What is significant?*

The property at 45 McGrettons Road, Healesville, comprises a substantial 1930s double-storey (attic-storey) brick bungalow style dwelling, on a rectilinear plan. It has a gabled roof form, with large symmetrical (matching) gables to the north and south ends, and lesser gables to the east and west elevations. The roof is tiled, with eaves to the gables, and several tall brick chimneys with corniced tops are visible. The property is also large and the house has a very deep setback to McGrettons Road, separated from the road by a paddock and screened in part by a treed/vegetated boundary to the road. A double row (avenue) of deciduous trees lines the long driveway off McGrettons Road, which in turn is entered at the north-east corner of the property. The driveway swings around to the east side of the house, with a parking area here and on the south side of the dwelling, and an exit back to the main driveway. A formal lawn area is laid out on the east side of the house, which is encircled with varied trees and mature vegetation, including several large palm trees. The treed setting also extends to the north, west and south sides of the dwelling.

#### *How is it significant?*

The property at 45 McGrettons Road, Healesville, is of local historical and aesthetic significance.

#### *Why is it significant?*

The property at 45 McGrettons Road, Healesville, is of local historical significance. It is associated with a much larger landholding that dates back to the second half of the nineteenth century, when land west of the township of Healesville was developed as large grazing estates with homesteads. James F Sullivan owned the land in 1865, which at that time extended for 775 acres; in the 1880s it was under the ownership of J C Steel, with the landholding known as Bona Vista. In 1889, Crown Allotments 13 and 14, on which the subject property is located, were sold as part of the first subdivision of Bona Vista. The owner of the property in 1933, when the house was built, was cattle farmer Jonathan Charles James Marriott. The association with Marriott, who was a large landholder in this area of Healesville, is significant, and Marriott and his family remained at the property into the 1950s. No 45 McGrettons Road, Healesville, is also of local aesthetic significance. The 1933 residence is a substantial double-storey (attic-storey) brick bungalow style dwelling, with a prominent gabled roof form, with large symmetrical gables and tall brick chimneys. Substantial 1930s brick bungalow dwellings are not a common house type in Healesville. The property is also large and derives further aesthetic significance from its vegetated setting including the treed frontage to McGrettons Road; the double row (avenue) of deciduous trees which lines the long driveway off McGrettons Road; the formal lawn area on the east side of the house which is encircled by trees and mature vegetation, including several large palm trees; and the continuation of the treed setting to the north, west and south sides of the dwelling.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> *Argus*, 26 March 1867, p. 5.
- <sup>5</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>7</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>8</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>9</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>10</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>11</sup> Plan of Parish of Gracedale, Sheet 2, VPRS 16171, Public Records Office Victoria.
- <sup>12</sup> James F Sullivan, Probate and Administration Files, VPRS 28/P2/46, Public Records Office Victoria.
- <sup>13</sup> 'Country Lands, Parish of Gracedale, County of Evelyn, 1867' (Plan), Department of Crown Lands and Survey, Victoria, MAP RM 4496, National Library of Australia.
- <sup>14</sup> Plan of Parish of Gracedale, Sheet 2, VPRS 16171, Public Records Office Victoria. Shire of Healesville Rate Books, 1900, rate number 248.
- <sup>15</sup> *Healesville Guardian and Yarra Glen Advocate*, 12 February 1898, p. 2.
- <sup>16</sup> *Argus*, 28 January 1887, p.3.
- <sup>17</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>18</sup> *Evelyn Observer, and South and East Bourke Record*, 29 March 1889, p. 2.
- <sup>19</sup> Shire of Healesville Rate Books, 1903, rate no. 75.
- <sup>20</sup> *Healesville and Yarra Glen Guardian*, 1 November 1907, p. 2.
- <sup>21</sup> Shire of Healesville Rate books 1915.
- <sup>22</sup> Shire of Healesville Rate books, 1922, rate no. 5, 1925.
- <sup>23</sup> Shire of Healesville rate books, 1927-28, rate no. 725.
- <sup>24</sup> Shire of Healesville Rate books, 1933, rate no. 364, 1934, rate no. 715.
- <sup>25</sup> Shire of Healesville Rate Books, 1936-1937, rate no. 717.



<b>Name</b>		<b>Property No</b>	
<b>Address</b>	81 Newgrove Road Healesville	<b>Extent of Overlay</b>	To extent of title boundaries
<b>Place Type</b>	Residence		
<b>Survey Date</b>	19 September 2012 (external inspection only)		
<b>Date of Construction</b>	1912-16		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property as seen from Newgrove Road.



Detail of entrance to property.



Recent aerial image of 81 Newgrove Road (centre picture).  
Source: Nearmap 27 April 2011

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

The house at 81 Newgrove Road was originally part of Section VI of the town of Healesville. Land in section VI was sold in 1909, and Edwin Holland purchased allotments 1, and 7-11. In 1910 and 1911, hair specialist Holland, who sold hair-loss treatments in Collins Street, Melbourne, was rated for the six allotments for a net annual value of £7.<sup>12</sup> During 1909 and 1910, Holland corresponded with the Council over a road approach to his property, and also with the Healesville Water Works Trust for water services to be laid, as he 'desired to proceed with building operations'.<sup>13</sup> In 1912, the net annual value of Holland's property increased to £30, likely as a result of the construction of the house on the corner of Newgrove and Mount Riddell Road.<sup>14</sup> The net annual value of the property increased again in 1916 to £47, indicating further improvements to Holland's land.<sup>15</sup> It is unclear if Holland lived

at the property in Healesville, as his address was variously noted in the rate books to be in Melbourne, East Malvern and Hawthorn.<sup>16</sup> It is possible the house was either rented out or that Holland used his business address for such correspondence. However, upon his death in 1934, he was described as a Healesville resident.<sup>17</sup> Madeline M Moss purchased the property in 1935 for £525, and also was listed at an address outside of Healesville.<sup>18</sup> It was subsequently sold in 1939 for £425, and was listed in the rate books as being occupied by local carpenter Humphrey P. Jones.<sup>19</sup>

### **Description & Integrity**

The house at 81 Newgrove Road, Healesville is a double-fronted single-storey fibro cement sheet clad dwelling with contrasting painted timber strapping to the walls; the latter is in the manner of an expressed external frame. It has an overall bungalow form, set in a large garden allotment. The property is partly visible from Mt Riddell Road where it is set above a steeply sloping grassed verge which rises as the road slopes down towards the town. The house, which adopts a rectangular floor plan, is set in a 'bowl', with the property allotment sloping down from both the abutting roads to the south and east.

The residence has hipped and gabled roof forms, including a timber-strapped gable over the porch entrance. A smaller gablet is set to the rear elevation. The roof has deep eaves and is clad in diamond-shaped flat cement tiles, with painted metal ridge capping. There are two roughcast rendered brick chimneys. The visible windows are paired and triple double-hung timber sashes. The front porch is framed by painted timber posts and brackets in an Arts and Crafts style, with tulip-cut-outs; the doorcase is framed by toplights and sidelights, infilled with a 'pebble' form opaque glazing. The front door is concealed by a wire screen door but appears to be a paneled timber door with a single segmental arch shaped glazed pane to the upper section. The porch flooring is of painted timber boards. The house is set on a plinth of painted vertical timber boarding which conceals the underfloor area.

The joinery to the doors and windows has a two-toned colour scheme of white and dark brown paint. To the east elevation facing Mt Riddell Road there is an annexe, with a door to the façade. This reads as an addition and is set beneath the deep eaves to this elevation and extends forward of the roofline where the roof is clad in metal. This may be a former sleepout, enclosed and then extended out from the original footprint of the residence.

To the rear of the building, facing out towards the view there is a deep verandah inset beneath the roof line.

The garden does not appear to be formally fenced and is overgrown and part-screened by a row of mature cypresses from Newgrove Road. These partly conceal the property from public views, but also contribute to its setting. A young palm is set in a garden bed in the front garden, abutting the asphalt driveway. There is a free-standing gable-roofed carport to the east of the house and a further shed to the north-east. These latter elements are not of heritage significance.

### **Comparative Analysis**

In the first instance it is noted that the extensive use of external timber strapping is unusual in the local context, and emphasizes the Old English/Arts and Craft influences at work in this dwelling, albeit in a somewhat simplified and stripped back form. These influences are further evidenced by the entrance porch arrangement, including the strapped gable over and painted timber posts and brackets in an Arts and Crafts style with tulip-cut-outs; and the diamond-shaped flat cement tiles to the roof. More generally, houses of the early twentieth century with Arts and Craft influences are concentrated in areas such as Ivanhoe and Eaglemont in Melbourne, including some distinguished by the use of external strapping. The renowned architect, Harold Desbrowe Annear, was responsible for some of these houses in the years immediately preceding the construction of the subject property, and may have influenced the design of this dwelling. The overall bungalow form of the dwelling, and the use of a plinth with an underfloor area are more common Healesville characteristics, typically being a response to the topography and slope of many house sites. Placing a verandah in a location other than the front façade is another local characteristic, being driven by the desire to optimize views where available.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the Yarra Ranges Council cultural history.*

The property at 81 Newgrove Road, Healesville, is of local historical significance. The original owner, Edwin Holland, a Collins Street hair specialist, purchased six allotments in the area in 1909, and constructed the subject house in the years 1912-1916. Holland's efforts to have a road made to his property, and water supplied, demonstrate the lack of services in this immediate area of Healesville in this early period. Despite these early setbacks, Holland constructed an attractive country house in the Old English Arts and Crafts mode. It may have served, at least for a period, as a holiday house for the city based professional.

*Criterion B - Possession of uncommon, rare or endangered aspects of the Yarra Ranges Council cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the Yarra Ranges Council cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 81 Newgrove Road, Healesville, is of local aesthetic/architectural significance. The dwelling is substantially externally intact, and distinguished by its Arts and Craft influences, albeit seen here in a somewhat simplified and stripped back form. Notable characteristics include the contrasting external timber strapping to walls, in the manner of an expressed frame; the gabled entrance porch arrangement, including the timber posts and brackets in an Arts and Crafts style with tulip-cut-outs; and the diamond-shaped flat cement tiles to the roof. The use of a plinth with an underfloor area is a common Healesville response to topography and sloping sites; placing a verandah on an elevation other than the front façade, to take in views, is another local characteristic. The garden, particularly the screening row of mature cypresses to the Newgrove Road boundary, contributes to the setting of the dwelling and enhances the aesthetic significance.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the Yarra Ranges Council history.*

N/A

## Statement of Significance

### *What is significant?*

The property at 81 Newgrove Road, Healesville incorporates a dwelling constructed in 1912-16, on a large and sloping allotment. It is a double-fronted single-storey fibro cement sheet clad building, with an overall bungalow form, and contrasting painted timber strapping to external walls. The residence has hipped and gabled roof forms, including a timber-strapped gable over the entrance porch and a smaller gablet to the rear elevation. The roof has deep eaves, is clad in diamond-shaped flat cement tiles, and has painted metal ridge capping and two roughcast rendered brick chimneys. The visible windows are paired and triple double-hung timber sashes. The front porch is framed by painted timber posts and brackets in an Arts and Crafts style; the doorcase is framed by toplights and sidelights. The house is set on a plinth of painted vertical timber boarding which conceals the underfloor area. To the rear of the building, facing out towards the view, is a deep verandah inset beneath the roof line. The garden includes a row of mature cypresses which partly conceal the property from Newgrove Road.

### *How is it significant?*

The property at 81 Newgrove Road, Healesville, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The property at 81 Newgrove Road, Healesville, is of local historical significance. It was built in 1912-1916 by its original owner, Edwin Holland, a Collins Street hair specialist. He had purchased six allotments in the area in 1909. Holland's efforts to have a road made to his property, and water supplied, demonstrate the lack of services in this immediate area of Healesville in this early period. Despite these setbacks, Holland constructed an attractive country house in the Old English Arts and Crafts mode. It may have served, at least for a period, as a holiday house for the city based professional. The property is also of local aesthetic/architectural significance. The dwelling is substantially externally intact, and distinguished by its Arts and Craft influences, albeit seen here in a somewhat simplified and stripped back form. Notable characteristics include the contrasting external timber strapping to walls, in the manner of an expressed frame; the gabled entrance porch arrangement, including the timber posts and brackets with tulip-cut-outs; and the diamond-shaped flat cement tiles to the roof. The use of a plinth with an underfloor area is a common Healesville response to topography and sloping sites; placing a verandah on an elevation other than the front façade, to take in views, is another local characteristic. The garden, particularly the screening row of mature cypresses to the Newgrove Road boundary, also contributes to the setting of the dwelling and enhances the aesthetic significance.

## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, 2012.

## References

### *Specific:*

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> Shire of Healesville rate book, 1911, rate number 173.
- <sup>13</sup> *Healesville and Yarra Glen Guardian*, 3 September 1909, p.3, 8 July 1910, p. 2, 17 November 1911, p. 2.
- <sup>14</sup> Shire of Healesville rate books, 1912, rate number 181.
- <sup>15</sup> Shire of Healesville rate books, 1916, rate number 227.
- <sup>16</sup> Shire of Healesville rate books, 191\*, 1925, 1930.
- <sup>17</sup> *Healesville and Yarra Glen Guardian*, 10 February 1934, p. 1.
- <sup>18</sup> Shire of Healesville rate books, 1938, rate number 185.
- <sup>19</sup> Shire of Healesville rate books, 1939, rate number 189.



<b>Name</b>	<i>Former Healesville West Post Office</i>	<b>Property No</b>	
<b>Address</b>	3 Old Chum Creek Road, Chum Creek	<b>Extent of Overlay</b> To extent of title boundaries	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	19 September 2012 (external inspection only)		
<b>Date of Construction</b>	1926-27		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property, as seen from the Old Chum Creek Road



Another view of the subject property.



Recent aerial image of 3 Old Chum Creek Road (centre picture).  
Source: Nearmap 27 April 2011

## History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

The land on which the residence at 3 Chum Creek Road is situated was originally Crown Allotment 93, Parish of Tarrawarra North, part of the New Chum Creek area which was surveyed and released for selection in 1892.<sup>12</sup> The Chum Creek area was originally part of the Eltham Shire established in 1871, and remained within its boundaries until local agitation saw the area join the Shire of Healesville in 1912. The Chum Creek Leased School was opened in 1897, and the tiny Methodist Church was built in the early 1900s.<sup>13</sup> Despite its relative proximity to the Healesville township, in the 1890s the state of the road from Chum Creek meant the journey to the town was a full day trip.<sup>14</sup>

The name 'Healesville West' appears to have been assigned to the Chum Creek area in conjunction with the establishment of the post office.<sup>15</sup> The Healesville West Post Office was originally located at

*Denholme*, a property owned by Ambrose Chaffer, on Heath Road, in Chum Creek. Chaffer was granted a license to run a 'non-official, non-money-order' post office in August 1917.<sup>16</sup> The Chaffers also ran a guesthouse from *Denholme*, however it was relatively inaccessible compared with other Healesville guesthouses, being six miles from the town and rail transport.<sup>17</sup> After *Denholme* was sold in 1928, the new owner took on the licence, but gave it up after three months. In June 1928, the post office licence was transferred to Alexander (Alick) Eddie, who resided with his wife Lin on a triangular block at the intersection of Old Chum Creek and Heath roads.<sup>18</sup> This is the subject property. The Eddies were recent arrivals to the area, and purchased the land in March 1926 from the owner of Crown Allotment 93, William Trewin.<sup>19</sup> Alick Eddie, an accountant and insurance company agent by profession, built the family's substantial two-storey timber residence between 1926 and 1927.<sup>20</sup> After its completion it was rated at a net annual value of £30.<sup>21</sup>

The post office operated from a number of different locations within the house including the main living area, a small upstairs room and finally a separated portion of the downstairs area, which was accessed from the front of the house.<sup>22</sup> The building was a surprise survivor of the devastating 1939 bushfires, which swept through this area. Postmistress Eddie featured in a number of newspaper reports for having bravely remained at the telephone switchboard connecting calls for help until 'positively driven out'.<sup>23</sup> The Eddie family operated the post office from the residence until 1951, when it was purchased by the Baird family. The post office operation finally closed in 1971.

### **Description & Integrity**

The building at 3 Old Chum Creek Road, Chum Creek, is a 1920s large spreading double-storey bungalow residence, constructed of fibro cement sheet with painted timber strapping and hipped and gabled roof forms. The roof is of cement tile. There are shallow gables to the most visible façades, a long return first floor verandah with infill glazing and screens, and a large modern timber deck with timber balustrade on the west side at first floor level. The deck is part roofed with laserlite on an unpainted timber frame with a shallow gable roof which continues the roofline of the house. The ground floor, or elevated undercroft area, has walls of painted vertical planking with regularly-spaced vertical battens, and small painted timber-framed fixed or casement windows with framing which sits forward of the walling. The gables are infilled with cement sheeting and painted vertical timber strapping with the apex infilled in painted timber latticework. There is a tall face brick double chimney with a stepped cap and terracotta pots to the centre of the roofscape and a further single brick chimney to the south side. A rendered brick or painted cement kitchen chimney is also set to this side of the house. The slope of the allotment means that the south and east sides read as two-storeys. The lower level is accessed by a painted timber and glazed door from the east, and there is a sloping metal-clad canopy above, affording weather protection.

The house is set on a large vegetated sloping allotment, with vehicular access from Heath Road to the rear of the property and also from the corner of Old Chum Creek Road. There are a number of sheds and open sided carports on the property, which are not of heritage value. A sign to the corner of the property, at the road junction identifies it as the old post office. The property's presentation from Heath Road is screened by a high grassed verge and low timber and wire fencing which supports brush screening or similar in the vicinity of the house.

### **Comparative Analysis**

In generally comparable terms, the 1920s house at 91 Maroondah Highway shares some generally similar characteristics with the subject dwelling. This includes the large spreading, low-pitched hipped and gabled roof form, and return verandah, albeit the dwelling on Maroondah Highway is closer in style to the Federation period, than the subject house. With the subject dwelling, the verandah roof is also clearly separate from the main roof form, which distinguishes it from 91 Maroondah Highway. At 17 Harker Street, Healesville, the 1930s interwar bungalow also has a spreading and generous massing, given greater emphasis in this instance by the large single-hipped roof. The elevated siting on a sloping allotment, including the generous and in this case habitable undercroft area, are other Healesville characteristics. There are also some parallels with bungalows in Tecoma and Belgrave. In terms of use, the history of the property as a licensed post office which is albeit not evident in the building form, further distinguishes the building.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the Yarra Ranges Council cultural history.*

The property at 3 Old Chum Creek Road, Chum Creek, is of local historical significance. The subject dwelling was constructed in 1926-7 by Alexander (Alick) and Lyn Eddie; in 1928 the Eddies took up the local 'West Healesville' post office licence and ran the operation from this property. Chum Creek was originally part of the municipality of Eltham, before joining the Shire of Healesville in 1912. The hamlet had a school from 1897, a Methodist Church from the early 1900s, and a post office from 1917, originally located in another property on Heath Road. The name 'Healesville West' appears to have been assigned to the Chum Creek area in conjunction with the establishment of the post office, which operated out of the subject property until 1971. The building is significant for providing evidence of the services historically provided to an isolated and outlying Healesville settlement.

*Criterion B - Possession of uncommon, rare or endangered aspects of the Yarra Ranges Council cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the Yarra Ranges Council cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 3 Old Chum Creek Road, Chum Creek, is of local aesthetic/architectural significance. The 1920s dwelling is a large and prominent building, on its elevated siting near the corner of Old Chum Creek and Heath roads, Chum Creek. It has a large and spreading double-storey bungalow form, with hipped and shallow gable roof forms, and timber strapping to the gables. The generous and in this case habitable undercroft area combined with return verandah, are Healesville characteristics. The former is typically in response to sloping allotments, while the latter takes advantage of views, albeit rural views of the Chum Creek area.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the Yarra Ranges Council history.*

N/A

## Statement of Significance

### *What is significant?*

The property at 3 Old Chum Creek Road, Chum Creek, includes a large 1920s spreading double-storey bungalow residence, constructed of fibro cement sheet with painted timber strapping and hipped and gabled roof forms. The roof is of cement tile, there are chimneys, and shallow gables to the most visible façades. The gables are infilled with cement sheeting and painted vertical timber strapping with the apex infilled in painted timber latticework. A long return first floor verandah has infill glazing and screens, and a large modern timber deck with timber balustrade is on the west side at first floor level. The ground floor, or elevated undercroft area, has walls of painted vertical timber planking and small timber-framed windows which sit forward of the walling. The house is set on a large vegetated sloping allotment, with vehicular access from Heath Road to the rear of the property and also from the corner of Old Chum Creek Road. A sign to the corner of the property, at the road junction identifies it as the old post office. The focus of significance is on the historic dwelling.

### *How is it significant?*

The property at 3 Old Chum Creek Road, Chum Creek, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The property at 3 Old Chum Creek Road, Chum Creek, is of local historical significance. The subject dwelling was constructed in 1926-7 by Alexander (Alick) and Lyn Eddie, and in 1928 the Eddies took up the local 'West Healesville' post office licence and ran the operation from their property. Chum Creek was originally part of the municipality of Eltham, before joining the Shire of Healesville in 1912. The hamlet had a school from 1897, a Methodist Church from the early 1900s, and a post office from 1917, originally located in another property on Heath Road. The name 'Healesville West' appears to have been assigned to the Chum Creek area in conjunction with the establishment of the post office, which operated out of the subject property until 1971. The building is significant for providing evidence of the services historically provided to an isolated and outlying Healesville settlement. The property is also of local aesthetic/architectural significance, as a large and prominent building, on an elevated corner site. It has a large and spreading double-storey bungalow form, with hipped and shallow gable roofs, and timber strapping to the gables. The generous and in this case habitable undercroft area combined with return verandah, are Healesville characteristics. The former is typically in response to sloping allotments, while the latter takes advantage of views, albeit rural views of the Chum Creek area.

## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 51.
- <sup>13</sup> Jones, Bryn, *A Postcard from the Past: A history of the Healesville West Post Office 1917-1971*, Healesville, 1994, p. 19, *Courier-Mail*, 4 May 1936, p. 11.
- <sup>14</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 51.
- <sup>15</sup> Jones, Bryn, *A Postcard from the Past*, Healesville, 1994, p. 11
- <sup>16</sup> Bryn Jones, *A Postcard From the Past*, Healesville, 1994, p. 30.
- <sup>17</sup> Bryn Jones, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society, 2007, p. 60.
- <sup>18</sup> Bryn Jones, *A Postcard From the Past: A postcard from the past : a history of Healesville West Post Office 1917-1971*, Healesville, 1994, pp. 34-35.
- <sup>19</sup> Jones, Bryn, *A Postcard from the Past*, Healesville, 1994, p. 35.
- <sup>20</sup> Jones, Bryn, *A Postcard from the Past*, Healesville, 1994, p. 37.
- <sup>21</sup> Shire of Healesville rate books, 1927, rate number 1357.
- <sup>22</sup> Bryn Jones, *A Postcard From the Past: A postcard from the past*, Healesville, 1994, p. 38.
- <sup>23</sup> *Healesville Guardian*, 14 January 1939.



<b>Name</b>		<b>Property No</b>	
<b>Address</b>	17 Old Fernshaw Road	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence	To extent of title boundaries	
<b>Survey Date</b>	21 February 2012 (external inspection only)		
<b>Date of Construction</b>	c.1919		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property as seen from Old Fernshaw Road.



View from the planted verge, showing the façade and side driveway of the subject property.



Façade and part of the west elevation (at left).



Subject property, as shown in a recent aerial photograph (centre picture). North is at top.  
Source: Nearmap 27 April 2012.

### History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

The property at 17 Old Fernshaw Road was part of a subdivision of Crown Allotment 4, Section II in the Parish of Gracedale. Allotments north-east of the Graceburn River were outside the original town reserve of Healesville. Old Fernshaw Road was originally the main route from Healesville to the locality of Fernshaw, which in turn was established in the 1860s on the Blacks' Spur, between Healesville and Narbethong. It was later one of the popular tourist attractions along the heavily forested and scenic road.

The Maroondah Highway, the new State highway between Camberwell and Mansfield which included the main road through Healesville, was declared by the Minister for Public Works in 1948.<sup>12</sup> In 1955, the route of the highway was altered, bypassing what is now Old Fernshaw Road, which subsequently developed into a more residential street.<sup>13</sup>

By 1918, Frederick Webb was the owner of part 14 of Allotment 4, Section II. The property was acquired by Bertha Webb in 1919. The following year, it was rated for a net annual value of £30, an increase from 1918 when the net annual value was £4, and it is likely that the subject residence was constructed at this time.<sup>14</sup> It was purchased in 1921 by John Tully, an orchardist from Doncaster.<sup>15</sup> During the 1920s, the house was occupied by Edgar Quinn, a business manager, and Basil Stanley, a hairdresser. Following Tully's death in 1941, his sons acquired the property, which they subsequently sold to Allan Murdoch, a cartage contractor in 1946.<sup>16</sup>

### **Description & Integrity**

The property at 17 Old Fernshaw Road, Healesville, is a large allotment on the north side of Old Fernshaw Road, with the c.1919 dwelling located on the south of the property. The latter is a symmetrical, timber and cement sheet, attic-storey double-fronted bungalow residence, with a large gable-ended single-hipped and high pitched roof. The house has a dado of painted weatherboards with the upper portion of the walls made of painted cement sheet (stucco) with cover straps. A verandah runs the full length of the main façade, the roof of which is incorporated into the main roof form, and clad with aged terracotta tiling; a double brick chimney with a stepped brick cap is located to the west roof slope. The façade is symmetrical and comprises a central painted timber paneled front door with a panel of leaded glass to the upper portion. Narrow sidelights to either side rise from the plinth line to the lintel. These are also infilled with leaded glazing. The windows are tripartite, timber-framed double-hung sashes with multi-paned top sashes, set atop the timber plinth. The verandah has a simple timber frieze, with vertical posts, and a painted timber rail with vertical slatted balustrade only to the west side, where the house is slightly elevated. The timber verandah supporting posts are of square profile, and grouped in threes at either end of the verandah. The verandah floor is of stained timber boards. There are later box-framed tripartite double hung sash windows to both the east and the west elevations. The upper (attic) level of the gable comprises an

infilled rectangular opening which may originally have been an open verandah, now infilled with modern timber-framed glazing, incorporating awning sashes.

The house is set in a generous well-maintained garden setting. The fence is a low-height non-original wire fence with a vine covering much of its form. An aged crimped wire pedestrian gate leads to the verandah. Metal and wire low gates to the east side of the house lead to the concrete driveway which has a grassed strip at its centre. The property is part-concealed by a wide grassed verge which supports trees and plantings.

### **Comparative Analysis**

The dwelling at 17 Old Fernshaw Road is a Federation Bungalow, that is, a transitional style of building which falls partway between the detailing and varied texture of Federation houses - seen here in the timber dado, stuccoed front wall combination, fenestration and door detailing - and the square house plan with a simple rectangular division of verandah space which is more associated with early bungalows of the 1910s and early 1920s.<sup>17</sup> No 28 Stephens Road, Healesville is a direct although plainer counterpart; while 27-29 Crowley Road is a taller, asymmetrical variant with its verandah hollowed out of one corner. Other broadly comparable buildings in the area include 9 Manse Street which has a recessed balcony in its main gable, but in composition is closer to Arts and Crafts Free Style design; 8 Elamo Road and 347 Maroondah Highway which are both smaller and closer to State Savings Bank designs; 111 Maroondah Highway which is one storey without the attic level, and has been more altered; and 12 St Leonards Road which has a symmetrical gable and verandah combination to the main elevation, but with a large projecting side wing.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 117 Old Fernshaw Road, Healesville, is of local historical significance. The dwelling was constructed in c.1919, in a subdivision which, being north-east of the Graceburn River was outside the original town reserve of Healesville. Old Fernshaw Road was originally the main route from Healesville to the locality of Fernshaw, which had been established in the 1860s on the Blacks' Spur, between Healesville and Narbethong. Fernshaw became one of the popular tourist attractions along the heavily forested and scenic Blacks Spur. Old Fernshaw Road was bypassed in 1955 when the route of the Maroondah Highway, the new State highway between Camberwell and Mansfield which included the main road through Healesville, was altered. It subsequently developed into a more residential street.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 117 Old Fernshaw Road, Healesville, is of local aesthetic/architectural significance. The c.1919 dwelling is a substantially externally intact Federation Bungalow, that is, a transitional

style of building which falls partway between the detailing and varied texture of Federation houses - seen here in the timber dado/stuccoed front wall combination, fenestration and door detailing - and the square house plan with a simple rectangular division of verandah space more associated with early bungalows of the 1910s and early 1920s. In comparable terms, it is generally more intact and/or of larger scale than other similar examples in Healesville. Other elements of note include the symmetrical composition, simply detailed but strongly proportioned verandah, and the prominent single-hipped and high-pitched roof. The treed setting also enhances the presentation of the building, and this aspect of significance.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The property at 17 Old Fernshaw Road, Healesville, is a large allotment on the north side of Old Fernshaw Road, with the c.1919 dwelling located on the south of the property. The latter is a symmetrical, timber and cement sheet, attic-storey double-fronted bungalow residence, with a large gable-ended single-hipped roof. The house has a dado of painted weatherboards with the upper portion of wall of painted cement sheet (stucco) with cover straps. A verandah runs the full length of the main façade, the roof of which is incorporated into the main roof form, and clad with aged terracotta tiling; a double brick chimney with a stepped brick cap is located to the west roof slope. The façade is symmetrical and comprises a central painted timber paneled front door with a panel of leaded glass to the upper portion and narrow sidelights with leaded glazing. The windows are tripartite, timber-framed double-hung sashes with multi-paned top sashes. The verandah has a simple timber frieze, with vertical posts, and a painted timber rail with vertical slatted balustrade to the west side; the verandah supporting posts have a square profile, and are grouped in threes at either end of the verandah. The upper (attic) level of the gable comprises an infilled rectangular opening which may originally have been an open verandah, now infilled with modern timber-framed glazing, incorporating awning sashes. The house is set in a generous well-maintained garden setting.

*How is it significant?*

The property at 117 Old Fernshaw Road, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

No 117 Old Fernshaw Road, Healesville, is of local historical significance. The dwelling was constructed in c.1919, in a subdivision which, being north-east of the Graceburn River was outside the original town reserve of Healesville. Old Fernshaw Road was originally the main route from Healesville to the locality of Fernshaw, which had been established in the 1860s on the Blacks' Spur, between Healesville and Narbethong. Fernshaw became one of the popular tourist attractions along the heavily forested and scenic Blacks Spur. Old Fernshaw Road was bypassed in 1955 when the route of the Maroondah Highway was altered. It subsequently developed into a more residential street. The property is also of local aesthetic/architectural significance. The dwelling is a substantially externally intact Federation Bungalow, a transitional style which falls partway between the detailing and varied

texture of Federation houses - seen here in the timber dado/stuccoed front wall combination, fenestration and door detailing - and the square house plan with a simple rectangular division of verandah space associated with early bungalows of the 1910s and early 1920s. In comparable terms, it is generally more intact and/or of larger scale than other similar examples in Healesville. Other elements of note include the symmetrical composition, simply detailed but strongly proportioned verandah, and the prominent single-hipped and high-pitched roof. The treed setting also enhances the presentation of the building, and this aspect of significance.

### Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

### Identified By

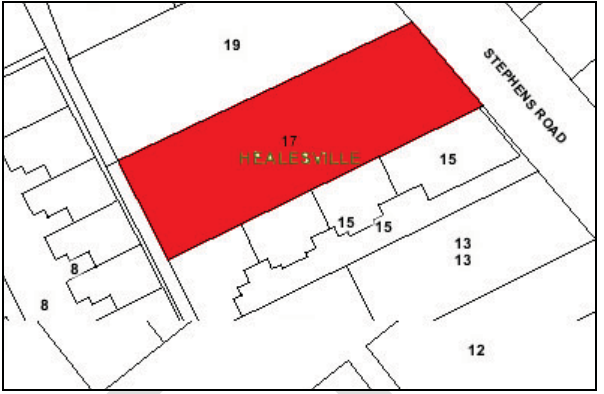
Lovell Chen, 2012.

### References

#### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> *Healesville Guardian*, 7 February 1948, p. 1.
- <sup>13</sup> Parish of Gracedale County of Evelyn Sheet 2 VPRS 16171, Public Records Office Victoria.
- <sup>14</sup> Shire of Healesville Rate books, 1918-1922.
- <sup>15</sup> Certificate of Title, Vol. 4195, Folio 838825.
- <sup>16</sup> Certificate of Title, Vol. 4195, Folio 838825.
- <sup>17</sup> See Richard Apperly, Robert Irving and Peter Reynolds, *Identifying Australian Architecture: Styles and Terms from 1789 to the Present*, 1989, pp. 144-147.



<b>Name</b>	<i>Hiawatha</i>	<b>Property No</b>	
<b>Address</b>	17 Stephens Road	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence	To extent of title boundaries	
<b>Survey Date</b>	29 February 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1909		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



View of subject property from Stephens Road.



Another view of the property from Stephens Road, at south-east corner.



Recent aerial image of the subject property, with Stephens Street at right. North is at top.  
Source: Nearmap, 27 April 2011

### History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed

by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses, such as the subject building, became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding hills.<sup>8</sup> A pamphlet issued by the Healesville Tourist and Progress Association in 1910 also noted the different 'classes' of visitor which the Healesville region catered for:

To the city man who desires a quiet holiday, or to one in search of bracing mountain air; to the sportsman, with a gun and rod; or tourist, with camera, there is no place that offers greater opportunity for enjoyment than this district.<sup>9</sup>

The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>10</sup> The larger guesthouses staged functions and events to entertain guests, including sports matches and dances.<sup>11</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after World War II, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to rising employment in the district's forest industry.<sup>12</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>13</sup>

No 17 Stephens Road was originally part of Crown Allotment 8, Section IV of the town of Healesville, which was purchased by Ferdinand Becker, a cordial manufacturer, in 1890. The sale of Crown land allotments south of Blannin Street occurred after 1887, which was later than other parts of Healesville. Stephens Road was likely named after J C Stephens, who purchased Crown allotment 4 of Section V in 1887, whilst Blannin Street was named after A Blannin who had purchased a number of allotments in Sections IV and V in 1887.<sup>14</sup> This part of Healesville was occasionally referred to as Blannin Hill in the rate books and in the local newspaper. The whole allotment was owned by Becker until the early 1900s, when he subdivided and sold part of the land to Mrs A Corr, while continuing to occupy the remaining portion. Corr subsequently divided her portion of land and in January 1909, sold Lot 4 to Florence Mabel Wood.<sup>15</sup>

By the end of 1909, Wood had constructed the subject building, *Hiawatha*, a 'beautifully situated tourists' home'.<sup>16</sup> It was consistently advertised as a 'quiet, restful' and 'comfortable' holiday place, for only a small number of adult guests.<sup>17</sup> The rate books indicate that some improvements were undertaken to the property in the early 1920s, as the net annual value increased to £40 by 1925.<sup>18</sup> Florence Wood operated the guesthouse until her death in c.1932.<sup>19</sup> *Hiawatha* was advertised for sale as part of the estate in 1936, and was described as a seven-room villa, in good order, although it appears the property did not sell and was still owned by the estate by 1940.<sup>20</sup>

### **Description & Integrity**

The property at 17 Stephens Road, Healesville, is a long rectilinear allotment, located on the west side of Stephens Road. The house has a deep setback to the road, and is located in a treed setting. It is a large double-fronted single-storey weatherboard residence of c.1909, on a rectilinear plan, with a steeply pitched Dutch gable roof clad in green 'colorbond' roofing metal. A single tall red brick chimney with a stepped brick cap is located on the north roof plane. The house has a front verandah located under the main roof form, simply detailed with painted timber posts and crossed brackets, partly screened by a vine. This adjoins a bay which incorporates a timber-framed double-hung sash window with narrow sidelights, part-screened by a timber fretwork and corrugated metal-clad window hood. The front door appears to be an original painted timber four-panelled door inset into a timber doorcase fitted with a toplight and side lights. A double-hung sash window with sidelights also faces onto the verandah. There are a number of outbuildings visible to the rear of the house, including a timber barn-like garage to the south side of the property, with timber detailing which draws reference from the verandah detailing. The structure is roofed in the same material and colour as the residence, and is accessed via a driveway on the south side of the property. The property also has a landscaped cottage garden setting to the front, with a timber picket fence and lych-gate set behind the central pedestrian gate and brick pathway to the front verandah.

### **Comparative Analysis**

No 17 Stephens Road, Healesville, is a generously proportioned but comparatively plain Federation house, with a symmetrical roof form. The relative simplicity of its plan, including the roof, and the conception of the verandah as 'hollowed out' from a square footprint, looks forward to the simpler square house plans of the bungalow era, as seen in Oakden and Ballantyne's Harry Martin bungalow, Malvern, of 1910 (the year after the subject building was constructed).<sup>21</sup> In fact the simplified massing of the building, which presaged the bungalow, emerged as a dominant style a year or two after this house was built. In Healesville houses with verandahs 'hollowed out' of a larger square plan include 27-29 Crowley Road (1924-5). *Fassifern* (c. 1920) at 390 Old Fernshaw Road, a former guesthouse with similar proportions and roof form to the subject building, albeit apparently more modified, also has a square porch verandah hollowed out of a simple square footprint.<sup>22</sup> For the subject building, the windows with their narrow sidelights and bracketed skillion window hood on the projecting bay, are also more suggestive of the 1880s.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property *Hiawatha* at 17 Stephens Road, Healesville, is of local historical significance. The substantial dwelling was constructed in c.1909 by Florence Mabel Wood, as a guesthouse, and was operated as such by Wood until her death in c.1932. Its construction in c.1909 coincided with the growth of guesthouse culture, leading up to its peak in popularity in Healesville in the post-World War I period. Wood also continued to operate her business into the era of guesthouse decline, in the face of more widespread car ownership and mobility, and the rising popularity of seaside holidays and motel-style accommodation.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property *Hiawatha* at 17 Stephens Road, Healesville, is of local aesthetic/architectural significance. While it is a comparatively plain Federation house, it is distinguished by its generous proportions and steeply pitched Dutch gable roof. Other elements of note include the slender chimney, simply detailed timber verandah, and windows with sidelights. The relative simplicity of its plan and massing, including the verandah being 'hollowed out' from the large square footprint, anticipates the simpler square house plans of the bungalow era; in fact the simplified massing seen here emerged as a dominant style in the years following the construction of this building.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The property at 17 Stephens Road, Healesville, is a long rectilinear allotment on the west side of Stephens Road. The house has a deep setback to the road, and is located in a treed setting. It is a large double-fronted single-storey weatherboard residence of c.1909, on a rectilinear plan, with a steeply pitched Dutch gable roof clad in green 'colorbond' roofing metal. A single tall red brick chimney with stepped brick cap is on the north roof plane. The house has a front verandah located under the main roof form, simply detailed with painted timber posts and crossed brackets. This adjoins a bay with a timber-framed double-hung sash window with narrow sidelights, over which is a timber fretwork and corrugated metal-clad window hood. The front door is a painted timber four-panelled door with a timber doorcase fitted with a toplight and side lights. A double-hung sash window with sidelights also faces onto the verandah. The property also has a landscaped cottage garden setting to the front, with a non-original timber picket fence and lych-gate set behind the central pedestrian gate and brick pathway to the front verandah. The outbuildings to the rear of the house, including the garage, have not been examined in detail.

*How is it significant?*

The property *Hiawatha* at 17 Stephens Road, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

*Hiawatha* is of local historical significance, as a substantial (former) guesthouse constructed in c.1909 by Florence Mabel Wood, who operated the guesthouse until her death in c.1932. Its construction coincided with the growth of guesthouse culture in Healesville, leading up to the peak in popularity in the post-World War I period. Wood also continued to operate the business into the era of guesthouse decline, in the face of more widespread car ownership and mobility, and the rising popularity of seaside holidays and motel-style accommodation. *Hiawatha* is also of local aesthetic/architectural significance. While it is a comparatively plain Federation house, it is distinguished by its generous proportions and steeply pitched Dutch gable roof. Other elements of note include the slender chimney, simply detailed timber verandah, and windows with sidelights. The relative simplicity of its plan and massing, including the verandah being 'hollowed out' from the large square footprint, anticipates the simpler square house plans of the bungalow era; in fact the simplified massing seen here emerged as a dominant style in the years following the construction of this building.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

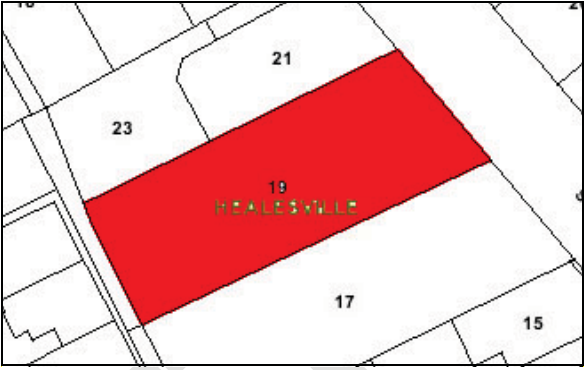
Lovell Chen, 2012.

## References

### Specific:

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> *Tourists' Guide to Picturesque Healesville and district*, Healesville Tourist and Progress Association, 1910, p. 13.
- <sup>10</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>11</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 14.
- <sup>12</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>13</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>14</sup> Township of Healesville plan, VPRS 16171, Public Records Office Victoria.
- <sup>15</sup> Shire of Healesville rate books, 1890-1920.
- <sup>16</sup> *Argus*, 29 December 1909, p. 10.
- <sup>17</sup> *Argus*, 9 January 1926, p. 35, and 26 April 1919, p. 27.
- <sup>18</sup> Shire of Healesville rate books, 1920-1925.
- <sup>19</sup> Shire of Healesville rate books, 1890-1920.
- <sup>20</sup> *Argus*, 21 November 1936, p 6, Shire of Healesville rate books, 1933-1940.
- <sup>21</sup> Conrad Hamann, (series editor Leon Paroissien) *A History of Australian Architecture*, v. 3: 1900-1945, 1985; Graeme Butler, *The Californian Bungalow in Australia*, 1989; Peter Cuffley, *Australian Houses of the '20s and '30s*, 1989, pp. 56-57.
- <sup>22</sup> Bryn Jones, *Free From City Cares: the Story of Healesville's Guest Houses*, 2007, pp. 71-72.



<b>Name</b>	<i>Mandeville</i>	<b>Property No</b>	
<b>Address</b>	19 Stephens Road	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence	To extent of title boundaries	
<b>Survey Date</b>	29 February 2012 (external inspection only)		
<b>Date of Construction</b>	1916, 1922		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property, as seen from Stephens Road.



Another view of the property from Stephens Road, showing the front verandah and engaged brick chimney to south elevation.



Recent aerial image of the subject property, with Stephens Street at right. North is at top.  
Source: Nearmap, 27 April 2011

### History

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

No 19 Stephens Road was originally part of Crown Allotment 8, Section IV of the town of Healesville, which was purchased by Ferdinand Becker, a cordial manufacturer, in 1890. Crown land south of Blannin Street was purchased after 1887, which was later than other parts of Healesville. Stephens Road was likely named after J C Stephens, who purchased Crown allotment 4 of Section V in 1887; whilst Blannin Street was named after A Blannin who had purchased a number of allotments in Sections IV and V in 1887.<sup>12</sup> This part of Healesville was occasionally referred to as Blannin Hill in the rate books and in the local newspaper.

