

Title: House, 38 Collins Street Diamond Creek

Identified By: Samantha Westbrooke and Dr Peter Mills

Updated and Prepared by: Trethowan Architecture

Address: 38 Collins Street, Diamond Creek

Name: N/A	Survey Date: 20/1/2022
Place Type: House	Architect: Unknown
Grading: Locally significant	Builder: Unknown
Extent of Overlay: Title Boundaries	Construction Date: c. 1892 with Edwardian additions



38 Collins Street, Diamond Creek - street view. Source: Trethowan Architecture, January 2022.

Historical Context

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land located to the east of the creek, which was purchased by Dr John Blakemore Phipps in 1854. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the late 1860s and early 1870s. These included a post office, a Methodist church and school and three hotels (Barnard, 2008). In 1870, a national school was established (Edwards, 1979:118).

By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the Land Act 1869 and later under Section 65 of the Land Act 1884. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996:36).

From 1885 onwards, the rural landscape of the area also inspired many artists to work in Diamond Creek and its surrounds, and the scenery of the area was captured in the works of the Heidelberg School painters (Edwards, 1979:143).

In 1912, the Eltham Railway Line was extended to Hurstbridge through Diamond Creek, bringing tourists to this area. Despite this, Diamond Creek remained a rural township concentrating on the orchard industry throughout the first half of the twentieth century, without much new industries to offer alternative employment opportunities. As such, the area entered a period of population decline (Edwards, 1979:177). This began to change in the 1960s and 70s, as, affordable land on subdivided orchards and accessibility to railway networks attracted young families to build their homes in the area, prompting further population growth in Diamond Creek (Barnard, 2008).

Diamond Creek has a population of 11,733 on the 2016 census (Australian Bureau of Statistics, 2022).

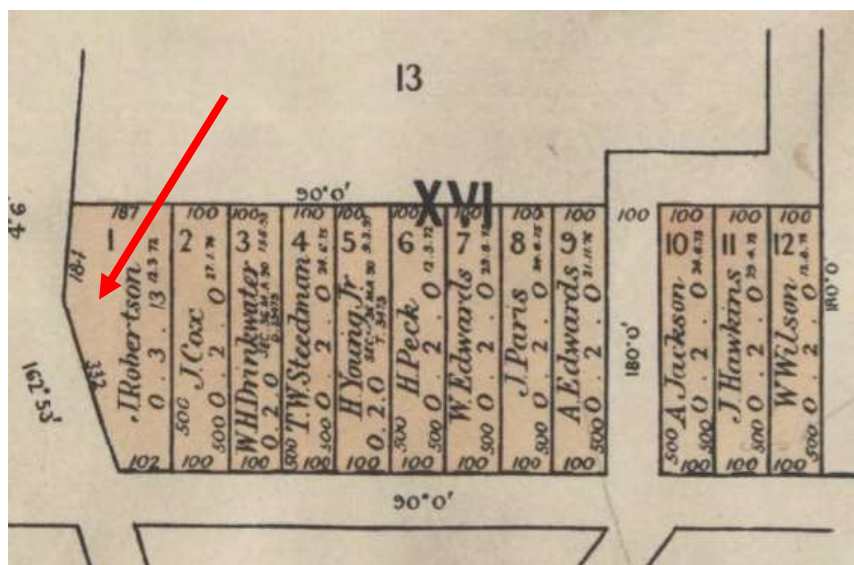
Early History of Diamond Creek

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the *Land Act 1869* and later under Section 65 of the *Land Act 1884*. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996:36).

History

38 Collins Street

The property at 38 Collins Street was originally part of Lot 1 of Section 16 sold 1872 to J. Robertson (Nillumbik Parish Plan, 1872). John Hawkins of Carlton purchased the block from Robertson the same year (CT: V576 F005).



Approximate location of subject site within Lot 1 (indicated with red arrow). Source: Nillumbik Parish Plan 1872.

In 1888 Lot 1 sold to Louisa and Emanuel Williams (builder) of Northcote. The Williams were resident in Northcote in 1890. They became insolvent because of the crash in 1894 (CT: V2100 F906; *Argus* 20 August 1890:1; 14 April 1894:9).

In 1892 Lot 1 was sold to William Morgan Edwards Labourer of Diamond Creek. Edwards sold a 33ft by 66ft block at the north west corner of the block (now 42 Collins Street) to the Loyal Diamond Creek Lodge in 1906 (CT: V2100 F906).

When Edwards, described as a miner, died in 1912, there was a 5-roomed weatherboard house on Lot 1 (separate to the Loyal Diamond Creek Lodge block). When valued along with Lot 2 to the east, which Edwards also owned, the property was worth £460 (William Morgan Edwards will and probate papers File No.125/749, VPRS28/P3 Unit 304).

The house at 38 Collins Street has a scale and humble style in keeping with construction by - or for - a miner in the late nineteenth century, with a single fronted gable roof cottage with two-stage skillion at the rear and small front verandah. Another room was added to the south, making up five rooms. The gable-roofed section at the rear (to the east) may have been added later.

Probate was granted to Frances Edwards in 1912, and she gained ownership in 1936. Frances died in 1938 and Anton William Brinkkotter of Research, poultry farmer, purchased in 1939. Thomas Robert Rae of Collins St storekeeper purchased in 1953. He subdivided in 1954 (CT: V2100 F906, V6066 F031). Lot 3, the re-subdivided part of old Lot 1 now containing No.38 and No.40 Collins St was sold in 1956 (CT: V 8208 F573).



1920 Topographical Map. Source

Description & Integrity

The property contains a c.1892 single fronted weatherboard miner's cottage. The front wing has a gable roof with Edwardian additions and alterations. There is a single off-centre door and timber framed double hung triple window to the front elevation, and a skillion-roofed verandah across the front. The gable end bargeboards are scalloped.

To the rear of the front gable roofed wing is a skillion wing in two sections with a steeper slope skillion directly behind the gable roof and a shallower pitch to the second skillion. To the centre of the gable wing at the front is a brick corbelled chimney now capped with metal. To the rear of this again and to one side (further south) is another gable roofed wing with the gable running north south, the same as the front gable. The roofs are clad in corrugated iron painted green. Rather than being square to the front of the block the front cottage has a slightly angled alignment.



38 Collins Street, Diamond Creek - view from driveway showing off-centre front door, triple window, gables, skillion, and scalloping. Source: Trethowan Architecture, January 2022.

Comparative Analysis

Other surviving Victorian and Edwardian residences in the Diamond Creek township demonstrating the establishment of Diamond Creek as a result of the gold rush, are as follows:

- HO186 Kyah, Bourke House, 1/15 Collins Street, Edwardian House



- HO188 25 Collins Street, Victorian weatherboard house.



- HO203 Peers House, 15 Galatea Street, Edwardian House



- HO217 Edwin Peters, later Henry Ryan house, 5 Hyde Street, Edwardian residence



- HO244 Wadeson House, 9 Risdale Close, Italianate Victorian residence.



These are all surviving examples from the early development of Diamond Creek and as a collection create a picture of the makeup of the gold mining town at its peak at the turn of the century. This site demonstrates a typical humble home but includes unusual features such as the scalloped gable end bargeboards, angled alignment of the front house and a second early residence on the site now incorporated into the one house.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The residence at 38 Collins Street, Diamond Creek is significant as an early residence in the township of Diamond Creek demonstrating its establishment as a result of the gold rush in the area. It demonstrates the typical humble dwelling constructed by a labourer/miner in the 1890s but also incorporates unusual features such as the scalloped gable end bargeboards, angled alignment of the front house and a second early residence on the site now incorporated into the one house. This may be the second weatherboard residence referred to in the 1907-08 rate book with William Edwards (owner of the land) in the front residence and baker Charles Malcolm in the rear residence. The Edwardian features of the house demonstrate the successful additions and alterations made by a miner to update the property during their tenure.