The whole allotment was owned by Becker until the early 1900s, when he subdivided and sold part of the land to Mrs A Corr, continuing to occupy the remaining portion. Mrs Corr subsequently divided her portion of land and by 1908, Lot 3 of Crown Allotment 8 (19 Stephens Road) was rated for a net annual value of £17. The site changed hands again in 1912 and 1914, when Edward Hall appears to have made improvements increasing the net annual value from £12 in 1915 to £20 by 1917.<sup>13</sup> Mary Sutherland of Armadale had acquired the site by 1920 and in 1922 she advertised for tenders for alterations to the house known as *Mandeville*. The net annual value of the dwelling improved to £40 in 1923 and £50 in 1924.<sup>14</sup> Mary Sutherland offered the house for sale, which was described as a weatherboard house of six large rooms, in a good position, with all conveniences.<sup>15</sup> The house was

owned by G Hodges in 1931, before being purchased by Barbara and Margaret Flora Sutherland in 1937.<sup>16</sup> It is unknown if Barbara and Margaret Sutherland were any relation to previous owner Mary Sutherland. The Sutherlands put *Mandeville* on the market in 1942, and it was purchased by Walter Matthews in 1945.<sup>17</sup>

### **Description & Integrity**

The property at 19 Stephens Road is a long rectilinear allotment, with an east-facing double-fronted single-storey weatherboard residence, part-concealed from Stephens Road by a privet hedge. Based on information contained in the rate books, the house was constructed in the period 1916-22. It is on a simple square plan, with gabled north and south ends, and a large single transverse gable roof form, clad in aged painted corrugated steel. There are two tall brick chimneys with prominent stepped brick and rendered caps incorporating feature panels of render; the chimney to the south elevation is part-engaged by the roof structure. The gable ends have timber strapping, and a timber louvered vent at the apex. The house has an inset front verandah to the east side, incorporated under the roof. There are two tripartite casement form windows on the east façade, with toplights of coloured glazing. The verandah has a painted timber frieze with painted timber posts and simple brackets, in a simple vertical and diagonal arrangement. The house also has another verandah with a skillion roof wrapping around the north (side) and west (rear) elevations. The property has a painted timber picket fence with a timber picket pedestrian gate and paired timber picket gates to the separate concrete driveway to the south side of the house.

### **Comparative Analysis**

No 19 Stephens Road is a simply shaped and generally modestly-scaled bungalow dwelling, with a single main transverse gable roof form and gables to each end. Stylistically the house belongs to the transition between Federation and Bungalow design, meaning a building which falls partway between the detailing and varied texture of Federation houses - seen here in the chimneys and strapped gable ends - and the square house plan which is more associated with early bungalows of the 1910s and early 1920s. The two chimneys are of an individual pattern: a corbelled and then tapered crown in battered cement render and exposed face brick, sitting above coffered necking with a recessed rendered panel inside each coffer. Such individual chimney signatures were common in the Federation period. The chimney cornices also closely resemble those of the neighboring dwelling at no 17. The verandah frieze and post detailing, an open set of vertical and diagonal timber struts, is common in Healesville houses of the general period. In the area, comparisons include typically larger houses with similarly plain verandah detailing, and verandahs (as with the verandah to the principal east façade here) incorporated under the main roof form. The dwelling at 17 Old Fernshaw Road (c.1919) is also a transitional Federation Bungalow dwelling.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property *Mandeville* at 19 Stephens Road, Healesville, is of local historical significance. The dwelling was constructed in the period 1916-22, in an area of Healesville, south of Blannin Street, where development occurred after 1887, later than in other parts of Healesville. This part of Healesville was also occasionally referred to as Blannin Hill in the rate books and in the local newspaper.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property *Mandeville* at 19 Stephens Road, Healesville, is of local aesthetic/architectural significance. The dwelling, constructed in the period 1916-22, is a substantially externally intact albeit modestly-scaled house with a simple square plan, gabled north and south ends, and a large single transverse gable roof form. Stylistically the house belongs to the transition between Federation and Bungalow design, displaying both the detailing and varied texture of Federation houses - seen here in the chimneys and strapped gable ends - and the square house plan associated with early bungalows of the 1910s and early 1920s. The two chimneys are of note, having an individual pattern with a corbelled and then tapered crown in battered cement render and exposed face brick, sitting above coffered necking with a recessed rendered panel inside each coffer. Other elements of note include the inset front verandah to the east side, incorporated under the roof, with a painted timber frieze and painted timber posts and simple brackets, in a simple vertical and diagonal arrangement; and the two tripartite casement windows on the east façade, with toplights of coloured glazing.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **Statement of Significance**

*What is significant?*

The dwelling at 19 Stephens Road dates from the period 1916-22, and is sited on a long rectilinear and treed allotment. It is a double-fronted single-storey weatherboard residence, part-concealed from Stephens Road by a privet hedge. Based on information contained in the rate books, the house was constructed in the period 1916-22. It is on a simple square plan, with gabled north and south ends, and a large single transverse gable roof clad in aged painted corrugated steel. There are two tall brick chimneys with prominent stepped brick and rendered caps incorporating feature panels of render; the chimney to the south elevation is part-engaged by the roof structure. The gable ends have timber strapping, and a timber louvered vent to the apex. The house has an inset front verandah to the east side, incorporated under the roof. There are two tripartite casement form windows on the east façade, with toplights of coloured glazing. The verandah has a painted timber frieze with painted timber posts and simple brackets, in a simple vertical and diagonal arrangement. The house also has another verandah with a skillion roof wrapping around the north (side) and west (rear) elevations. The property has a non-original painted timber picket fence with a pedestrian gate and paired timber picket gates to the separate concrete driveway to the south side of the house.

*How is it significant?*

The property *Mandeville* at 17 Stephens Road, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

*Mandeville* at 19 Stephens Road, Healesville, is of local historical significance. The dwelling was constructed in the period 1916-22, in an area of Healesville, south of Blannin Street, where development occurred after 1887, later than in other parts of Healesville. This part of Healesville was also occasionally referred to as Blannin Hill in the rate books and in the local newspaper. *Mandeville* is also of local aesthetic/architectural significance. The dwelling, constructed in the period 1916-22, is a substantially externally intact albeit modestly-scaled house with a simple square plan, gabled north and south ends, and a large single transverse gable roof form. Stylistically the house belongs to the transition between Federation and Bungalow design, displaying both the detailing and varied texture of Federation houses - seen here in the chimneys and strapped gable ends - and the square house plan associated with early bungalows of the 1910s and early 1920s. The two chimneys are of note, having an individual pattern with a corbelled and then tapered crown in battered cement render and exposed face brick, sitting above coffered necking with a recessed rendered panel inside each coffer. Other elements of note include the inset front verandah to the east side, incorporated under the roof, with a painted timber frieze and painted timber posts and simple brackets, in a simple vertical and diagonal arrangement; and the two tripartite casement windows on the east façade, with toplights of coloured glazing.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, 2012.

## References

### *Specific:*

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
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- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- <sup>12</sup> Township of Healesville plan, VPRS 16171, Public Records Office Victoria.
- <sup>13</sup> Shire of Healesville rate books, 1890-1920.
- <sup>14</sup> *Healesville and Yarra Glen Guardian*, 28 January 1922, and Shire of Healesville rate books, 1890-1920.
- <sup>15</sup> *Healesville and Yarra Glen Guardian*, 4 April 1925. p. 1.
- <sup>16</sup> Shire of Healesville Rate Books, 1931, Certificate of Title Volume 6106 Folio 1221027.
- <sup>17</sup> *Healesville and Yarra Glen Guardian*, 17 January 1942, p. 3, Certificate of Title Volume 6106 Folio 1221027.

DRAFT



<b>Name</b>		<b>Property No</b>	
<b>Address</b>	1-3 View Street	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	21 February 2012 (external inspection only)		
<b>Date of Construction</b>	c. 1918		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



Subject property as seen from View Street.



Another view of the property from View Street.



Recent aerial image of the subject property; north is at top.

Source: Nearmap, 27 April 2011.

### **History**

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from around 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

No 1-3 View Street was originally Crown Allotment 14, Section I of the township of Healesville, purchased by H Hammill in January 1883.<sup>12</sup> By 1890, gentleman John S Dismorr had purchased the land, which he later sold in 1903. It was bought by local teacher Joseph George who owned the undeveloped block until 1918.<sup>13</sup> The intersection of View and High streets in Healesville, where the subject property is located, was commonly known as 'School Hill', after the local State School was constructed there in 1878, with a new brick building added to the site in 1891.<sup>14</sup> The expanded school (Healesville Primary School) remains today, opposite the subject property on the south side of View Street.

Grocer William J Sibbitt acquired 1 View Street in 1918, and had the substantial existing weatherboard dwelling constructed the same year. Consequently the net annual value of the property increased from £5 to £40. Sibbitt remained the owner of the property into the 1940s.<sup>15</sup>

## Description & Integrity

No 1-3 View Street, Healesville, is a large allotment, set on the diagonal to the intersection of View and High streets. The 1918 weatherboard residence, with its long rectilinear footprint, is also large and set on the diagonal to the intersection, with the principal façade facing south and addressing View Street. While the house presents as a single-storey building to View Street, it is double-storey on the north-north-west side where the block slopes away following the topography of 'School Hill'. The house is also partly screened from public view by a high timber paling fence.

The dwelling has a double-hipped roof clad in grey 'colorbond' roofing metal, with two rendered brick double chimneys with face brick cornices and terracotta chimney pots, visible on the southern hip ridge. A verandah wraps around all but the narrow west elevation, which is visible from High Street and has a non-original carport attached. Windows to the dwelling are timber-framed double-hung sashes, with the windows facing the east and the south being tripartite forms with narrow openable sashes. The front door to the south elevation is obscured by a timber and flyscreen door, although the framing indicates it may be a Victorian-style four-panelled painted timber door; there is an additional door to the east elevation. The verandah structure is simply detailed, and comprises painted timber posts with a painted timber railing and a balustrade of narrow vertical uprights. The verandah floor is of timber; there are some enclosures to the verandah; and a number of skylights have been let into the verandah roofing. On the north side of the dwelling is a large terrace or deck, supported on a base of face brick. This was added to the property during works undertaken in 1992-93. These works also added an extensive lower level to the north side of the house, which is not visible from View Street.<sup>16</sup> The open-sided timber-framed carport abutting the west elevation, with a hipped roof clad in the same materials as the residence, was also added to the property in 1992-93. High timber picket gates screen the driveway and carport from the street. A similar timber picket gate is sited further east and gives access to the entry and the verandah. The house is set in an established garden setting with extensive areas of lawn.

## Comparative Analysis

The dwelling at 1-3 View Street, Healesville, with its separation of main and verandah roofs, rendered and corniced chimneys, and hipped roofs, is in the style of a late-Victorian Italianate villa, albeit dating from 1918. The return or wraparound verandah is an element found in Federation houses after c. 1890. More generally the scale of the dwelling is unusual, including the long rectilinear plan and horizontal massing emphasized by the double-hipped roof and wraparound verandah. Other Italianate counterparts in Healesville tend to be smaller and earlier, including 5 Blannin Street, 2 and 6 Green Street, 15 and 28 Harker Street and 95 Maroondah Highway. Among survivors, *Comely Bank* in Myers Creek Road (now run by the Sisters of Charity) has a comparable scale. Comparable examples were more abundant in earlier years but have now mostly be demolished; these included the large masonry *Gracedale House* (1889), *Graceburn Glen* (1909), *Blackwood House* (c. 1888), *Grandview* at 28 Symons Street (c. 1904), *Glen Alvie* (c. 1910), *Holliston* in Dalry Road, *Olive Bank* in Myers Creek Road, and *Wade's Lookout (Lyntors)* in Don Road (c. 1904).<sup>17</sup> Again, these predated the subject building by some years, and several date from well into the Federation period. This 'overlap' in styles, however, with the Italianate persisting alongside Federation designs into later periods, is not unusual. The time lag occurred in rural areas in particular. Several notable Melbourne residential estates, such as Central Park in Malvern and Prospect Hill in Camberwell, also have similar examples. The simply detailed verandah is a common characteristic in Healesville.

## Assessment Against Criteria

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 1-3 View Street, Healesville, is of local historical significance. The dwelling was constructed in 1918, on an allotment originally purchased by H Hammill in 1883. The location, at the intersection of View and High streets in Healesville, was commonly known as 'School Hill' after the nearby State School was established there in 1878 and remains today as Healesville Primary School.

The property was bought by local teacher Joseph George in 1903, who owned the undeveloped block until 1918, before selling it to grocer William J Sibbitt who constructed the subject dwelling.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 1-3 View Street, Healesville, is of local aesthetic/architectural significance. The 1918 building is a substantially externally intact late-Victorian Italianate style weatherboard villa, with a long rectilinear footprint and horizontal massing, set on the diagonal to the intersection of View and High streets. Elements of note include the simply detailed wraparound verandah, and prominent rendered and corniced chimneys. It is also, comparably, of a more generous scale than other surviving Italianate houses in Healesville, with larger and mostly earlier examples having been demolished. The time lag or 'overlap' in style, with the Italianate design persisting alongside Federation examples into the later interwar period is also not unusual, and occurred in rural areas in particular.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

## **Statement of Significance**

*What is significant?*

The property at 1-3 View Street, Healesville, is a large allotment, set on the diagonal to the intersection of View and High streets. The 1918 weatherboard residence, with its long rectilinear footprint, is also large, with the principal façade facing south and addressing View Street. While the house presents as a single-storey building to View Street, it is double-storey on the north-north-west side where the block slopes away following the topography of 'School Hill'. The dwelling has a double-hipped roof clad in grey 'colorbond' roofing metal, with two rendered brick double chimneys with face brick cornices and terracotta chimney pots, visible on the southern hip ridge. A verandah wraps around all but the narrow west elevation, which is visible from High Street and has a non-original carport attached. Windows to the dwelling are timber-framed double-hung sashes, with the windows facing the east and the south being tripartite forms with narrow openable sashes. The front door is on

the south elevation, with another door to the east elevation. The verandah is simply detailed, with painted timber posts, timber railing and a balustrade of narrow vertical uprights. The verandah floor is of timber. High timber picket gates screen the driveway and carport from the street. The house is set in an established garden setting with extensive areas of lawn.

*How is it significant?*

The property at 1-3 View Street, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

No 1-3 View Street, Healesville, is of local historical significance. The dwelling was constructed in 1918, on an allotment originally purchased in 1883, and in a location - at the intersection of View and High streets, Healesville - commonly known as 'School Hill'. The nearby State School, now Healesville Primary School, was established there in 1878 and remains today opposite the subject property. Local teacher Joseph George bought the allotment in 1903, but it remained undeveloped until purchased by grocer William J Sibbitt in 1918. The property is also of local aesthetic/architectural significance. The 1918 building is a substantially externally intact late-Victorian Italianate style weatherboard villa, with a long rectilinear footprint and horizontal massing, set on the diagonal to the intersection of View and High streets. Elements of note include the simply detailed wraparound verandah, and prominent rendered and corniced chimneys. It is also, comparably, of a more generous scale than other surviving Italianate houses in Healesville, with larger and mostly earlier examples having been demolished. The time lag or 'overlap' in style, with the Italianate design persisting alongside Federation examples into the later interwar period is also not unusual, and occurred in rural areas in particular.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, 2012.

## References

### Specific:

- 1 Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- 2 Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- 3 Victorian Government Gazette, 30.9.1887.
- 4 See the National Heritage List citation for Coranderrk (ID 106033).
- 5 *Argus*, 26 March 1867, p. 5.
- 6 Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- 7 Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- 8 *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- 9 Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- 10 Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- 11 Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24.
- 12 Township of Healesville plan, VPRS 16171, Public Records Office Victoria.
- 13 Shire of Healesville Rate books, 1890-1924.
- 14 Pockett, Robert, *Did You Know? Series 2: More Snippets from Healesville's Past*, Healesville and District Historical Society Inc., 2009, p. 1.
- 15 Shire of Healesville Rate books, 1890-1924.
- 16 Determined from an examination of former Shire of Healesville planning records, file no. 41573-H6469000100, which contained plans prepared by BSH Drafting, dated June 1991, 13 June 2012.
- 17 Jones, Bryn, 2007, pp. 40-41 (Blackwood House), 82-83 (Graceburn), 84-89 (Gracedale House), 75-76 (Glen Alvie), 93 (Holliston), 96-97 (Kalimna Park), 11 (Olive Banks), 137-139 (Wade's Lookout).



<b>Name</b>		<b>Property No</b>	
<b>Address</b>	2 Westmount Road	<b>Extent of Overlay</b>	
<b>Place Type</b>	Residence		
<b>Survey Date</b>	29 February 2012 (external inspection only)		
<b>Date of Construction</b>	c.1920		
<b>Recommendation</b>	Recommended for inclusion in the Schedule to the Heritage Overlay.		

**Intactness**     Good     Fair     Poor



View of subject property from Westmount Road.



Another view from Westmount Road.



2 Westmount Road, centre picture.

Source: Nearmap, 27 April 2011.

### **History**

Healesville was developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>1</sup>

Named after Richard Heales, the Premier of Victoria in 1860-1, the township of Healesville was surveyed in April 1865.<sup>2</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The Shire of Healesville was later gazetted on 26 September 1887.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). Coranderrk differed to other missions and reserves in that autonomy and self determination were encouraged for the residents, a management approach that later influenced Aboriginal policy in Australia.<sup>4</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>5</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>6</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses became common in the town and surrounding area, as the town's residents adapted existing dwellings or constructed larger new buildings to cater for the growing tourism market.<sup>7</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the landscape and surrounding area.<sup>8</sup> The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>9</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>10</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>11</sup>

In c.1911, a private road was constructed from the main Fernshaw Road to *Westmount*, a property owned by a Mr and Mrs Bradshaw (not the subject property), and the guesthouse *Aberfoyle* (located at 9 Westmount Road, also known as *Frieden Park* and *Cranbrook Lodge*). This is likely to be the current Westmount Road.<sup>12</sup> Westmount Road was home to a number of guesthouses, including the above-mentioned *Aberfoyle* and *The Wattles*. The street's elevated position afforded views of the surrounding countryside.

The property at 2 Westmount Road was part of a subdivision of Crown Allotment 14, Section II of the Parish of Gracedale. Allotments north-east of the Graceburn River were outside the original town reserve of Healesville, and were part of the Gracedale Division of the Shire of Healesville.<sup>13</sup>

The subject property changed hands a number of times through the 1910s, before being purchased by Arthur Albert Garwood of Port Melbourne in October 1920.<sup>14</sup> By 1922, a dwelling had been constructed on the site (the subject building), increasing the net annual value from £4 to £40. It is not known if the property was ever put to guest house or boarding accommodation use. Its modest size, when compared to nearby former guesthouses, including those on Westmount Road, would suggest not.

The property was occupied by James Blair during the late 1920s until the mid-1930s, after which it was occupied by local shop-keeper, Claude Burrows.<sup>15</sup> A A Garwood owned the property until 1972, when it was purchased by Beryl Hort.<sup>16</sup>

### **Description & Integrity**

The property at 2 Westmount Road, Healesville comprises a single-storey double-fronted weatherboard late Federation style residence, on a diagonal plan. The house has a large low-pitched pyramidal roof with a smaller gable to the bay at the north-east corner of the building; and a deep verandah which returns from the north façade to the west elevation. The verandah roof is integrated with the main roof slope. The roof is clad in corrugated iron, with some areas of iron roof to the front retaining vestiges of earlier green paint finish. A prominent double brick chimney with a stepped brickwork cap is located on the west roof plane. The bay at the north-east corner of the house is gable-ended and faces Westmount Road. It has a boxed bay window with a timber-framed tripartite casement window with coloured glass toplights; a sunhood/awning over clad in aged narrow-profile corrugated iron; and painted shingles to the gable face behind a painted timber screen. The weatherboards to the base of the building and mid-height are also notched to emulate shingles. The windows to the verandah are tripartite casement forms as described previously, and the windows opening onto the verandah to the west elevation are paired timber-framed double-hung sashes. The front door is a non-original painted four-paneled timber door with glazed sidelights and toplights. The verandah has a simple frieze of timber slats intersticed with simple cutout timber panels, and is supported on painted timber posts with timber brackets. The balustrade is of vertical timber slats, also intersticed with cutout timber panels. The verandah floor is timber boarding. The verandah balustrade and frieze appears to have been recently renewed. The driveway runs along the east side of the property; there is a graveled driveway to the west side of the house; and a concrete path branches off and leads to the verandah. The house is sited on a sloping block, from east to west; the undercroft to the west side is concealed by painted horizontal timber boarding.

The property has a lawn area and some trees to the front (north) setback, and a larger grassed expanse with trees to the property boundary on the south side of the house. There is no front fence and the extent of the title boundary to Westmount Road is unclear.