The angled alignment of the house to Collins Street demonstrates the earlier setting of the miner's cottage, before the formal roadway was constructed, and is a feature common to early miners' cottages.

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

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

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

The residence is a substantially intact Victorian style residence demonstrating the typical form and features of a humble c.1890s labourer/miners' cottage. Features of note on the residence include the openings on the front elevation and their placement, the brick corbelled chimney, the typical form of a gable roof wing with skillion wing to the rear and skillion verandah to the front and the gable end scalloped bargeboards are an interesting decorative feature. The building is also significant for the incorporation at the rear of what may be an additional c.1900 gable roofed residence on the site. The Edwardian period alterations made by William Edwards include the single off-centre door and timber framed double hung triple window to the front elevation.

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

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

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to

Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is significant?

The c.1892 cottage with Edwardian additions at 38 Collins Street, Diamond Creek is significant.

How is it significant?

38 Collins Street, Diamond Creek is of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

The residence at 38 Collins Street, Diamond Creek is historically significant as an early residence in the township of Diamond Creek demonstrating its establishment as a result of the gold rush in the area. It demonstrates the typical humble dwelling constructed by a labourer/miner in the 1890s but also incorporates unusual features such as the scalloped gable end bargeboards, angled alignment of the front house and a second early residence on the site now incorporated into the one house. The residence is one of a small collection of Victorian and Edwardian houses surviving in the Diamond Creek township, to demonstrate its establishment and appearance at its peak at the turn of the 19th century. (Criterion A)

The residence at 38 Collins Street is aesthetically significant as a substantially intact Victorian style residence demonstrating the typical form and features of a humble c.1890s labourers/miners' cottage. Features of note on the residence include the openings on the front elevation and their placement, the brick corbelled chimney, the typical form of a gable roof wing with skillion wing to the rear and skillion verandah to the front and the gable end scalloped bargeboards are an interesting decorative feature. The building is also significant for the incorporation at the rear of what may be an additional c.1900 gable roofed residence on the site. (Criterion D)

Recommended Extent & Schedule

Recommended HO Extent



Proposed Extent for 38 Collins Street, Diamond Creek

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

References

Argus, as cited.

Graeme Butler & Associates 1996, 'Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History', prepared for Shire of Nillumbik.

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

Title: Former Loyal Diamond Creek Lodge of the Manchester Unity Independent Order of Oddfellows (MUIOOF)

Identified By Peter Mills and Samantha Westbrooke

Updated and Prepared by: Trethowan Architecture

Address: 42 Collins Street Diamond Creek

Name: Former Loyal Diamond Creek Lodge of the Manchester Unity Independent Order of Oddfellows (MUIOOF)	Survey Date: 20/1/2022
Place Type: House	Architect: Unknown
Grading: Locally significant	Builder: Unknown
Extent of Overlay: Title boundaries	Construction Date: c.1906



The subject site in context, viewed from Collins Street slip lane. Source: Trethowan Architecture, 2022.

Historical Context

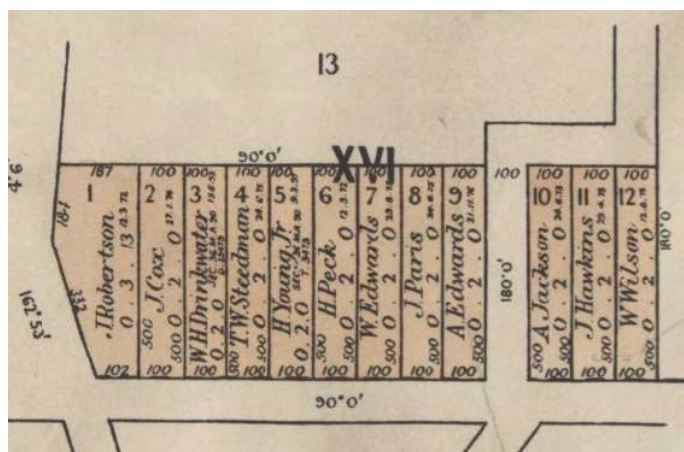
Early History of Diamond Creek

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the *Land Act 1869* and later under Section 65 of the *Land Act 1884*. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