### **Comparative Analysis**

No 2 Westmount Road, Healesville with its large spreading, low-pitched corrugated steel-clad roof, brick chimney and comparatively simply detailed and worked verandah frieze and balustrade, is very similar to 91 Maroondah Highway, Healesville, suggesting a shared builder/designer. In its diagonal planning, layout and date of construction it is also broadly similar to 19 Harker Street, Healesville. Other elements of comparison with several nearby houses from the later Federation period, such as 40-42 Crowley Road, 17 Stephens Road, and the earlier 7 Westmount Road, among others elsewhere,<sup>17</sup> include projecting gabled wings coupled to either a straight or a return verandah, with the verandah roof integral with the main roof form; straight-newel verandah railings, timber verandah posts and boarded undercrofts; roofs clad with corrugated and painted galvanized steel; a projecting bay window to the wing front; and generally some half timbering effect to the wing gable. In massing, 2 Westmount Road stems from L-shaped Italianate houses more characteristic of the 1860s to 1880s. Among Healesville's average-sized or more modest houses it also differs from a common symmetrical Federation variant seen at 9 McGrettons Road, 2 St Leonards Road and 17 Stephens Road.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

The property at 2 Westmount Road, Healesville, is of local historical significance. The dwelling was constructed in 1922, on an allotment which was part of an earlier subdivision which, being north-east

of the Graceburn River was outside the original town reserve of Healesville. Westmount Road was originally a private road built in 1911, to service several guesthouses along its length. The street's elevated position, with views of the surrounding countryside, made it a popular location for guesthouses, and several flourished in this area in the first decades of the twentieth century. However, the subject property, due to its comparatively modest size, is not believed to have operated as a guesthouse.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The property at 2 Westmount Road, Healesville, is of local aesthetic/architectural significance. The dwelling is a substantially externally intact, late Federation weatherboard building, with a large spreading, low-pitched roof, and a deep return verandah with a comparatively simply detailed verandah frieze and balustrade. Elements of note include the diagonal planning, as emphasized by the return verandah; projecting east end bay incorporating a boxed bay with a tripartite casement window with coloured glass toplights, sunhood/awning over, and painted shingles to the gable face behind a painted timber screen; and weatherboards notched to emulate shingles. Elements in common with other houses of the general period in Healesville include the projecting gabled wing coupled to either a straight or return verandah (as here); the verandah roof integrated with the main roof form; and the straight-newel verandah railings, timber verandah posts and boarded up undercrofts.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

## **Statement of Significance**

*What is significant?*

The property at 2 Westmount Road, Healesville, comprises a single-storey double-fronted weatherboard late Federation style residence of 1922, on a diagonal plan. The house has a large low-pitched pyramidal roof with a smaller gable to the bay at the north-east corner of the building; and a deep verandah which returns from the north façade to the west elevation. The verandah roof is integrated with the main roof slope, with the roof clad in corrugated iron; a prominent double brick

chimney is located on the west roof plane. The bay at the north-east corner of the house is gable-ended, with a boxed bay tripartite casement window with coloured glass toplights, sunhood/awning over, and painted shingles to the gable face behind a painted timber screen. The weatherboards to the base of the building and mid-height are also notched to emulate shingles. The windows to the verandah are tripartite casement forms, with those to the west elevation being paired timber-framed double-hung sashes. The verandah has a simple frieze of timber slats intersticed with simple cutout timber panels, and is supported on painted timber posts with timber brackets. The balustrade is of vertical timber slats, also intersticed with cutout timber panels. The verandah floor is timber boarding. The house is sited on a sloping block, from east to west; the undercroft to the west side is concealed by painted horizontal timber boarding. The property also has a lawn area and some trees to the front (north) setback, and a larger grassed expanse with trees to the property boundary on the south side of the house.

*How is it significant?*

The property at 2 Westmount Road, Healesville, is of local historical and aesthetic/architectural significance.

*Why is it significant?*

No 2 Westmount Road, Healesville, is of local historical significance. The dwelling was constructed in 1922, on an allotment which was part of an earlier subdivision outside the original town reserve of Healesville. Westmount Road was originally a private road built in 1911, to service several guesthouses along its length. The street's elevated position, with views of the surrounding countryside, made it a popular location for guesthouses, and several flourished in this area in the first decades of the twentieth century. The subject property, due to its comparatively modest size, is not believed to have operated as a guesthouse. The property is also of local aesthetic/architectural significance, as substantially externally intact, late Federation weatherboard building, with a large spreading, low-pitched roof, and a deep return verandah with a comparatively simply detailed verandah frieze and balustrade. Elements of note include the diagonal planning as emphasized by the return verandah; projecting east end bay incorporating a boxed bay with a tripartite casement window with coloured glass toplights, sunhood/awning, and painted shingles to the gable face behind a painted timber screen; and weatherboards notched to emulate shingles. Elements in common with other houses of the general period in Healesville include the projecting gabled wing coupled to either a straight or return verandah (as here); the verandah roof integrated with the main roof form; and the straight-newel verandah railings, timber verandah posts and boarded up undercrofts.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint controls	No
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, 2012.

## References

### *Specific:*

- <sup>1</sup> Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- <sup>2</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p.44.
- <sup>3</sup> Victorian Government Gazette, 30.9.1887.
- <sup>4</sup> See the National Heritage List citation for Coranderrk (ID 106033).
- <sup>5</sup> *Argus*, 26 March 1867, p. 5.
- <sup>6</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, Healesville and District Historical Society 2007, p. 10.
- <sup>7</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 10.
- <sup>8</sup> *Sands & McDougall Melbourne and Suburban Directory*, 1908.
- <sup>9</sup> Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 13.
- <sup>10</sup> Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- <sup>11</sup> Context, *Yarra Ranges Council Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Yarra Ranges Council*, 2000, p. 24
- <sup>12</sup> *Healesville and Yarra Glen Guardian*, 27 January 1911, p. 2
- <sup>13</sup> Shire of Healesville Rate books, 1914-1920.
- <sup>14</sup> Certificate of Title Volume 399, Folio 879622.
- <sup>15</sup> Shire of Healesville rate books, 1927-1938.
- <sup>16</sup> Certificate of Title Volume 399, Folio 879622.
- <sup>17</sup> Conrad Hamann, 'Federation Architecture', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, 2011, pp. 245-246; Trevor Howells, *Towards the Dawn: Federation Architecture in Australia 1890-1915*, 1990.



**APPENDIX D      PRECINCT CITATIONS AND SCHEDULES OF PROPERTIES**

DRAFT

DRAFT



## HEALESVILLE HERITAGE PROJECT

HEALESVILLE COMMERCIAL PRECINCT  
CITATION

Prepared for  
**Shire of Yarra Ranges**

April 2013

**LOVELL CHEN**  
ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE  
EAST MELBOURNE 3002 AUSTRALIA  
TEL +61 (0)3 9667 0800  
FAX +61 (0)3 9416 1818  
[www.lovellchen.com.au](http://www.lovellchen.com.au)  
[enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au)

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## Healesville Commercial Precinct

The Healesville Commercial Precinct comprises buildings in the following streets: Nicholson Street, Harker Street, Church Street, Green Street, Manse Street, River Street, Wilson Street, Lilydale Road, Healesville and is mapped at Figure 1. The precinct was surveyed in February 2012. The precinct area also includes buildings/properties with existing individual Heritage Overlay controls. These, along with other properties in the proposed precinct area, are identified in the attached schedule of properties.

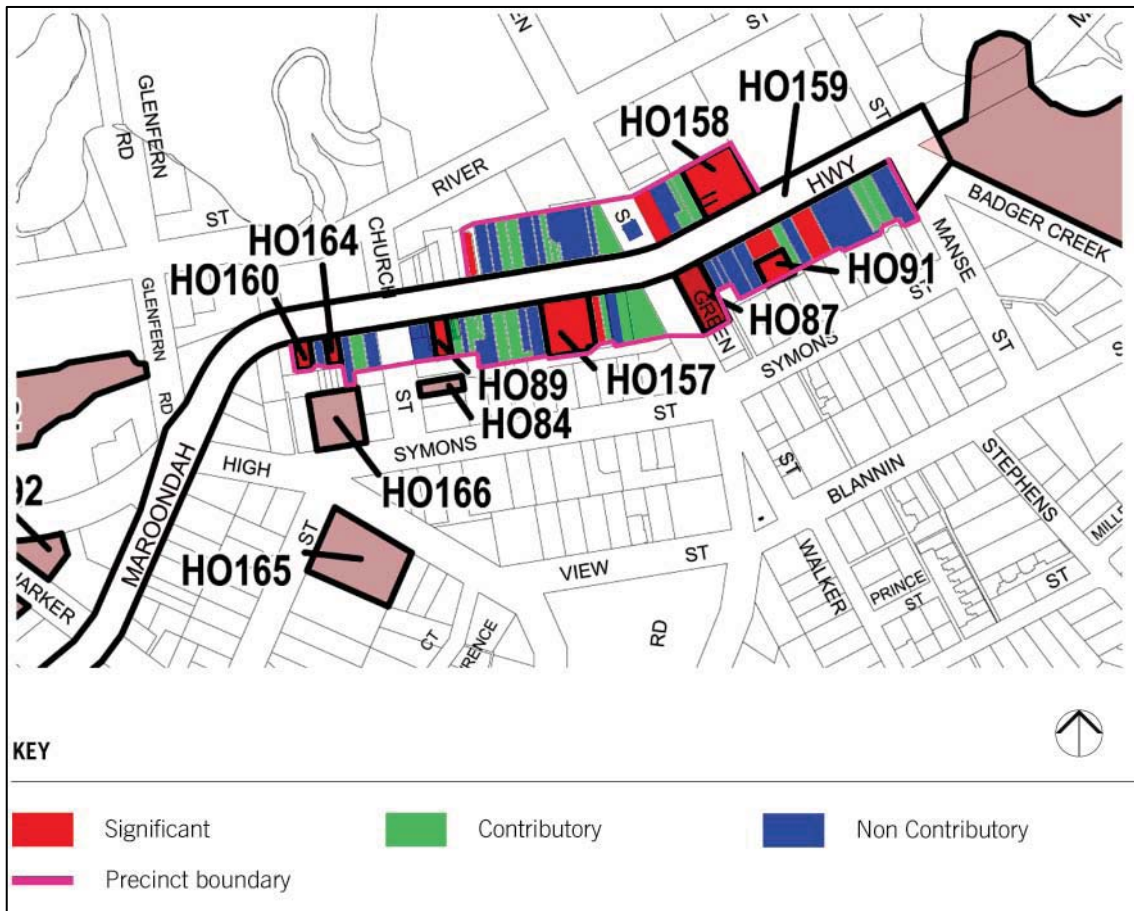


Figure 1 Map showing the extent of the precinct and the gradings of buildings within the proposed commercial precinct.

Source: Base plan – Yarra Ranges Planning Scheme.

### 1.0 History

The assistance of the Healesville Historical Society with providing information for this citation is gratefully acknowledged.

#### 1.1 Yarra Track

The township of Healesville developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. Gold had been discovered at nearby New Chum, near the intersection Chum and Myers creeks in 1856, and an early track to the diggings through the Healesville area was located north of the current main road. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. The new route was claimed to be 'a great improvement over the first marked track'.<sup>1</sup> Outlined in late

1863, it followed the higher ground on the south side of the Watts River. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>2</sup> Construction on the road was begun in 1864, with calls for carpenters, 'pick and shovel men' and axe men amongst the hundreds of men advertised for by the Government road works.<sup>3</sup> In December 1864, John Holland of New Chum Creek applied for a publican's licence for a hotel at Healesville, comprising three sitting rooms and eight bedrooms. It was to be known as the Healesville Hotel.<sup>4</sup>

### **1.2 Coranderrk<sup>5</sup>**

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). The Central Board of Aborigines had been established in Victoria in 1860, and with the Lands Department began to identify areas for Aboriginal settlement. By 1863 six reserves were established, including Coranderrk, with four being missions, although Coranderrk was not one of the latter.

Coranderrk was comparatively close to Melbourne, an important consideration in the subsequent history of the reserve, whereby it came to influence the development of Victorian Government Aboriginal policies. In the early years John Green, Manager of the reserve encouraged residents to participate in decision making about reserve management. This was a departure from other missions and reserves around Australia which had more paternalistic management regimes. Coranderrk was also strongly influenced by Kulin culture. The autonomy and self determination evident early at Coranderrk did not become common in Australia until the 1970s. Today, the 1883 Manager's house and outbuildings remain, although evidence of other buildings and structures is more archaeological. The land is managed through the Wandoon Estate Aboriginal Corporation. The cemetery also remains.

### **1.3 Early Township of Healesville**

The township of Healesville was surveyed in April 1865 by George McDonald of the Department of Lands and Survey. Healesville was named after Richard Heales, the Premier of Victoria in 1860-1, whilst Nicholson Street was named after William Nicholson, Premier of Victoria between 1859 and 1860 and a local landowner.<sup>6</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River.

The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The upset price for unimproved town lots was £8 per acre and for improved lots £16 for allotments along Nicholson Street.<sup>7</sup> John Holland's hotel was located on Allotment 1, Section L on Nicholson Street, which he purchased at the first sales. Purchasers at the June 6 1865 auction of land along Nicholson Street also included J.W. Mather, W. Hall, R. Sharples, William Philippe, J. Higgins, William Cooper, M. Nicholson, T. Harney and James Currie.<sup>8</sup>

In 1866, the *Wood's Point and Gippsland Directory* listed approximately thirty businesses trading along Nicholson Street.<sup>9</sup> These included John Holland's Royal Mail Hotel and ballroom<sup>10</sup>, the Post Office run by J.W. Currie and William Hall's 'veterinary shoeing forge' on the north-west corner of Green and Nicholson Streets. The town was serviced by four hotels, four storekeepers (plus Charles Walker's store east of the Grace Burn creek), three carpenters, and a number of butchers and a baker, stonemason and saddlers amongst others.<sup>11</sup> Timothy Clifford ran the 'Hit or Miss' restaurant on the south-east corner of Nicholson and High streets in mid-1865.



Figure 2 Detail from Town and Suburban Land, Healesville, County of Evelyn, Department of Lands and Survey, August 1865. Source: National Library of Victoria.



Figure 3 Detail from Township of Healesville, Parish of Gracedale plan, showing allotments on Nicholson Street (at centre) (undated).  
Source: Public Records Office Victoria

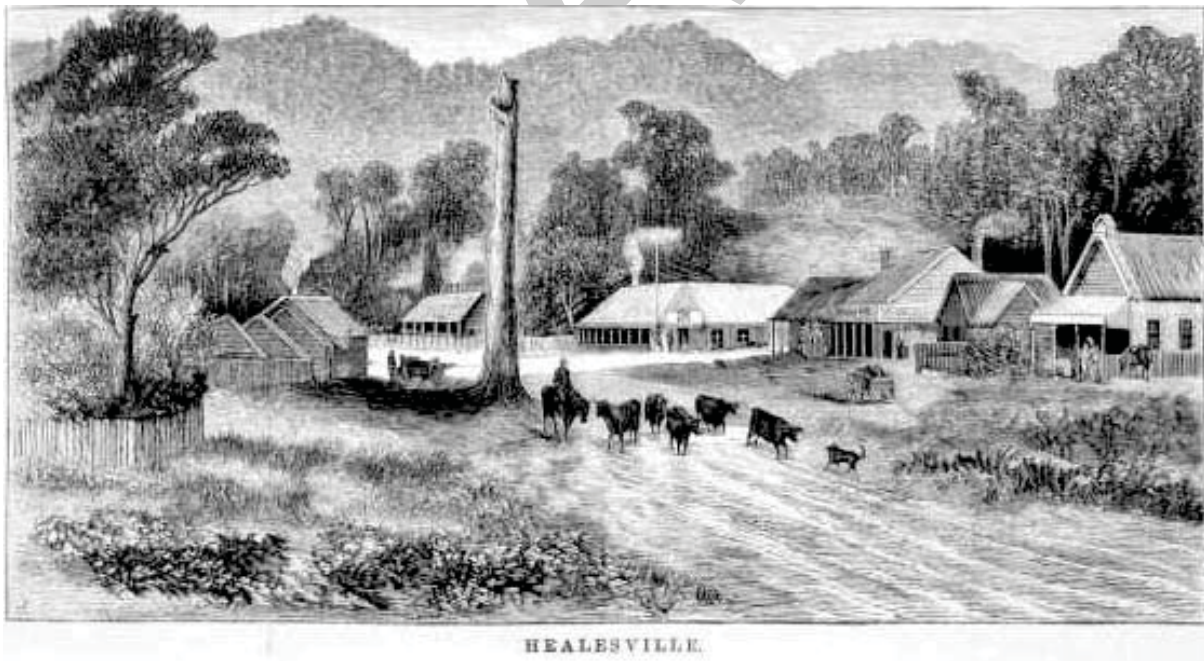


Figure 4 Views east of Melbourne along the Yarra River 1881 - Healesville  
Source: State Library of Victoria



Figure 5 Looking north over Healesville, c. 1880s.  
Source: National Library of Australia.

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s. In 1867, the area was favourably compared to Switzerland by an *Argus* correspondent in 1867, who noted that Healesville was by then a 'thriving little township'.<sup>12</sup> The next year, however, it appears the development in Healesville had slowed. The road works along the Yarra Track had been completed, and though some former road workers settled in the township<sup>13</sup>, the *Illustrated Home News for Readers* noted that 'if the closing of a two or three hotels in a town is a sign of its going to the dogs, then I must report Healesville to be in a bad way'.<sup>14</sup> Things did not appear to have improved by the early 1870s, with the *Argus* bluntly stating the 'once-flourishing township [...] looked as if it had missed its way [and] wandered a long distance from the path of progress'.<sup>15</sup>

#### 1.4 Growth

The establishment of railway services to the district, and the resultant surge in tourism, improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits.

The rail line to Lilydale opened in 1882, and meant Healesville was within easy reach of Melbourne residents wishing to escape the ills of the city. Its popularity grew through the 1880s, with the *Argus* correspondent 'Vagabond' reporting that over a period of eight days the previous summer, Cobb & Co coaches had carried 1064 passengers from Lilydale to the township.<sup>16</sup> This growing popularity was consolidated with the extension of the line to Healesville itself in 1889.

The growth of Healesville from the mid-1880s meant the township attracted, and could support, an increasing variety of businesses. While in 1884 nine of the thirty-eight listings in the post office directory were farmers, by 1891 the town was now home to numerous carpenters, hotel keepers, and storekeepers, reflecting the growth of the township in this time.<sup>17</sup> Residents of Healesville could choose to spend their recreation time at either of the two billiard saloons or two temperance hotels. William Hall rebuilt his blacksmith's shop at the intersection of Green and Nicholson Streets in 1887; Hall's business was a local landmark and the corner became locally known as Hall's corner. The premises were demolished in 1909.<sup>18</sup> A Book and Stationery Warehouse was established next to the new post office (now the Healesville Pharmacy at 215 Nicholson Street) by George Matthews, who advised he 'always has in stock every requisite necessary to be found in a well-conducted business of this kind', which included 'fancy goods' and fishing tackle, as well as stationery.<sup>19</sup> Visiting businessmen, such as music teachers and dentists, operated from Matthew's store on different days each month, and a Miss Leuba opened a 'music and fancy repository' in Healesville in 1897.<sup>20</sup> Christensen's Drapery stocked 'Crockery, Grocery (sic) and Stationery' alongside the services of a draper.<sup>21</sup> In 1895, John Christie had taken over the Healesville Butchery in Nicholson Street, a family business which operated in the township in different locations, almost continually into the second half of the twentieth century.<sup>22</sup>

James Munro, who owned a number of allotments within the township, constructed his shop on Nicholson Street in c.1886. His widow, Agnes, continued to operate a general store on the premises, selling drapery and groceries.<sup>23</sup> The building at 228-230 Nicholson Street was divided into two shops in the 1930s.<sup>24</sup>

As the township grew from the mid-1880s, so did moves towards establishing a shire of Healesville. The *Lilydale Express* supported the move, commenting in March 1887 'the growing importance of Healesville and its environs and the material resources it possess fully justify the step [...] Healesville is likely to become an important centre of the population'.<sup>25</sup> On 26 September 1887 the Shire of Healesville was gazetted.<sup>26</sup> The same year, a new weatherboard post office was built on the site of the present building, at 213 Nicholson Street, now used by Vic, and a recreation hall with seating for 200 patrons, known as Daly's Hall, was opened at 201 Nicholson Street.<sup>27</sup> In an effort to beautify the township, street trees were planted along Nicholson Street in c.1888, and again to celebrate the Queen's jubilee in 1897.<sup>28</sup>

### 1.5 Twentieth century

By 1912, the listings in Sands & McDougall for the township numbered close to 300, and included more than thirty boarding (guest) houses. Many early buildings were replaced by more permanent buildings along Nicholson Street. In 1902, W J Dawborn of Yarra Glen constructed a grocery and drapery at 195 Nicholson Street, originally with an attached residence. He announced the opening of the Healesville branch of his business, stating that 'only first-class goods offered'.<sup>29</sup> Ann Boone, whose husband Thomas had operated the Healesville Hotel, erected a six-roomed weatherboard house at 294 Nicholson Street which was known as 'Temora' in c.1910, still extant today (see Figure 10, Figure 11 & Figure 22).<sup>30</sup>

Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association'. A pamphlet issued by the Association in 1910 noted the different 'classes' of visitor which the Healesville region catered for:

'To the city man who desires a quiet holiday, or to one in search of bracing mountain air; to the sportsman, with a gun and rod; or tourist, with camera, there is no place that offers greater opportunity for enjoyment than this district'.<sup>31</sup>

By the 1920s, Healesville had developed into a centre catering for the surrounding district, providing services for its increasing number of local residents as well as the visitors who continued to make the journey from Melbourne. Cafes, which became a feature of the main street from the 1890s, increased in numbers from the 1920s. Motor garages opened in Nicholson Street to cater to the new levels of car usage. By the mid-1920s, the former Hall's corner was occupied by the Healesville, Marysville and Toolangi Motor service.<sup>32</sup> William Law opened his East End garage at 208-214 Nicholson Street in the early 1930s, and again, the building is still extant and serves much the same purpose (Figure 17).<sup>33</sup> Numerous cars were available for individual hire, and to transport visitors to the area's attractions.<sup>34</sup> The construction of the Maroondah Dam in the 1920s saw an influx of workers (and their wages) to the district.<sup>35</sup>

The need by traders to cater to the different shopping patterns of local residents and outside tourists was noted by the *Healesville Guardian* in 1945. Though shops had shut on Wednesday afternoons since the 1890s, by the 1920s there was a strong movement for a change to the weekend. Whilst some Nicholson Street shopkeepers were pushing for a Saturday half-holiday, to enable participation in the local sporting competitions, others wanted to stay open on Saturdays to make the most of the trade from visitors purchasing supplies over the weekend.<sup>36</sup>

John Cornish, a resident of Healesville since the 1870s and boot-maker, demolished the single storey shops at 246 Nicholson Street and erected his two-storey brick 'Cornish's Buildings' in 1920.<sup>37</sup> Half of the building was occupied by the National Bank chambers until 1955, when the bank's new premises were constructed, following which the ground floor of the two shops was combined for use by a café – a role the building still fulfils today.<sup>38</sup>

Thomas Phillips had established his plumbing business in Healesville by the late 1890s, which operated from the south side of Nicholson Street near the Grand Hotel.<sup>39</sup> By the 1910s, he had been joined by his son to form T.J. Phillips & Son, and the business expanded to be plumbers and builders, and the sale of plumbing supplies.<sup>40</sup> During the 1920s, the company moved to new premises on the corner of Green and Nicholson streets.<sup>41</sup>

The Soldiers Memorial Hall in Nicholson Street was opened in April 1924 by the Governor General, Lord Forster to honour the 187 soldiers who served in the First World War from the Healesville district, of which thirty-seven had lost their lives.<sup>42</sup> The Grand Hotel was remodelled in 1932, given a moderne style portico. The opening of the Healesville Sanctuary in 1934 solidified the district's appeal for visitors.