History

42 Collins Street

The property at 38 Collins Street was originally part of Lot 1 of Section 16 sold in 1872 to J. Robertson (Nillumbik Parish Plan 1872). John Hawkins of Carlton purchased the block from Robertson the same year.



1872 Nillumbik Parish Plan

In 1888 Lot 1 sold to Louisa and Emanuel Williams of Northcote. In 1892 it was sold to William Morgan Edwards, labourer of Diamond Creek. He sold a 33ft by 66ft block at northwest corner to the Loyal Diamond Creek Lodge of the Manchester Unity Independent Order of Oddfellows (MUIOOF) in July 1906 (CT: V2100 F906). This land is now 42 Collins Street.

The Lodge was represented on the title by Richard Wadeson, Andrew Burgess Herbert and Patrick John Sheahan, all orchardists of Diamond Creek (CT: V3137 F365). The 1907-8 rate book shows the Diamond Creek Lodge having built a hall on part Lot 1 Section 16 (RB).

Friendly societies, of which the MUIOOF was an example, were fraternal organisations, which assisted members and their families to meet the financial and social impacts of illness, unemployment and death. They developed in the industrial areas of Britain. Elizabeth Willis describes the characteristics of such societies in general:

The ethos of the movement emphasised brotherly feeling, sociability and mutual responsibility. Members were encouraged to look out for each other, visit the sick, and help each other find jobs and settle into the community. They gained experience in leadership, debating and meeting procedure. Members were expected to attend meetings regularly, both to pay their subscriptions and to foster 'brotherly love'. Fellowship was promoted by social events: games evenings, picnics, sporting competitions, dances and concerts where families of members were welcomed. (Willis 2005:292).

The MUIOOF had its origins in Salford, near Manchester, England in the late eighteenth century.

The Union Benefit Society was the first friendly society established in Melbourne, in 1839. Recently arrived English member Mr F.A. Greeves and Thomas Strode of the Port Phillip Gazette called a meeting at the newspaper to establish the lodge, and the first regular

meeting was held in December 1840 at the Yarra Yarra Steam Packet Hotel in Flinders Street (Age 1 September 1932). By the 1860s lodges or branches of the various friendly societies were springing up all over Melbourne. By 1891 close to a sixth of the Victorian workforce belonged to a friendly society, and by 1913 over half of the population were supported by them in some way. By the late nineteenth century, the MUIOOF had an extensive network of lodges in metropolitan and country Victoria (Willis 2005:292, ANUA 2012).

The Diamond Creek Lodge of the MUIOOF, Lodge No.5630, held its first meeting in 1870 with 15 foundation members (*Advertiser (Hurstbridge)*, 9 March 1934:7). By 1883 the Lodge was using the Mechanics' Institute as a venue for events (*Mercury & Weekly Courier* 18 August 1883:3).

In 1908 officers of the Port Phillip District MUIOOF visiting the Diamond Creek Lodge were served dinner at the Royal Mail Hotel, followed by a "purple lecture" by past and present officers of the district in the "lodge room". A social was then held in the Literary Institute hall (*EO&BER* 3 April 1908:2). A 'purple lecture' was a quarterly lecture at which 'purple degrees' were given to 'Past Grands'. Fortnightly meetings often featured guest lectures and were followed by card games (*EO&BER* 17 May 1912:3; 5 May 1916:2). In 1916 there were 122 members in the Lodge, whose meetings involved lectures and euchre matches. Another local lodge was the Loyal Caledonia Lodge in Panton Hill (*HN&G&DCC*, 26 February 1916:2). A "juvenile" lodge was started in 1916. The small scale of the "lodge room" is evidenced by the use of the Literary Hall instead of the Lodge for an event in 1916, as the "local Lodge Hall [was] not nearly big enough". On this occasion an honour board was presented to the Lodge for placement in the lodge-room (*EO&BER* 8 September 1916:3).