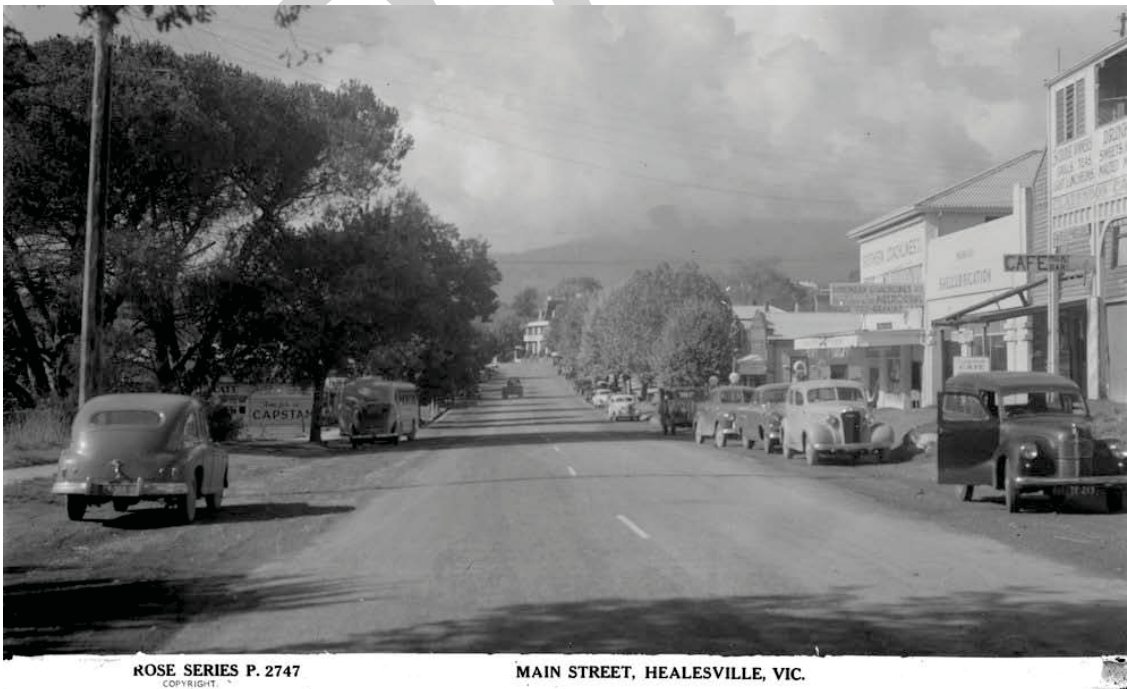
The Maroondah Highway, the new State highway between Camberwell and Mansfield which took in Nicholson Street, Healesville, was declared by the Minister for Public Works in 1948.<sup>43</sup> Fire was a regular issue for the buildings along Nicholson Street, with a number of older timber buildings destroyed by major fires through the twentieth century.

For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry.<sup>44</sup> However by 1959, as the local sawmills began to close, this importance declined.<sup>45</sup> With the rise in car ownership and the loss of freight from the timber trade, the Healesville railway was under constant threat of closure from the second half of the twentieth century. Following the reduction of services, services stopped completely in 1980.<sup>46</sup>

Through the latter part of the twentieth century, Nicholson Street, as the commercial centre of Healesville, has continued to cater for both the regular day-trippers and tourist who visit the township, as well as continuing to serve as a local retail centre for the residents of the district.



Figure 6 Detail of an 'Airspy' oblique aerial photograph of Nicholson Street, with the Grand Hotel visible in the centre of the image, prior to alterations, c. 1928 (indicated).  
Source: Airspy collection, State Library of Victoria.



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MAIN STREET, HEALESVILLE, VIC.

Figure 7 Nicholson Street looking east. The former Rathrone House, 206 Nicholson Street is shown at right, c. 1950.  
Source: Rose Postcard Collection, State Library of Victoria.



Figure 8 Nicholson Street c. 1945. Note Alex Christie's butcher shop at left of the Healesville Hotel (260 Nicholson Street), with Cornish's Buildings (246 Nicholson Street) also visible.  
Source: State Library of Victoria.



Figure 9 Nicholson Street, c. 1950s. Note Fordson Tractors, at the north-west corner of Green and Nicholson streets - Hall's corner. The Stationers and the Post Office buildings are also shown.  
Source: Rose Postcard Collection, State Library of Victoria.



Figure 10 View of Healesville, c. 1930. 'Temora', 298 Nicholson Street (arrowed) is visible to the left of the Memorial buildings.  
Source: State Library of Victoria.



Figure 11 Detail of Figure 10, showing 'Temora' (at centre) before the addition of the present entry steps and gablet.



Figure 12 Nicholson Street looking east, c. 1960. Note the timber bench seating, encircling the base of the trees.  
Source: Rose Postcard Collection, State Library of Victoria.



Figure 13 A similar view of Nicholson Street, in winter, c. 1960.  
Source: Rose Postcard Collection, State Library of Victoria.

## 2.0 Description

Note: where HO numbers are included below, this refers to properties with existing individual Heritage Overlay controls, some of which are included in the precinct area.<sup>47</sup> These properties are considered to be 'significant' to the precinct. The following description should also be read in conjunction with the attached schedule of properties, which includes brief descriptions of all properties in the precinct area. References to 'significant', 'contributory' and 'non-contributory' are made throughout the description, and reflect the gradings identified in the schedule of properties.

The proposed Healesville Commercial Precinct is focused on the Healesville 'main street' shopping centre, which is linear in form and borders the east-west running Nicholson Street (Maroondah Highway). Nicholson Street is sited on a terraced hillside that slopes down from south to north where it borders the flats of the Watts River. The slope is most apparent looking south up Church Street. In effect, Nicholson Street has a 'high' and 'low' side. Nicholson Street itself is also subject to an existing Heritage Overlay (HO159) which extends beyond the proposed new precinct, and covers the mature street trees, as well as recent landscaping, reproduction pillar form lamp posts, and bluestone terraced garden beds and bench seating, some of which encircle the street trees. The trees, which include elms, planes and oaks, contribute to the heritage character of the proposed new precinct.

The wide intersection of Green and Nicholson streets is at the centre of the precinct, and the point at which Nicholson Street angles slightly to the north-east. The intersection is dominated by the Grand Hotel (HO87), and many historic views of the town feature this prominent building including in views from west of the intersection. The precinct takes in the southern side of the shopping centre to its full extent, from the former Law's Motor Garage (HO160) at the east end of commercial development on the main street (on the Melbourne approach), to the corner of Manse Street.



Figure 14 Nicholson Street, looking east, and showing commercial buildings on the south side.



Figure 15 Nicholson Street, looking east and showing the Healesville Hotel at right (HO157).



Figure 16 South side of Nicholson Street, looking west.



Figure 17 The west end of the Healesville Commercial Precinct, with former Law's Motor Garage, 194-96 Nicholson Street at right (HO160).



Figure 18 Nicholson Street, showing interwar shop and residences to the east end of the proposed commercial precinct. Situated on the south side of the street, both buildings are 'contributory' to the precinct.



Figure 19 Reece Plumbing Showroom, 219 Nicholson Street, assessed as 'significant' to the precinct.

On the north side of Nicholson Street, fewer buildings/properties are included in the proposed precinct area, being those grouped to either side of Green Street.

The Healesville Commercial Precinct is intended to capture, or include, historic commercial/retail buildings which are concentrated in the core of the Nicholson Street shopping centre. While the precinct includes within its boundary some non-contributory buildings, this is generally due to their being adjacent to, or between, the buildings of heritage value in Nicholson Street.

The dates of construction for the graded heritage buildings range from the late 1880s through to the post-WWII period (some from the 1950s and early 1960s). While this is a wide date range, it is not uncommon in rural centres where development can occur over a long period, rather than being concentrated in a short period as more typically happens in inner suburban shopping strips. Many of the earlier commercial buildings in Healesville were simple timber constructions, which inevitably were replaced; slower economic development and population growth also discouraged more intensive commercial development.

As noted, there are a number of buildings in Nicholson Street which are subject to individual Heritage Overlay controls, and which are included within the boundaries of the precinct. These include Law's Motor Garage (HO160) 194-96 Nicholson Street; former Rathrone House (HO164) 206 Nicholson Street; pair of shops (HO89) 228-30 Nicholson Street; Healesville Hotel (HO157) 256 Nicholson Street; Grand Hotel (HO87) 270 Nicholson Street; Mission Hall (HO91) 286 Nicholson Street; and the Memorial Hall (HO158) 231-37 Nicholson Street.

Generally, two-storey buildings tend to be located on the 'high' south side of the street, set above terraced landscaping, particularly in the section east of Green Street. The more prominent buildings include the two hotels, Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. These are also advantageously sited to afford views over the roofs of the typically single-storey buildings on the opposite side of the street, to the Watts River corridor and its landscaping.

The majority of buildings within the precinct are constructed of brick, with many subsequently over-painted, and a number being a combination of brickwork with roughcast and render finishes. Other buildings are constructed of timber, but often set behind more substantial facades of brick or cement with tiling. There are also examples of buildings with facades constructed primarily of timber – these include Monroe’s Place/Salvation Army Opportunity Shop, 228-30 Nicholson Street, built in c. 1886 (HO89), as well as the ‘significant’ former Dawborn’s Grocery (now Healesville Newsagency) at 195 Nicholson Street (Figure 20).

There are also a number of modern buildings within the precinct; primarily these are constructed of cement blockwork or modern brown brick, some of which has been over-painted – the former post office and telephone exchange at 213 Nicholson Street is an example. The ANZ bank building at 252 Nicholson Street is constructed of tilt-slab concrete a material not seen elsewhere in the precinct. Typically, these are assessed as being ‘non-contributory’.

A number of commercial buildings have retained their original shopfronts, either in their entirety or a majority of their original elements, and typically they possess a high degree of integrity and are well-maintained. Examples include the Reece Bathroom Showroom prominently sited on the north-east corner of Nicholson and Green Streets, at 219 Nicholson Street (‘significant’) which retains its metal-framed glazing, corner showcases enframing the shop entrance or in-go and leadlight highlight windows; and the Yarra Valley Clinic at 225 Nicholson Street (‘contributory’) and the Kitchen & Butcher shop at 258 Nicholson Street (‘contributory’) which both retain metal-framed glazing and interwar vitreous tiling, among other features (Figure 21).



Figure 20 Former Dawborn’s Grocery, now a newsagency, 195 Nicholson Street, assessed as ‘significant’ to the precinct.



Figure 21 Butcher shop, 258 Nicholson Street, assessed as 'contributory' to the precinct.



Figure 22 Former 'Temora', residence of the Boone family erected c. 1912, 298 Nicholson Street. This property is assessed as 'significant' to the precinct.



Figure 23 Uniting Church, constructed in 1937, and assessed as 'significant' to the precinct.



Figure 24 Former residence and shop building, to the south-west corner of Green and Nicholson streets, viewed from Green Street ('contributory'). The additions to the left are of recent construction.



Figure 25 Former 'Hall's Corner' the north-west corner of Nicholson and Green Streets. This building is assessed as 'contributory' to the precinct.

Less common buildings within the precinct include the former residence 'Temora', 298 Nicholson Street, now adapted as Café Beaz. While some changes have been made to this building – compare the current image at Figure 22 to the historic image at Figure 11 – it retains its block-fronted timber façade, prominent unpainted bichrome brick chimneys and timber verandah, and is further enhanced by its elevated position and its setting back from the street edge in a garden setting ('significant'). The Uniting Church at 286 Nicholson Street ('significant') is an architecturally distinguished and prominent clinker brick church building. It is also unusual in that Healesville's other churches are concentrated on the slope behind the main street in Symons and High streets. The church retains a high level of integrity to Nicholson Street with additions to the rear only visible in oblique views (Figure 23).

An unusual building form in the streetscape are the three brick shops to the south-west corner of Nicholson and Green streets, and two storey brick residence behind (264-268 Nicholson Street, 'contributory'). This is believed to have been constructed in c. 1921, and replaced an earlier timber residence to Green Street and a shop and residence to Nicholson Street.

Within the precinct a number of 'non contributory' buildings have had reproduction bull nose cantilever and post-supported verandahs fitted, which do not relate to the period of construction of the subject buildings. Examples are generally localised to the south side of Nicholson Street, between Green and Manse streets, and include 272, 274, 282, 314 Nicholson Street. Additionally, some multiple shop rows – 276-278 and 300-08 Nicholson Street - have been constructed in a faux-Victorian style with the ANZ bank at 252 Nicholson Street the only building of two storeys adopting this typology. Other examples are located outside the precinct on the north side of Nicholson Street near St Leonards Road.

It is a noted characteristic of the Healesville shopping centre generally that there has been little new commercial development of significant scale, apart from the Healesville Walk shopping centre, constructed in the 1980s; and recent food and wine ventures east of the

town centre such as Innocent Bystander/Giant Steps. At the present time some recent development adopting a contemporary idiom is under construction within the precinct– the commercial/residential development adjoining 5-7 Green Street and the civic additions to the Healesville Memorial Buildings.

### 2.1.1 *Gradings*

Within the proposed Healesville Commercial Precinct the majority of the properties are of 'contributory' heritage value with a small number assessed as being of 'significant' heritage value, as well as a number of buildings assessed as being 'non-contributory'. The 'Description' above provides some guidance on the values or characteristics which have influenced the attribution of the gradings.

'Significant' buildings in the precinct include those with existing individual Heritage Overlay controls. These include several prominent and/or particularly important historic buildings in the Healesville commercial context. These buildings, and those identified in this study as being 'significant' are typically also reasonably externally intact, and are more architecturally distinguished than 'contributory' properties. They may also retain a higher degree of original fabric and integrity including unpainted brick and render finishes, original or little-modified shopfronts including original metal- framed or timber-framed glazing, leadlight, vitreous tiling to piers, in-goes and stallboards, and original or early parapet forms. This grading also includes buildings which are unusual elements in the commercial precinct, such as the Uniting Church at 286 Nicholson Street, and the former 'Temora', now Café Beaz at 298 Nicholson Street.

'Contributory' buildings in the precinct are also comparatively externally intact, albeit typically less architecturally distinguished than 'significant' buildings. Over-painting original surfaces or finishes, as well as changing shopfronts and in some cases first floor windows are among the common alterations made to the 'contributory' commercial buildings. It is also recognised that changes to ground floor shopfronts is a common occurrence generally with historic commercial buildings.

'Non-contributory' buildings include recent infill development, including post-WWII development of little or no architectural merit or heritage character; earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character; and some recent 'faux' Victorian style shop buildings. These properties are included in the proposed precinct due to their particular location, which may be sensitive in terms of future precinct management and conservation. For example, they may be 'sandwiched' between graded buildings, and future development of these properties may have the potential to impact on the heritage significance of the precinct or the adjacent 'significant' or 'contributory' heritage places.

## **3.0 Assessment of significance**

### **3.1 Brief comparative analysis**

On a basic level, the Healesville Commercial Precinct, including its history of commercial development and physical evolution over a long period of time, can be compared with many other rural or semi-rural towns. It began in the mid-nineteenth century, and grew and evolved along with the town's expansion, and that of the hinterland.

The proposed precinct is distinguished, however, through retaining a core of historic buildings on the main street, unlike for example Lilydale where the main street has been diminished in terms of surviving intact historic commercial buildings. The main street of Belgrave is another example of a commercial street or strip in the municipality which has been diminished in terms of its heritage buildings and original heritage character.

Healesville Commercial Precinct is also distinguished, in comparative terms, through retaining a range of heritage buildings which reflect its diverse commercial history. This includes a history which catered to local residents, agricultural development surrounding the town, and a long association with tourism. Businesses associated with the latter include the large and prominent historic hotels. In more recent times, the development of businesses associated with food and wine tourism maintain this tradition.

### **3.2 Assessment against criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges' cultural history.*

Healesville Commercial Precinct is of local historical significance. It is a long-standing commercial/retail shopping strip in Healesville which emerged on Nicholson Street, historically the main road (main street) through town, in the aftermath of the 1865 town survey. A diversity of businesses and commercial activities were quickly established on Nicholson Street, with by 1866 approximately thirty traders principally engaged in supporting the town's role on the main route from Melbourne to the gold diggings at Woods Point. By the end of the nineteenth century Nicholson Street was home to more numerous and diverse businesses, including those servicing the burgeoning tourist trade as well as town residents and the agricultural hinterland. In the first half of the twentieth century, commercial activity in Healesville also supported the timber/sawmilling industry, and in more recent times vineyards and a viticulture industry.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges' cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges' cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

Healesville Commercial Precinct is significant for demonstrating some of the principal characteristics of an historic rural town main street. These include a mix of single and double storey historic commercial buildings, typically with zero setbacks to the street; shopfronts at ground floor level; awnings and verandahs; parapets; and prominent corner buildings including hotels. Businesses in the precinct remain diverse, reflecting an historical pattern of servicing local residents, the hinterland and regular influxes of tourists and holiday makers.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Healesville Commercial Precinct is of local aesthetic/architectural significance. The precinct has a comparatively high level of intactness, and streetscape diversity arising from the variety of building treatments. Nicholson Street, the main street, is typically linear in form and sited on a terraced hillside that slopes down from south to north to the Watts River flats. It has a 'high' and 'low' side, with two-storey buildings tending to be on the 'high' south side of the street and single-storey buildings on the north. Prominent buildings include the two hotels (the Grand and Healesville), Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. The wide intersection of Green and Nicholson streets is a focus at the centre of the precinct, and is dominated by the Grand

Hotel which in turn features in many historic views of Healesville. Mature street trees also contribute to this aspect of significance. While the dates of construction of graded buildings in the precinct range from the late 1880s through to the post-WWII period, this is not uncommon in rural centres where development typically occurs over a long period, and earlier and more rudimentary commercial buildings have been replaced. Mature street trees/street plantings along Nicholson Street, which are subject to an existing Heritage Overlay (HO159), also contribute to this aspect of significance.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Healesville Commercial Precinct is of local social significance as a much valued commercial/retail shopping area in the town, which has catered for local and surrounding residents, as well as tourists and holiday makers since the nineteenth century. The fact that Nicholson Street retains its historical commercial focus emphasises its importance to the Healesville community.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges' history.*

N/A

### **3.3 Statement of Significance**

*What is Significant?*

Healesville Commercial Precinct is focused on the Healesville 'main street' shopping centre, which is linear in form and borders the east-west running Nicholson Street (Maroondah Highway). The street is sited on a terraced hillside that slopes down from south to north where it borders the flats of the Watts River, giving the street 'high' (south) and 'low' (north) sides. The wide intersection of Green and Nicholson streets is at the centre of the precinct, and is dominated by the Grand Hotel (HO87). Dates of construction for graded heritage buildings range from the late 1880s through to the post-WWII period, a wide date range which is not uncommon in rural centres where development can occur over a long period. Generally, two-storey buildings are on the 'high' south side of the street, advantageously sited to afford views to the Watts River corridor, over the roofs of the typically single-storey buildings on the north side of the street. The majority of buildings within the precinct are of brick, with many over-painted, and some with combinations of brickwork and roughcast/render finishes; there are also timber buildings. Mature street trees along Nicholson Street are subject to an existing Heritage Overlay (HO159).

*How is it Significant?*

Healesville Commercial Precinct is of local historical, social and aesthetic/architectural significance.

*Why is it Significant?*

Healesville Commercial Precinct is of local historical significance, as a long-standing commercial/retail shopping strip in Healesville which emerged on Nicholson Street, historically the main road (main street) through town, in the aftermath of the 1865 town survey. A diversity of businesses and commercial activities were quickly established on the street, with by 1866 approximately thirty traders principally engaged in supporting the

town's role on the main route from Melbourne to the gold diggings at Woods Point. By the end of the nineteenth century Nicholson Street was home to more numerous and diverse businesses, including those servicing the burgeoning tourist trade as well as town residents and the agricultural hinterland. In the first half of the twentieth century, commercial activity in Healesville also supported the timber/sawmilling industry, and in more recent times vineyards and a viticulture industry. The precinct demonstrates some of the principal characteristics of an historic rural town main street, including a mix of single and double storey historic commercial buildings, typically with zero setbacks to the street; shopfronts at ground floor level; awnings and verandahs; parapets; and prominent corner buildings including hotels. Healesville Commercial Precinct is also of local social significance as a much valued commercial/retail shopping area in the town, which has retained its historical commercial focus, emphasising its importance to the Healesville community. The precinct is additionally of local aesthetic/architectural significance. It has a comparatively high level of intactness, and streetscape diversity arising from the variety of building treatments, with buildings spread along the linear form of the street, sited on the 'high' or 'low' sides. Prominent buildings include the two hotels (the Grand and Healesville), Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. Mature street trees/street plantings along Nicholson Street, which are subject to an existing Heritage Overlay (HO159), also contribute to this aspect of significance.

#### 4.0 Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

#### Identified By

Lovell Chen, 2012.

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- 2 Symonds, Sally, *Healesville: History in the Hills*, Pioneer Design Studio, Lilydale, 1989, p. 20.
- 3 J.M. Grant, President, Office of Lands and Survey in *Argus*, 25 February 1864, p. 5 *Argus*, 15 February 1865 p. 1 and *Argus*, 28 January 1865 p. 1.
- 4 *Argus*, 21 December 1864, p. 8.

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- 5 The following overview is taken from the National Heritage List citation for Coranderrk (ID 106033).
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- 8 Township of Healesville plan, in Symonds, Sally, *Healesville: History in the Hills*, 1989, pp. 26-7.
- 9 The businesses recorded likely date from late 1865.
- 10 The reference to 'ballroom' is believed to have been somewhat of a joke, given the size and state of the building. (conversation with Bob Pockett, Healesville and District Historical Society, 16 December 2011)
- 11 *Butler's Wood's Point and Gippsland General Directory 1866*. Healesville.
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- 15 *Argus*, 30 January, 1872, p.6.
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- 20 *Healesville Guardian*, August 6 1897, p 2
- 21 *Healesville Guardian*, 15 June 1894, p.2.
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- 29 *Healesville and Yarra Glen Guardian*, 20 June 1903, p. 5.
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- 31 *Tourists' Guide to Picturesque Healesville and district*, Healesville Tourist and Progress Association, State Library of Victoria, 1910, p. 13.
- 32 *Healesville and Yarra Guardian*, 22 October 1927, p. 4.
- 33 *Healesville and Yarra Glen Guardian*, 26 July 1930, p. 1.
- 34 Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 99.



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- 35 Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 98.
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- 37 *Healesville and Yarra Glen Guardian*, 17 July 1920, p. 1.
- 38 Pockett, Frank, *Did you know? Series 2 More Snippets from Healesville's Past*, Healesville Historical Society, 2009, p. 14
- 39 Pockett, Frank, *Did you know? Series 2 More Snippets from Healesville's Past*, 2009, p. 21.
- 40 *Healesville and Yarra Glen Guardian*, 30.8.1912, p. 2.
- 41 Pockett, Frank, *Did you know? Series 2 More Snippets from Healesville's Past*, 2009, p. 28.
- 42 Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 96.
- 43 *Healesville Guardian*, 7 February 1948, p. 1.
- 44 Symonds, Sally, *Healesville: History in the Hills*, 1989, p. 129.
- 45 Context, Shire of Yarra Ranges Heritage Study – Volume 3: Farmland, Forest and Fern Gullies – An Environmental History of the Shire of Yarra Ranges. 2000, p. 24
- 46 Yarra Valley Tourist Railway, <http://www.yarravalleyrailway.org.au/history/h9.htm>, accessed 24 May 2012.
- 47 See the relevant individual property citations for further information and detail on these properties. These can be found at <http://vhd.heritage.vic.gov.au>, search under 'Yarra Ranges Shire' in 'municipality' field.






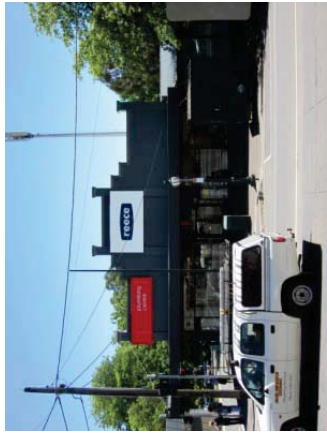
**Healesville Commercial Precinct: Schedule of Properties**




Note: 'HO' numbers in the 'Building Name' column refer to an existing individual property Heritage Overlay control.

**Nicholson Street – North Side**


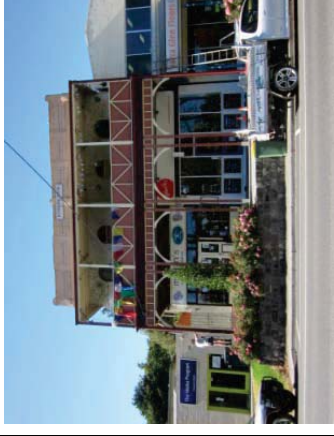

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Image
Healesville Newsagency formerly Dawborn's Grocery	195	Nicholson Street	1902	Federation era timber shopfront with prominent timber parapet	Significant	
Candyville	197	Nicholson Street	1980s	Modern painted timber and cement block shop building with reproduction timber post verandah	Non-contributory	
Healesville Jewellery	197A	Nicholson Street	1980s	Modern painted timber and brick shop building with reproduction timber post verandah	Non-contributory	
Healesville IGA Supermarket	199	Nicholson Street	1930s, and later	Interwar painted timber shop building with substantial modern two-storey brick rear wing and modern parapet.	Non-contributory	
Wild Grains Bakehouse	201A	Nicholson Street	1960s	Post-war rendered brick shop with pressed metal soffit to cantilever verandah	Non-contributory	
Glenda's Candle Scents, Ezywear ladies fashion	201	Nicholson Street	1950s	Post-war two storey clinker brick pair of shops with residences above	Contributory	
Kennedy & Wilson Chocolates; Bendigo Bank.	203-05	Nicholson Street	1980s	Modern two storey over-painted brick shop and office building	Non-contributory	
Taste Buds Cafe	207	Nicholson Street	1960s	Post-war rendered brick shop building with plated metal glazed shopfront	Non-contributory	




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Image
Family Butchers	209	Nicholson Street	1930s, intact 1950s shopfront	Interwar rendered brick shop building with intact 1950s shopfront with non-original tiling.	Contributory	
Toscano's Healesville Fruit Market	211	Nicholson Street	1930s	Interwar rendered brick shopfront with parapet - a pair with 209 Nicholson Street. Retains unpainted brick side wall	Contributory	
Vic Forests Offices, former telephone exchange	213	Nicholson Street	1970s	Modern over-painted brick office building with set back first floor component	Non-contributory	
Healesville Pharmacy	215	Nicholson Street	1890s, heavily altered	Rendered brick modern shopfront with faux Victorian-style post verandah	Non-contributory	




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Image
Grandma's Gift Shop, Clarence Gifts, Jabez Footwear and Mocha and Lime Cafe	217, 217 A & B	Nicholson Street	After 1909, appears remodelled in late 1930s	Part-rendered and over-painted brick former garage complex, converted to retail tenancies - retains sawtooth roof and brick end walls, visible from Green Street.	Contributory	
Reece Bathroom Centre former T J Phillips & Son Hardware and Plumbing Supplies	219	Nicholson Street	c. 1920	Over-painted brick and vitreous tiled interwar shop building with prominent rendered stepped parapet and original metal-framed glazed shopfront incorporating show cases and leadlight glazing.	Significant	
As above	221	Nicholson Street	1960s	Modern over-painted brick and glazed showroom	Non-contributory	
Optometrists/Yarra Valley Clinic	223	Nicholson Street	1970s	Modern brick consulting rooms	Non-contributory	




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Image
Yarra Valley Clinic	225	Nicholson Street	1920s, 1930s	Interwar over-painted brick shop building, with generally intact shopfront retaining vitreous tiling, metal-framed glazing, tiled in-go and later shop door	Contributory	
Healthscope Pathology	227-29	Nicholson Street	1920s	Interwar brick and render shop buildings with modified metal-framed glazed shopfronts	Contributory	
Healesville Memorial Buildings HO158	231-37	Nicholson Street	1923, 1937, 1970s	Interwar Georgian Revival two-storey brick public hall and associated Council facilities	Significant	


## Nicholson Street – South Side




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Former Law's Motor Garage HO160	194-96	Nicholson Street	1920s	Interwar brick single storey motor garage building	Significant	
Steps Personal Training; Yarra Glen Floors	200-02	Nicholson Street	1980s	Modern two storey over-painted cement block shop buildings	Non-contributory	
Rathrone House HO164	206	Nicholson Street	c. 1890	Late-Victorian two-storey over-painted brick shop and residence with reproduction verandah, the form of which is based on photographs.	Significant	
Melba program; Menz Cutz	208-10	Nicholson Street	1960s	Modern over painted brick shops	Non-contributory	
Maroondah Panel Service	212	Nicholson Street	1930s	Interwar Moderne rendered brick automobile service garage	Contributory	



Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Ride On Mowers	214	Nicholson Street	1900s	Two-storey rendered brick and roughcast commercial premises	Contributory	
Artist's Lounge; Mainly Cambodian; G A Black & Co; Linea Hairdressing	222-26	Nicholson Street	1983	Modern brick shop and office suites with some over-painting	Non-contributory	
Monroe's Place/Salvos Care n' Wear HO89	228-30	Nicholson Street	1886	Single-storey timber pair of shops with stepped parapet and moulded timber coping. Remodelled part-intact c. 1930s shopfronts	Significant	
Mark Gunther Real Estate; Zazz Hair; De Graaf & Birkett	232-34	Nicholson Street	1960s	Modern over-painted brick and render shopping arcade with part-original flanking shop fronts and splayed entrances	Contributory	
The Topsy Chef	236	Nicholson Street	Early 1960s	Modern over-painted specialty brickwork shop building with plated metal-framed show window	Non-contributory	




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Mud Glass Metal; Chez Monde Gifts	238-40	Nicholson Street	1930s, later shopfronts	Inter-war over painted brick shop buildings with modern aluminium framed glazed shopfronts	Contributory	
Warehouse Antics	240A	Nicholson Street	1930s	Former brick factory/warehouse building with sawtooth roof, accessed by driveway from Nicholson Street - no street presence	Non-contributory	
Jyali Gifts	242	Nicholson Street	1920s	Interwar two-storey rendered and over-painted shop and residence with part-original shopfront and entry. In-filled balcony to first floor	Contributory	
Mail Newspaper; Upper Yarra Community Hub (former bank premises)	244	Nicholson Street	1950s	Post-war two-storey rendered brick commercial building with recessed separate entry to first floor tenancy. Windows and entries enframed by projecting coving	Contributory	


Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Cherry Tree Takeaway, former Cornish's Buildings	246	Nicholson Street	1920	Interwar two storey rendered and over-painted brick shop and residences with modern aluminium framed glazed shopfronts. Prominent rendered parapet, rendered quoining and pressed cement lettering to first floor.	Contributory	
Subway	250	Nicholson Street	1960s	Modern brick shop with plated metal-framed glazed shopfront, enclosed by fieldstone clad brick piers.	Non-contributory	
ANZ Bank; KG Fashion Boutique; Employment Plus	252	Nicholson Street	1980s	Modern two-storey concrete shop and office building, adopting faux-heritage building form and detailing.	Non-contributory	
Healesville Hotel HO157	256	Nicholson Street	1912	Edwardian two-storey rendered and over-painted brick hotel with projecting corner bays and enclosed two level verandah.	Significant	
Kitchen & Butcher, formerly Alex Christie Butcher	258	Nicholson Street	1930s	Interwar painted brick shop building with generally intact 1930s shopfront comprising vitreous tiling to piers, stallboards, in-go and parapet, metal-framed glazing, marble threshold, and later timber and glass shop door. Retains elements of its earlier shop signage to awning fascia.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Barrique Wine Sales	260	Nicholson Street	1930s	Interwar painted brick shop building with modern aluminium-framed shopfront	Contributory	
Commonwealth Bank (former State Savings Bank)	262	Nicholson Street	1920s, 1980s	Interwar two-storey brick bank and residence with altered ground floor and brick addition to west side incorporating new entry	Contributory but only to extent of the original section of the building; remainder is non-contributory	
Morris Brown Gifts	264	Nicholson Street	c. 1923	Interwar brick shop building with rendered brick parapet and modern aluminium-framed shopfront	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Black Cat Boutique	266	Nicholson Street	1930s	Interwar over-painted brick shop building with timber post-supported verandah and generally intact metal-framed glazed shopfront. Retains a 1930s shop interior – a pair with 268 Nicholson Street.	Contributory	
YV Travel	268	Nicholson Street	1930s	Interwar over-painted brick shop building with timber post-supported verandah and generally intact metal-framed glazed shopfront – a pair with 266 Nicholson Street.	Contributory	
Residence (5-7 Green St)	Behind 266-8	Nicholson Street	c. 1923	Interwar two-storey brick residence, thought to be adapted as two flats with verandah, recently removed. The shops to 264-68 Nicholson Street are interconnected.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Grand Hotel HO87	270	Nicholson Street	1888, 1930s	Two storey Victorian brick hotel with mansard roof and later Moderne rendered brick balcony extending over the footpath.	Significant	
Spectacle Site	272	Nicholson Street	1930s, heavily altered	Interwar over-painted brick and shop building with modern shopfront and intrusive bull nose cantilever verandah	Non-contributory	
Grind n' Groove	274	Nicholson Street	1950s	Post-war two-storey over-painted cast cement block shop and residence with non-original timber-framed shopfront and infilled first floor balcony and intrusive bull nose cantilever verandah.	Non-contributory	
Wanda Inn Café and offices	276-78	Nicholson Street	1980s	Modern chipped brick shop building with faux-Victorian parapet and verandah detailing	Non-contributory	
HICCI Offices	282-84	Nicholson Street	1960s	Post-war rendered brick former consulting rooms, with intrusive bull nose cantilever verandah.	Non-contributory	
Mission Hall HO91	286	Nicholson Street	c. 1870	Victorian timber gable-roofed church building	Significant	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Uniting Church	286	Nicholson Street	1937	Clinker brick church set back from street in garden setting with bluestone retaining wall and entrance gate piers to street. Gabled terracotta-tiled roof and gabled entry with bell cote above.	Significant	
Crumbz Café; Barry Plant; offices	288-92	Nicholson Street	1960s	Modern two-storey over-painted brick shop and office building, with non-original shopfronts and window framing. Faux metal balconettes to some first floor windows	Non-contributory	
Café Beaz	294	Nicholson Street	c. 1910	Block-fronted timber two-storey elevated former residence, now adapted as a café. Set back from the street in garden setting and with timber verandah and steps. Hipped iron-clad roof with prominent brick and rendered paired chimneys.	Significant	
Hill Top Shops - Healesville Movies; Vet; Travelstore	300-08	Nicholson Street	1980s	Modern brick shop building with faux-Victorian detailing evident in parapet form and bull nose verandah.	Non-contributory	
Andromache's Pizza	310	Nicholson Street	1930s	Interwar two-storey clinker brick shop and residence with hipped terracotta tiled roof and timber framed multi-paned tripartite windows to first floor and ground floor entry. Modern metal-framed shopfront.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	
Reflex Day Spa	312	Nicholson Street	1930s	Interwar two-storey clinker brick shop and residence with hipped terracotta tiled roof and metal-framed corner windows to first floor. Non-original rendering to ground floor shopfront including framing.	Contributory	
Argyles Café and Boutique	314	Nicholson Street	1950s	Interwar over-painted brick former consulting rooms and residence, now adapted as shops. Intrusive bulbous cantilever verandah to ground floor.	Non-contributory	





## HEALESVILLE HERITAGE PROJECT

SYMONS STREET RESIDENTIAL PRECINCT  
CITATION

Prepared for  
**Shire of Yarra Ranges**

March 2013

**LOVELL CHEN**  
ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE  
EAST MELBOURNE 3002 AUSTRALIA  
TEL +61 (0)3 9667 0800  
FAX +61 (0)3 9416 1818  
[www.lovellchen.com.au](http://www.lovellchen.com.au)  
[enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au)

DRAFT

## Symons Street Residential Precinct



Figure 1 Map showing the extent of the proposed Symons Street Residential Precinct and the gradings of buildings within the precinct.

Source: Base plan – Land Victoria.

The Symons Street Residential Precinct comprises three non-contiguous sections. The west section includes properties in Symons and Church streets; the middle section properties near the intersection of Symons Street and Crowley Road; and the east section properties near the intersection with Manse Street. The precinct also includes one property with an existing individual Heritage Overlay control, being the St John's Anglican Church (HO166) in the western section of the precinct. This, together with the other properties in the proposed precinct area, is identified in the attached schedule of properties.

The precinct is mapped at Figure 1. The precinct was surveyed in February and March 2012, and refined on a subsequent site visit in June 2012.

### 1.0 History

#### 1.1 Healesville

The township of Healesville developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. Gold had been discovered at nearby New Chum, near the intersection Chum and Myers creeks in 1856, and an early track to the diggings through the Healesville area was located north of the

current main road. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. The new route was claimed to be 'a great improvement over the first marked track'.<sup>1</sup> Outlined in late 1863, it followed the higher ground on the south side of the Watts River. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.<sup>2</sup> Construction of the road began in 1864.<sup>3</sup>

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville.<sup>4</sup> Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). The Central Board of Aborigines had been established in Victoria in 1860, and with the Lands Department began to identify areas for Aboriginal settlement. By 1863 six reserves, including four missions, were established; this included Coranderrk although it was not a mission reserve. Coranderrk was comparatively close to Melbourne, an important consideration in the subsequent history of the reserve, whereby it came to influence the development of Victorian Government Aboriginal policies. In particular, the autonomy and self-determination encouraged of the residents was notable, and a departure from other missions and reserves which had more paternalistic management regimes. The running of Coranderrk was also strongly influenced by Kulin culture.

The Healesville township was surveyed in April 1865 by George McDonald of the Department of Lands and Survey. Healesville was named after Richard Heales, the Premier of Victoria in 1860-1, whilst Nicholson Street was named after William Nicholson, Premier of Victoria between 1859 and 1860, and a local landowner.<sup>5</sup> Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River. Symons Street was located south of Nicholson Street, running parallel with it, and on high ground.

The first auction of town and suburban lots at 'Healesville, situate at New Chum on the road from Melbourne to Wood's Point' was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The upset price for unimproved town lots was £8 per acre and for improved lots £16 for allotments along Nicholson Street.<sup>6</sup>

The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s, and was favourably compared to Switzerland by an *Argus* correspondent.<sup>7</sup> It was the establishment of railway services to the district, and the resultant surge in tourism, which improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, bringing Healesville within easier reach of Melbourne residents. Accommodation for visitors was initially provided by the hotels.<sup>8</sup> On 26 September 1887 the Shire of Healesville was gazetted.<sup>9</sup>

By the early 1900s, a new type of accommodation for tourists not wishing to stay in hotels began to emerge. Guesthouses, as found in the subject precinct, became common in the town and surrounding area. Existing dwellings were adapted to this use, or larger new purpose-built guesthouses were constructed to cater for the growing tourism market.<sup>10</sup> Illustrative of the town's dependence on visitors, the local progress association formed in 1904 was called the 'Healesville Tourist and Progress Association', and Healesville was listed in the 'holiday resort' section of the *Sands & McDougall* directories. In 1908, twenty-five guest or boarding houses were listed in the directory, many of which were situated on the township's hills, affording views of the surrounding area.<sup>11</sup> A pamphlet issued by the Healesville Tourist and Progress Association in 1910 also noted the different 'classes' of visitor which the Healesville region catered for:

To the city man who desires a quiet holiday, or to one in search of bracing mountain air; to the sportsman, with a gun and rod; or tourist, with camera,

there is no place that offers greater opportunity for enjoyment than this district.<sup>12</sup>

The post-World War I period was the peak for the guesthouse market in Healesville, with approximately seventy-five operating during the 1920s.<sup>13</sup> The larger guesthouses staged functions and events to entertain guests, including sports matches and dances.<sup>14</sup> From the 1940s, however, with the rise of car ownership and increasing mobility, and the growing popularity of swimming and seaside holidays, Healesville's tourist trade began to decline. Day-trippers replaced holiday makers as the bulk of the town's visitors. Other forms of holiday accommodation, such as motels with provision for carparking, also came online.

Many guesthouses subsequently closed or were adapted to boarding house accommodation, mainly for itinerant workers and tradesmen. For a period after World War II, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to rising employment in the district's forest industry.<sup>15</sup> However by 1959, as local sawmills began to close, this importance declined.<sup>16</sup>

## 1.2 Symons Street

[Unless otherwise stated, all properties referred to below are included in the precinct boundary. References to 'significant' and 'contributory' properties reflect the gradings identified in the schedule of properties. See also 'Gradings' below.]

Purchasers of land along Symons Street at the first sale of land in 1865 included R King, Thomas Harris, J Barwick and William Vale (Figure 3). While Nicholson Street was developed as the main commercial precinct and transport route through the centre of the town, Symons Street was predominantly a residential street, with a number of dwellings constructed on allotments by the late nineteenth century.

St John's Anglican Church, 3 Symons Street (HO166) was built in 1889 and replaced an earlier 1869-70 church.<sup>17</sup> The latter would have been one of the earliest buildings in the street.

Symons Street appears to have remained as an unmade road into the early twentieth century. In 1889, a report from a meeting of the Healesville Shire Council noted a petition had been received from the ratepayers of Symons Street requesting that 'a small sum be expended in forming that street'.<sup>18</sup> In 1912, a public disagreement over how to proceed with the 'formation' of Symons Street was played out in the local newspaper, between two long term residents, John Cornish and Michael Tevlin, both of whom owned land on the street. At this time the street, which was 'very much used for light vehicle and pedestrian traffic' had still not been improved.<sup>19</sup> Cornish also noted that Symons Street was not the only one requiring improvement, but it was 'the only street that is a disgrace to the council and the town...Being right in the centre of town it should at once be put in order'.<sup>20</sup>

In 1914, the annual Arbor Day beautification scheme resulted in 30 trees being planted along Symons Street.<sup>21</sup> These may include some of the current street trees. However, the state of the roadway had still not improved by 1919, when a correspondent to the *Healesville and Yarra Glen Guardian* noted that 'it is a real joke'.<sup>22</sup> In 1926, a portion of Symons Street west of Green Street was raised and 'metalled' (gravelled), although there continued to be some local concern about the safety of the road.<sup>23</sup>

The hilly topography of the township also caused drainage problems, with properties in the lower parts of town regularly inundated with overflow from drains after heavy rain. However, the hilly eastern area of Symons Street, somewhat cynically known as 'Councillor's Hill', reputedly avoided these problems. Its elevated position attracted more prominent members of the community and, apparently, a better road and infrastructure maintenance program.<sup>24</sup> Guesthouses were also attracted to the elevated areas, to take advantage of the views.

J Barwick who, as noted above, was an original purchaser of land on Symons Street at the first sales of town lots in June 1865, owned land at the corner of Manse Street.<sup>25</sup> This land (Crown Allotment 6, Section K), was purchased by George Matthews in 1917-1918.<sup>26</sup> By the following year, the allotment had been subdivided, with another portion occupied by Sydney Ernest Blackburn, who ran the adjacent *Burruma* guest house (since demolished) which fronted Blannin Street.<sup>27</sup> A residence, known as *Powlett*, was constructed at 9 Manse Street for Matthews in 1919, which had a net annual value of £50.<sup>28</sup> George Matthews was a prominent member of the Healesville community, operating his Book and Stationery Warehouse next to the post office from the 1890s, and twice serving as a councillor.<sup>29</sup> Following his death in 1921, the George S Matthews Memorial Baths were constructed in Queen's Park.

The property at 27-29 Crowley Road was originally purchased by Thomas Henry on 21 December 1900.<sup>30</sup> By 1905, a guesthouse, run by Frederick Joliffe, was operating from the site. The guesthouse, thought to have been located on the lower or eastern portion of the allotment facing to Crowley Road, is no longer extant. In 1916, William Henry Andrew purchased the property from then owner Mrs Bryning and undertook improvements to it, increasing its net annual value from £25 in 1916 to £50 in 1920.<sup>31</sup> In 1925, the rates again jumped to a net annual value of £83.<sup>32</sup> It is possible that there were two buildings on the large site at this time: the earlier guesthouse, likely situated further down the hill towards Symons Street, and the surviving dwelling at 27-29 Crowley Street, known as *Neangar*, which was constructed on the remainder of the site in c.1924 (a 'significant' building in the precinct). Chemist WH Andrew was a well-known member of the Healesville community, and resided with his wife at the Crowley Road property, *Neangar*, until his death in 1944.<sup>33</sup>

The building at 28 Symons Street ('significant' to the precinct), was constructed in c.1904 after Perry Burt, joint proprietor of the nearby Grand Hotel, acquired the land. This was described as a private hotel, initially rated at a net annual value of £27.<sup>34</sup> An early advertisement for the property, named *Grand View*, described it as a 'new modern building' boasting 'large airy bedrooms' with 'balconies commanding magnificent views' (Figure 7, Figure 8).<sup>35</sup> There is therefore a connection between this property and the hotel on Nicholson Street, which is visible from the former guesthouse.

Thomas Harris was another purchaser of land in the 1865 town sales.<sup>36</sup> In c.1891, the rate books indicate that he subdivided his original landholding and constructed four houses fronting Green Street between Symons and Blannin streets, which included the surviving buildings at 2 and 6 Green Street (both 'contributory'). Harris died in 1904, and his six roomed weatherboard house, likely 2 Green Street, was at that time valued at a net annual value of £20.<sup>37</sup> This property was purchased in c. 1904 by bookseller George Matthews, later resident of 9 Manse Street (q.v.), along with part of Allotment 11 on Blannin Street. Additions were made to the building, apparently to convert the residence to the guesthouse which operated from the dwelling soon after.<sup>38</sup> The guesthouse was originally known as *Mernda* and then *Ingle Nook*. In the 1920s, advertisements for *Ingle Nook* noted 'log fires and special comforts for the winter' and the 'spacious verandahs and shady trees for the summer'.<sup>39</sup>



Figure 2 Detail from Town and Suburban Land, Healesville, County of Evelyn, Department of Lands and Survey, August 1865.  
Source: National Library of Victoria.



Figure 3 Detail from Township of Healesville (undated), Parish of Gracedale plan, showing allotments on Symons Street.  
Source: Public Records Office Victoria

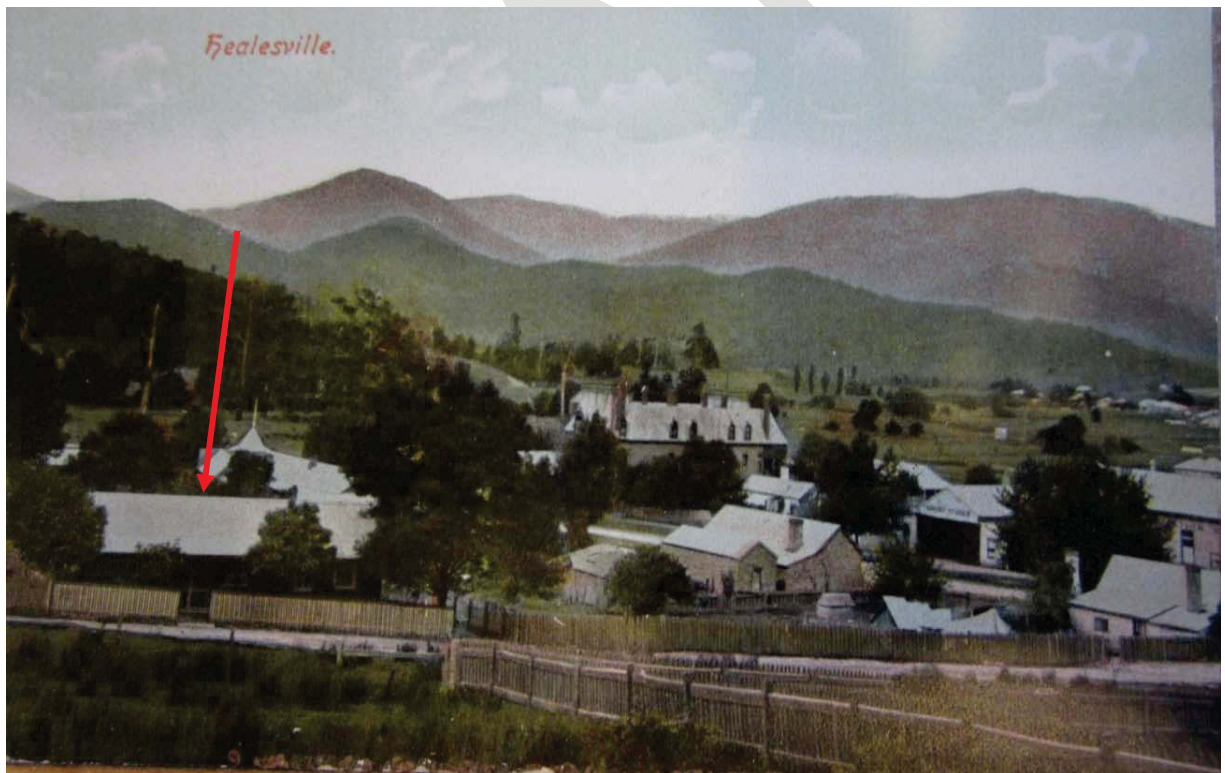


Figure 4 Symons Street, c. 1906, showing development on the north side of the street, with a vacant allotment on the south side in the foreground. The rear of the Grand Hotel is at the centre of the image. 31 Symons Street with the long transverse gable roof is indicated ('contributory').  
Source: Shirley Jones collection, State Library of Victoria.



Figure 5 Healesville from the south across the Watts River. St. John's Church in Symons Street is indicated. 4 Symons Street is to the left of the church ('contributory').  
Source: Shirley Jones collection, State Library of Victoria.



Figure 6 Symons Street looking north-east, c. 1906. The image shows 11 and 17 Symons Street ('contributory').  
Source: Shirley Jones collection, State Library of Victoria.



Figure 7 Former *Grandview* guesthouse, 28 Symons Street, showing original corner entry and earlier verandah form (undated). The property is graded as 'significant' to the precinct.  
Source: Courtesy Ruth Cameron Collection, Healesville Historical Society.



Figure 8 Another view of the former *Grandview* guesthouse, 28 Symons Street, showing later treatment of the verandah, c. 1950. The guesthouse name is shown over the entrance gate in both images.  
Source: Rose Postcard collection, State Library of Victoria.



Figure 9 Elevated view of Healesville looking east, c. 1928. Note the vacant allotments in Symons Street, adjoining 41 Symons Street (indicated).  
Source: Airspy collection, State Library of Victoria.

*York Lodge*, situated at 4 Symons Street, was constructed in 1914 and operated as a guesthouse, and subsequently as a boarding house, accommodating electricians, timber and other manual workers during the mid-twentieth century.<sup>40</sup> This building is 'contributory' to the precinct.

Aside from residences and guesthouses, a number of ancillary buildings such as stables and sheds continued to occupy the less developed parts of Symons Street into the interwar period.<sup>41</sup> However, by the late 1920s, Symons Street was substantially developed, particularly towards the hilly eastern end of the street, although there remained a number of vacant allotments, predominantly on the northern side of the street (Figure 9). Throughout the remainder of the twentieth century, Symons Street continued to develop as a residential area.

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## **2.0 Description**

### **2.1 Gradings**

Within the proposed Symons Street Residential Precinct the majority of properties are of 'contributory' heritage value with a small number of 'significant' heritage value, as well as a few 'non-contributory' buildings.

'Significant' buildings in the precinct are individually important in the precinct context, because they exhibit particular architectural merit or other notable and distinguishing characteristics; they may be large and/or more prominent dwellings; they are also typically highly intact, although some visible external changes may be evident (as seen from the principal streetscape). A property of particular historical importance may also be 'significant'.

'Contributory' buildings are also generally externally intact, but minor changes to the principal facades of these dwellings may be evident. They are typically less architecturally distinguished or prominent than the 'significant' buildings. For 'contributory' buildings, some additions may also be visible including potentially additions to the rears of dwellings.

'Non-contributory' buildings include more recent development of little or no architectural merit or heritage character; and earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character. These properties are included in the proposed precinct due to their particular location, which may be sensitive in terms of future precinct management and conservation. For example, they may be 'sandwiched' between graded buildings, and future development of these properties may have the potential to negatively impact on the heritage character and appearance of the precinct or the adjacent 'significant' or 'contributory' heritage places. The precinct incorporates relatively few buildings graded as being 'non-contributory'.

### **2.2 Description**

Note: where a HO number is included below, this refers to an existing individual Heritage Overlay control.<sup>42</sup> A property with an existing control is considered to be 'significant' to the precinct. The following description should also be read in conjunction with the attached schedule of properties, which includes brief descriptions of all properties in the precinct area. References to 'significant', 'contributory' and 'non-contributory' are made throughout the description, and reflect the gradings identified in the schedule of properties.

The Symons Street Residential Precinct is based on Symons Street, Healesville, which runs on an east-west axis, parallel to Nicholson Street. In addition, it incorporates some properties in Church Street, Green Street, Manse Street and Crowley Road. The three non-contiguous sections include the west section with properties in Symons and Church streets; the middle section properties near the intersection of Symons Street and Crowley Road; and the east section properties near the intersection with Manse Street.

Symons Street is located on the western slope of an area of Healesville known as 'School Hill'. To the section of Symons Street west of Green Street the slope is such that, as with Nicholson Street below, there is a 'high' side (south) and a 'low' side (north), although the slope is more pronounced here. This block of Symons Street has a divided roadway flanking a treed grassy verge, planted with oaks of long-standing. It is assumed these oaks are associated with the 1914 Arbor Day beautification scheme which resulted in 30 trees being planted along Symons Street (as noted in the 'History' above).

The section of Symons Street east of Green Street maintains a single roadway, with the street sloping upwards at a comparatively steep grade towards the intersection with Manse Street. Picturesque views are available from this intersection, and there are wide grassed verges to either side of this section of roadway, planted with deciduous trees including planes and oaks. The

houses to the south side of Symons Street are often set high above the roadway atop a grassed verge. The highest point is occupied by 9 Manse Street, a large brick and roughcast attic-storeyed bungalow to the corner of Symons Street, graded as 'significant'.

Symons Street Residential Precinct includes St John's Anglican Church (HO166), built in 1889. HO166 also incorporates the interwar weatherboard manse to the west of the church, as well as the modern brick hall, which directly adjoins the church on its east side. The historic church building and manse are 'significant'. Apart from this property, another church hall building immediately east of the intersection of Symons and Church streets at 11 Symons Street ('non-contributory'), and a house subsequently converted to consulting rooms at 26 Symons Street (also 'non-contributory'), the precinct is wholly residential in form and character.

Graded houses within the precinct generally fall within the date range of the late 1880s through to the 1940s. Houses have late-Victorian/Federation styling and character, as well as some of interwar dwellings representing variants on the California bungalow form. A prominently sited 'Moderne' villa at 32 Symons Street, of the late 1940s, is the most recent building graded as 'contributory'. Overwhelmingly, buildings in the precinct are constructed of timber, with a limited number of brick dwellings.

To the south side of Symons Street, properties have varying setbacks with those on the most dramatically sloping blocks often set well back from the property boundary to take advantage of views to the north over town. Properties on the north side are generally set closer to the street with some having lower storeys set below street level, accommodated by the sloping allotments and appearing from Symons Street as single-storeyed properties. This characteristic is particularly evident in the west end of the precinct, near Church Street, as well as at the east end near Manse Street. Some of the buildings on the high south side of the street are also visible in views from a considerable distance, including to the north across the Watts River.

The precinct also includes a number of former guest houses, as referred to in the 'History' above. These include 28 Symons Street, formerly *Grandview*, graded as 'significant', 4 Symons Street, formerly *York Lodge* graded as 'contributory' and 2 Green Street, formerly *Ingle Nook*, still providing guest accommodation as the *Healesville Garden House*, also graded as 'contributory'.

In addition to the mature street trees noted above, many of the graded properties in the precinct also have long standing and complementary garden settings. The gardens, some of which are terraced, combine with the often sloping allotments to enhance the presentation and appearance of many precinct properties.



Figure 10 Intersection of Symons Street and Crowley Road/Green Street, looking south-west. *Grandview*, 28 Symons Street ('significant') is prominently sited at centre of image.



Figure 11 Symons Street, looking east from the intersection with Crowley Road/Green Street. The street climbs towards Manse Street. Note the mature trees at right.



Figure 12 The eastern end of the precinct, looking north-east. 51 Symons Street, graded as 'contributory' is in the centre of the image.



Figure 13 Symons Street looking west from Crowley Road/Green Street showing the centre verge with its mature tree plantings and sloping topography. 24 Symons Street ('contributory') is at left.

### 2.3 Contributory properties

Within Symons Street, 'contributory' houses of the earlier phase of construction – the late-Victorian/Federation period mostly located in the western section of the precinct - comprise Victorian cottages, generally located to the north side of the street and set close to the footpath. Examples include 9 Symons Street (although this has been extended at a later date), 13 Symons Street, and 17 Symons Street with its unusual twin-gable roof-formed hinting at a phased construction. All are considerably larger than they appear from the street with lower floors set below road level. No 31 Symons Street is comparatively unusual in its elongated form and dual entrances. While the building appears to have been recently renovated, it is clearly visible in the historic photograph at Figure 4, and retains the same rhythm of openings and roof form.

No 1 Church Street is a well executed double-fronted Victorian villa with a canted bay window contained within the return verandah and a further canted bay that encloses the west end of the verandah. The several Federation residences typically have hipped and gabled roofs, and incorporate verandahs with timber fretwork. Again, these are concentrated at the western end of the precinct and include 2 Symons Street, a large and elevated villa with verandahs and gabled bays positioned to take advantage of the views afforded to the west and north from its triangular allotment.

No 4 Symons Street is a double-fronted timber Federation villa with verandah and projecting gabled bay, set back and at height above the street. No 29 Symons Street, partly obscured by vegetation, is a transitional Federation/bungalow style residence, with an elongated gable roof running east-west and a verandah facing the street, and also to the east, interrupted by a projecting gabled bay.

Towards the eastern end of the precinct, near the intersection with Manse Street, there are other late Victorian/Federation properties, some of which are only partly visible. These include 2 Manse Street, a double-fronted timber house with a high hipped roof and return verandah.

'Contributory' buildings dating from the interwar period in the precinct include the 'Craftsman' bungalow houses, picturesquely sited to the eastern end of the precinct at 6 and 8 Manse Street; although one is brick and the other timber, they both share a similar elongated floor plan with transverse gable roofs.

No 42 Symons Street is also a bungalow, but has an unusually low-pitched and staggered gabled roofline and prominent corner porch. Opposite, 41 Symons Street is a more common Californian bungalow type, which may be a State Savings Bank of Victoria house design; the design is echoed and rendered in timber and cement sheet at 7 Manse Street, some years later. No 44 Symons Street, a variant on the bungalow is unusual in that it incorporates two porches, one adopting a Saltire cross motif which may be an original decorative device, albeit renewed, and in brick and render rather than the more common timber construction.

No 32 Symons Street (1940s) is prominently sited at the south-east corner of Symons and Green streets. It is a late interwar 'Moderne' triple-fronted rendered brick villa, set on a plinth clad in fieldstone. It has a curved corner porch and prominent curve-capped cement block chimney, elements which relate to the late interwar period.



Figure 14 Former *Inglenook* Guest House, 2 Green Street, c.1891 graded as 'contributory'. The two phases of its construction are evident in the two main building bays.



Figure 15 6 Green Street, c. 1891 graded as 'contributory', is nearly identical to 2 Green Street as originally constructed.



Figure 16 13 Symons Street, c. 1900, a double-fronted Victorian cottage, set close to the street on the north side of Symons Street, graded as 'contributory'.



Figure 17 17 Symons Street, c. 1900, an unusual double-gabled cottage with a return verandah and large lower level, on a sloping block to the north side of Symons Street. The property is graded as 'contributory'.



Figure 18 31 Symons Street, a Victorian-era villa, with a pattern of door and window openings which suggests it may have originally been a pair of houses. Graded as 'contributory'.



Figure 19 From left: variants on the double-fronted federation villa: 24 Symons Street (left) and 4 Symons Street (right). Both are graded as 'contributory'.



Figure 20 1 Church Street c.1900, a late Victorian villa with canted bay windows, graded as 'contributory'.



Figure 21 51 Symons Street, c. 1918, showing the east elevation. While the house presents as single storey to Symons Street, it has a significant lower level, visible from the adjoining pathway. This characteristic is common to a number of houses on this side of Symons Street.



Figure 22 The picturesquely sited interwar bungalow at 8 Manse Street, c. 1922, set on a sloping allotment and graded as 'contributory'.



Figure 23 Variants on the Californian bungalow form – 41 Symons Street, c. 1930, constructed of timber and with a hipped roof; and 7 Manse Street, c. 1940, constructed of timber and cement sheet and with a transverse gable roof. Both are graded as 'contributory'.

## 2.4 'Significant' properties

The following are the significant properties in the precinct. A description of St John's Anglican Church, which has an individual Heritage Overlay (HO166) is not included here.

### *Claremont, 1 Symons Street (c. 1886)*

*Claremont*, as a 1880s dwelling, is the oldest house identified in the precinct (Figure 24). Its dominant canted bay and stuccoed, corniced chimney are unusual in Healesville, albeit have many suburban counterparts in Melbourne. There also appear to be few similar block-fronted timber facades remaining in Healesville.

The dwelling is set on a sloping allotment which falls away to the north and west, and is effectively the western-most property in the precinct. It presents as substantially externally intact to the street, and is a single-storey double fronted timber Italianate-style residence with a projecting canted bay to the west side of the façade. The façade has a block-fronted timber finish, with the side elevations finished in painted weatherboards. It has a simple skillion-roofed verandah with timber posts, and timber double-hung sash windows with wide timber architraves. The four panelled front door is set into a Victorian doorcase with glazed sidelights and toplights infilled with etched glazing (probably not original). The eaves are narrow and below them is a frieze of faceted timber panels, interrupted by paired timber brackets, painted in a contrasting cream paint finish.

### *Neangar, 27-29 Crowley Road (1924)*

*Neangar*, of c.1924, is a large, prominent and finely executed bungalow dwelling. Details of note include the timber fretwork and multi-paned glazed doors and toplights, opening onto the unusual return verandah (Figure 25). It is primarily a bungalow in style, with a simple hollowed cube massing under a single roof ridge, stepping into a lower storey as the site contours drop. It is distinctive in the area for its striking verandah frame, with a combination of lightly scaled arches and art nouveau detailing. Its more general bungalow side is best seen from the south side, facing View Street.

The building is a weatherboard and roughcast triple-fronted double-storeyed residence, set on a steeply sloping double allotment facing Crowley Road. The allotment slopes down from west to east, and the residence is sited to the rear south-west corner. The property is screened variously by a high timber paling fence as well as a mature well-maintained cypress hedge which extends along both street frontages from the corner. The residence presents as single-storeyed from View Street and the fall of the land permits the addition of a lower level to the north side of the

residence, visible at distance from Crowley Road. It has a transverse gable roof, clad in corrugated metal, with two roughcast rendered brick double chimneys with a capping of soldier course brickwork to each. The gable end to View Street is infilled with stucco, divided by narrow bands of vertical timber strapping. A diamond shaped vent, infilled with painted timber lattice, is sited at the gable apex, venting the roofspace. There is an inset return verandah to the east and north elevations, at first floor level. The verandah has a balustrade of vertical painted timber uprights and timber railing; and the roof is carried on painted paired timber posts enframed by a fretwork and curved painted timber bracketed frieze, referencing Art Nouveau. A timber shed which faces into the garden and runs parallel to the Crowley Road boundary may be a former stable. To the rear of the house, and sited hard to the property boundary to View Street is a small brick outbuilding with a tall brick chimney stack, to the corner of the property. The brick walling extends partway along the rear (west property boundary and the building has a skillion roof of corrugated metal. Its purpose or original function is not known.

*Powlett, 9 Manse Street (c.1919)*

*Powlett*, of c.1919, is a prominently sited and generously-proportioned attic storey bungalow, unusually constructed of roughcast rendered brick with vermiculated quoining (Figure 26). The roughcast stucco wall, gable and chimney finish, the broad and generous gable proportions, the long ground floor verandah and the large gable hip, all make this house distinctive in Healesville. The roughcast finish, tapering chimneys and simple diagonal geometry give *Powlett* strong links to the Arts and Crafts Free Style of c. 1890-1914, as in English houses by Charles Voysey or Australian houses by Waterhouse and Lake or Walter Butler from the 1900s through into the early 1920s.<sup>43</sup>

The dwelling has a transverse gable roof, clad in terracotta tile and with attic dormer to three sides. There are four tall painted roughcast rendered brick chimneys with terracotta pots. The gable ends are capped with terracotta finials, and infilled with roughcast-rendered brickwork, painted white. The window to the north gable end – facing Symons Street – is a timber framed double-hung tripartite sash form, part concealed by sunblinds. To the east, facing Manse Street, a former inset verandah has been infilled with timber framed openable glazing. The house has prominent rendered and painted vermiculated quoins to the corners, picked out in a contrasting painted finish. The façade faces to Manse Street (east) and there is a large painted timber doorcase, comprising a paneled timber door with leaded glazing to the upper pane, and flanked by wide sidelights and toplights infilled with leaded glass. The door is flanked by a large double-hung tripartite sash window to the north and by paired double-hung sashes to the south. Windows to the north elevation are also paired timber sashes. The property has a deep verandah to the east and north sides, incorporated into the tiled roof slope. The verandah posts are square in profile, and formed of timber with red brick bases. Non-original Victorian-style lace brackets have been added to the posts. The balustrade comprises turned timber regularly-spaced posts, framing panels of Victorian style iron lace, beneath a moulded painted timber rail also thought not to be original. Steps to the verandah are of brick, and the verandah has painted timber boards. A pedestrian path of brick leads to the verandah, from a pair of low metal gates to the Manse Street footpath. The house also has a terraced garden setting, concealed by hedging to the street corner and set behind a low-height non-original rendered brick fence. Outbuildings including the gazebo and garage, thought to be contemporary with the dwelling, adopt the same finishes and contribute to the presentation of the property.

*Grandview, 28 Symons Street (c.1904)?*

The prominently sited *Grandview* (c. 1904), at the corner of Crowley Road (Figure 27), is a late Victorian hip-roofed double-storey, double-fronted timber former guesthouse with verandahs to three sides. While the property has undergone visible external change (shown in the historic photographs at Figure 7 and Figure 8), it has important historical associations, including with the

nearby Grand Hotel on Nicholson Street, being constructed by the proprietor of the hotel in the early years of the twentieth century.

Grandview has a two-storey timber verandah to the façade which returns along the east and west elevations, with splays to the corners. The verandah has been altered in the past, and the present design has a simple balustrade of painted timber vertical slats, and carried on painted square-profile timber posts, with posts supplemented by simple timber bracketing to the ground floor level. The verandah roof has a skillion-profile, with panels of laserlite let into the east slope. The main roof is a hipped form, clad in red 'Colorbond' roofing metal, with red face brick chimneys with stepped caps to the west and south-east. There is a further rendered brick chimney to the east elevation, adjoining the service wing, which appears to be a later element and has a gable roof and a skillion roof. Originally the façade to first floor level comprised a central door flanked by tripartite timber framed sash windows with fixed sidelights. These have been replaced with a single double-hung sash window to the west side of the door and a pair of double-hung sash windows to the east side of the door. The door is part glazed panelled timber door set in painted Victorian timber doorcase with sidelights and toplights. The central entrance steps have been demolished and the verandah rail continues across the façade with access now from Crowley Road. The corner property entry has been discontinued. To Crowley Road the two levels of the residence are apparent, with several solid timber panelled doors opening onto the first floor verandah and there is a further sash window. Treatment to the ground floor is similar. A horizontal highlight window with fixed glazing has been inserted into the space between the eaves and the verandah to this elevation and a skylight has been let into the east roof slope. Vehicular access is from Crowley Road. The house is part-concealed by a later privet hedge to Symons Street and the hedge and a newly-erected timber paling fence to Crowley Road. The property has a mature dense garden setting, with deciduous trees to the front garden (Figure 27).



Figure 24 Claremont, 1 Symons Street, c. 1886. This property is graded as 'significant'.  
Source: [www.realestate.com.au](http://www.realestate.com.au)



Figure 25 *Neangar*, 27-29 Crowley Road, 1924-25. This property is graded as 'significant'.



Figure 26 *Powlett*, 9 Manse Street, c. 1919. This property is graded as 'significant'.



Figure 27 Former *Grandview* Guest House, 28 Symons Street, c. 1904 graded as 'significant'. Compare this image with Figure 7 and Figure 8.

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### **3.0 Assessment of significance**

#### **3.1 Comparative analysis**

The Symons Street Residential Precinct is located in a rural town, with graded properties dating from the late 1880s through to the 1940s, of late-Victorian/Federation and interwar origin. Architecturally, the styles found in the precinct, the materials used in the historic dwellings, and the mix of modest and larger buildings, are elements of the precinct generally found elsewhere. The style of the dwellings is often a late example, but this is not unusual for a rural centre, albeit it can make the identification of a construction date difficult.

However, there are other characteristics which distinguish the precinct. These include the topography of Symons Street with its high and low sides; the houses adapted to the often steep allotments, including concealment of lower building levels from the street; and public views of buildings on the high south side of Symons Street from outside the precinct (e.g. from the north across the Watts River). The historic guesthouses of the precinct draw attention to Healesville's tourism history. The proximity to the main street (Nicholson Street) is also of note, and adds emphasis to the importance of this area in the development of Healesville.

The precinct also shows off unusual details and forms characteristic of the Healesville area. These include short-chord gable hips, distinctive outward and inward tapering chimney cornices in exposed face brick capped with stucco, plain newel balustrades and verandah friezes. These details are sometimes used inventively, and enhance the heritage character of the precinct.

#### **3.2 Assessment against criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of Yarra Ranges cultural history.*

Symons Street Residential Precinct is of local historical significance. It is a long-standing residential area in an elevated part of Healesville, where some allotments were purchased in the first 1865 land sales, after the initial Healesville township survey. Symons Street was established to the south of the main street (Nicholson Street), running parallel with it but on higher ground. A number of dwellings had been constructed by the late nineteenth century, including *Claremont* at 1 Symons Street, an 1880s dwelling which is the oldest house in the precinct. St John's Anglican Church of 1889, which replaced an earlier 1869-70 church, is also an older property. The street itself remained unmade into the early twentieth century, albeit trees were planted in these years to beautify the street. The hilly eastern area of the precinct attracted more prominent and affluent members of the Healesville community. Guesthouses were also constructed in elevated parts of the precinct, taking advantage of views, and drawing attention today to the important role of tourism in the history of the town.

*Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Symons Street Residential Precinct is of local aesthetic/architectural significance. The precinct has a comparatively high level of intactness, with graded properties dating from the late 1880s through to the 1940s, of late-Victorian/Federation and interwar origin. Significant aesthetic attributes include the topography of Symons Street with its high and low sides; houses adapted to the often steep allotments, including concealment of lower building levels from the street; views out from the prominently sited properties, including to the north; and public views of buildings on the high south side of Symons Street, from outside the precinct (such as from the north across the Watts River). Street trees, and mature garden plantings and trees on often sloping and picturesque allotments, also contribute to the aesthetic significance.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges history.*

N/A

### **3.3 Statement of Significance**

*What is Significant?*

Symons Street Residential Precinct is based on Symons Street, Healesville, an east-west running street which is parallel to, and elevated above the main street (Nicholson Street) to the south. The precinct also incorporates some properties in Church, Green and Manse streets and Crowley Road. There are three non-contiguous sections in the precinct: the west section with properties in Symons and Church streets; middle section near the intersection of Symons Street and Crowley Road; and east section near the intersection with Manse Street. West of Green Street, the slope of Symons Street is such that there is a 'high' side (south) and a 'low' side (north), and a divided roadway flanking a treed grassy verge and oaks of long-standing. Graded houses within the precinct generally fall within the date range of the late 1880s through to the 1940s. Houses have late-Victorian/Federation styling and character, as well as some interwar dwellings representing variants on the California bungalow form. Overwhelmingly, buildings in the precinct are constructed of timber, with a limited number of brick dwellings. On the south side of Symons Street, dwellings have varying setbacks with those on the most dramatically sloping blocks often set well back from the property boundary to take advantage of views to the north. On the north side, dwellings are generally closer to the street with some having lower storeys set below street level, accommodated by the sloping allotments and appearing from Symons Street as single-storey buildings. This is particularly so in the west end of the precinct near Church Street, as well as at the east end near Manse Street. Some of the buildings on the high south side of the street are also visible in views from a considerable distance, including to the north across the Watts River. The precinct also includes a number of former guest houses, such as *Grandview* at 28 Symons Street, *York Lodge* at 4 Symons Street, and *Ingle Nook* at 2 Green Street. In addition to mature street trees, many of properties in the precinct also have long standing and complementary garden settings. The gardens, some of which are terraced, combine with the often sloping allotments to enhance the presentation and appearance of many precinct properties.

*How is it Significant?*

Symons Street Residential Precinct is of historical and aesthetic/architectural significance to Yarra Ranges.

*Why is it Significant?*

Symons Street Residential Precinct is of local historical significance, as a long-standing residential area in an elevated part of Healesville, where allotments were purchased in the first 1865 land sales, after the initial Healesville township survey. Symons Street was established to the south of the main street (Nicholson Street), running parallel with it but on higher ground. A number of dwellings had been constructed by the late nineteenth century, including *Claremont* at 1 Symons Street, an 1880s dwelling which is the oldest house in the precinct; St John's Anglican Church of 1889 is also an older property. The street itself remained unmade into the early twentieth century, albeit trees were planted in these years to beautify the street. The hilly eastern area of the precinct attracted more prominent and affluent members of the Healesville community. Guesthouses were also constructed in elevated parts of the precinct, taking advantage of views, and drawing attention today to the important role of tourism in the history of the town. Symons Street Residential Precinct is also of local aesthetic/architectural significance. The precinct has a comparatively high level of intactness, with graded properties dating from the late 1880s through to the 1940s, of late-Victorian/Federation and interwar origin. Significant aesthetic attributes include the topography of Symons Street with its high and low sides; houses adapted to the often steep allotments, including concealment of lower building levels from the street; views out from the prominently sited properties, including to the north; and public views of buildings on the high south side of Symons Street, from outside the precinct (such as from the north across the Watts River). Street trees, and mature garden plantings and trees on often sloping and picturesque allotments, also contribute to the aesthetic significance.

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#### 4.0 Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

External paint colours	No
Internal Alterations Controls	No
Tree Controls	Yes
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

#### Identified By

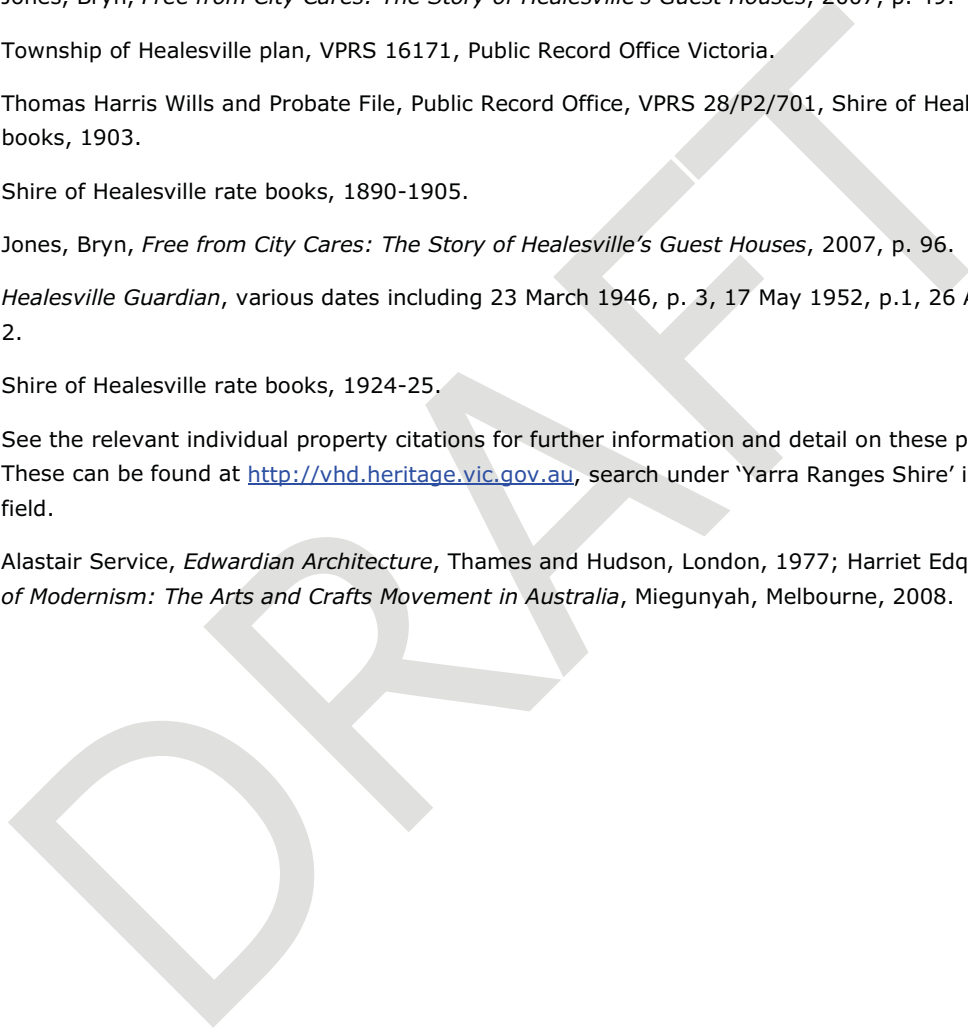
Lovell Chen, 2012.

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- 24 *Healesville and Yarra Glen Guardian*, 31 May 1919, p. 1.
- 25 Township of Healesville plan, VPRS 16171, Public Records Office Victoria.
- 26 Shire of Healesville rate books, 1917, 1918.
- 27 *Healesville and Yarra Glen Guardian*, 28 January 1933, p. 1, Shire of Healesville rate books, 1915, 1918-1920.
- 28 Shire of Healesville rate books, 1890-1925.




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- 29 *Healesville and Yarra Glen Guardian*, 29 October 1921, p. 3.
- 30 Township of Healesville plan, VPRS 16171, Public Records Office Victoria.
- 31 Shire of Healesville rate books, 1916, 1920.
- 32 Shire of Healesville rate books, 1925.
- 33 *Healesville Guardian*, 26 August 1944, p 5
- 34 Shire of Healesville Rate books, 1895, 1905.
- 35 Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 49.
- 36 Township of Healesville plan, VPRS 16171, Public Record Office Victoria.
- 37 Thomas Harris Wills and Probate File, Public Record Office, VPRS 28/P2/701, Shire of Healesville rate books, 1903.
- 38 Shire of Healesville rate books, 1890-1905.
- 39 Jones, Bryn, *Free from City Cares: The Story of Healesville's Guest Houses*, 2007, p. 96.
- 40 *Healesville Guardian*, various dates including 23 March 1946, p. 3, 17 May 1952, p.1, 26 April 1947, p. 2.
- 41 Shire of Healesville rate books, 1924-25.
- 42 See the relevant individual property citations for further information and detail on these properties. These can be found at <http://vhd.heritage.vic.gov.au>, search under 'Yarra Ranges Shire' in 'municipality' field.
- 43 Alastair Service, *Edwardian Architecture*, Thames and Hudson, London, 1977; Harriet Edquist, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Miegunyah, Melbourne, 2008.
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**Symons Street Residential Precinct: Schedule of Properties**

Note: 'HO' number in the 'Building Name' column refer to an existing individual property Heritage Overlay control.




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	1	Church Street	c.1900	Late Victorian double fronted and two-storey timber villa with return verandah and canted bay windows to façade and north elevations	Contributory	
Neangar	27-29	Crowley Road	1924-5	Craftsman timber bungalow with a return verandah and fretwork, part lower floor below and set on a steeply sloping site	Significant	
	1	Green Street	c.1940	Interwar gable-roofed double fronted timber cottage	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
Former 'Inglenook' Guesthouse	2	Green Street	c.1891	Late Victorian double fronted timber villa with projecting bay extension to the north	Contributory	
	4	Green Street	c. 1980s	Brick veneer semi-detached villa	Non-contributory	 Image: Google Streetview
	4A	Green Street	c. 1980s	Brick-veneer semi-detached villa	Non-contributory	Refer above
	6	Green Street	c.1891	Late Victorian double fronted timber villa	Contributory	
	8	Green Street	c.1900	Single-fronted block-fronted timber Victorian villa, with later gable roof infill	Contributory	




Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	2	Manse Street	c.1900	Late Victorian double-fronted timber villa with prominent hipped roof and return verandah, largely obscured by trees.	Contributory	
	6	Manse Street	c. 1922	Interwar gable-roofed painted brick and clinker brick bungalow with lower floor level, set on a sloping site.	Contributory	
	7	Manse Street	c. 1940	Interwar transverse gable-roofed timber and cement sheet double-fronted bungalow	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	8	Manse Street	c.1922	Interwar transverse gable-roofed timber and roughcast rendered bungalow with enclosed porch, set on a steeply sloping site.	Contributory	
<i>Powlett</i>	9	Manse Street	c.1919	Interwar attic storey rendered brick bungalow with deep verandah to east and north elevations and rendered brick outbuildings.	Significant	
<i>Claremont</i>	1	Symons Street	c.1886	Late Victorian timber block-fronted villa with canted bay window and hipped roof	Significant	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	2	Symons Street	c.1910	Federation hipped and gable-roofed timber residence with return verandah with fretwork and gabled bays to Symons and View Streets and to the east. Partly obscured by trees.	Contributory	
St. John's Anglican Church HO166	3-7	Symons Street	1889/c. 1940/c. 1970	Timber Carpenter Gothic styled gable-roofed church, interwar timber manse and modern brick church hall	Significant (church and manse)	 



Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
Former York Lodge Guesthouse	4	Symons Street	c.1915	Federation hipped roofed double-fronted timber villa with projecting gabled bay and return verandah to north and east elevations. Set well back from the street edge and set high on a sloping allotment.	Contributory	
	9	Symons Street	c. 1900	Late Victorian hipped roofed double-fronted timber villa with return verandah and gabled wing to north, and lower floor level to north side.	Contributory	
Church Hall	11	Symons Street	1963	Modern gable-roofed timber hall building with adjoining porch to west.	Non-contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	13	Symons Street	c. 1900	Victorian timber hipped-roofed double fronted cottage with return verandah and part lower floor level to north side.	Contributory	
	15	Symons Street	c.1950	Post-war terracotta-tiled hipped roofed triple-fronted timber bungalow	Non-contributory	
	17	Symons Street	c.1900	Late Victorian paired gable roofed double-fronted cottage with return verandah to three side and substantial lower level below street, visible from side lane. The east bay has timber bargeboards.	Contributory	
Former St. Clair Guesthouse (St. Clair Cottage)	24	Symons Street	c.1910	Federation hipped roofed double-fronted timber villa with projecting gabled bay and return verandah to north and east elevations, set high on a sloping allotment.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	26	Symons Street	c.1980	Modern brick residence, now consulting rooms and adjoining vacant land.	Non-contributory	
Former Grandview Guesthouse	28	Symons Street	c.1904	Late Victorian hipped roofed double storey, double-fronted timber former guest house with verandahs to three sides. Prominently sited.	Significant	
	29	Symons Street	c.1920	Late Federation gable-roofed double storey timber bungalow with prominent brick chimneys and projecting roughcast-infilled gable-roofed bay to façade. There is a verandah to the façade and a further bullnose verandah to the east elevation. Largely obscured by trees with some visibility from Furrmston Lane behind.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	31	Symons Street	c.1900	Late Victorian transverse gable roofed triple-fronted cottage with dual entrances and set close to the street edge.	Contributory	
	32	Symons Street	Late 1940s	Interwar hipped roof, rendered brick double-fronted brick villa on a plinth clad in fieldstone.	Contributory	
	41	Symons Street	c.1930	Interwar hipped roofed double-fronted timber bungalow with verandah supported on a clinker brick corner post and with a projecting gabled bay to east side.	Contributory	
	42	Symons Street	c.1930	Interwar gable-roofed double-fronted timber bungalow with corner undercover porch to east side.	Contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	43	Symons Street	1980s	Modern triple-fronted brick villa	Non-contributory	
	44	Symons Street	c.1925	Interwar hipped roofed triple-fronted brick and roughcast rendered bungalow with integrated entry porch to east (side) elevation and additional porch to façade with Saltire cross timber balustrading	Contributory	
	45	Symons Street	c.1900	Federation/Late Victorian hipped roofed triple-fronted timber residence, thought to have been built in phases and elevated on a sloping site, screened by trees.	Contributory	
	46	Symons Street	1970s	Modern double-fronted brick villa	Non-contributory	

Building Name	Street No	Street Name	Date	Property Description	Precinct Grading	Images
	48	Symons Street	c.1915	Federation hipped roofed double-fronted timber residence with gabled roof element to façade and west elevation, infilled with pressed metal or render. Residence has a timber verandah to the façade and has undergone some alteration.	Contributory	
	49	Symons Street	c.1940	Interwar transverse gable roofed double fronted timber villa, with rendered brick garage to street boundary, set forward of the house.	Contributory	
	51	Symons Street	c.1918	Late Federation hipped roofed single-fronted timber cottage with side entry and return bullnose verandah to three sides, infilled to east elevation. Gabled bay to east elevation. With lower level to rear and set on a sloping allotment. East and rear visible from public pathway to east.	Contributory	