The land title shows that in 1928 ownership was transferred to Andrew Burgess Herbert and Patrick John Sheahan, and then immediately after to Charles Walter Burgess Wilson, Ernest Clunes Rowles and George Thomas Herbert, orchardists of Diamond Creek and also trustees of Loyal Diamond Creek Lodge. Presumably this was the next generation of members (CT: V3137 F365). In 1932 the credit balance was £1000, with £210 of receipts and expenses of £300, and 90 members on the roll. The Lodge contributed £300 towards the new Manchester Unity building in the city, which was opened in 1932 (*Advertiser (Hurstbridge)* 16 December 1932:2, *Age* 1 September 1932:7). By 1934 the Diamond Creek lodge had initiated 487 members, and there were 100 current members on the books (*Advertiser (Hurstbridge)* 9 March 1934:7).

In 1949 the Lodge's occupation of the site finished when the block was sold to Edith Louise Hooghly Smith. Edith's husband was Alfred Smith. She died in Diamond Creek in 1954 and Alfred John Wilmot Smith, linesman of Diamond Creek, became the proprietor (CT: V3137 F365). At her death, the building was described as "a two roomed house and kitchen on Collins Street" (Edith Louisa Hooghly Smith will and probate papers File 471/053, VPRS 28/P4 Unit 650). Also in 1954 the land behind the former Lodge lot, extending back to the east boundary of the original Lot 1 Sec. 16, as well as a small strip below, was sold to Alfred Smith as part of the subdivision of the remainder of Lot 1 Section 16 (CT: V6066 F031). The combined larger lot, now 42 Collins St, was sold the same year to Margaret Helen and Phillip Henry Matheson of Diamond Creek. In 1963 it was sold to Ruth Rose and Patricia Eileen Jack, and in 1973 to Richard Eric Fagan (CT V8102 F135).

Description & Integrity

The property contains a small weatherboard clad building with two intersection gable wings forming a T-shaped building. It is assumed that each wing contains a room with the front wing being the larger of the two. The roof, which is clad in corrugated metal sheet has deep

eaves. The gable ends have decorative bargeboards and timber finials and a rectangular louvred vent in the ends. Given the size of the building it is more than likely that this was the purpose built meeting room and hall described in the history. The front gable end contains a narrow timber framed double hung window and the north end gable also contains a timber framed double hung window. There is a later skillion roofed addition at the rear which is clad in weatherboards. There are double picket gates at the front of the property and the rear of the site is heavily treed.

Comparative Analysis

As a purpose built Manchester Unity Independent Order of Oddfellows Lodge, this is a distinctive historical building, in the Shire of Nillumbik with no other surviving examples known to exist.

In a broader sense historically, the former lodge can be compared to other meeting places and halls in the Shire of Nillumbik, such as those of the Freemasons lodges, Mechanics institutes or similar voluntary associations. It can also be compared aesthetically to other Edwardian era weatherboard public buildings such as halls and churches in the Shire that often adopted a small scale rectangular form with gables and period timber detailing.

Examples of meeting halls of voluntary associations and meeting halls on the HO include:

- HO248 Plenty Hall, Plenty Heritage Park 2-6 Memorial Drive Plenty. Constructed 1930-31, additions 2010.



Image source: Context May 2021.

- HO60 Hurstbridge Uniting Church & Hall 1006 Heidelberg-Kinglake Rd, Hurstbridge



- St Andrews Hall, 79 Burns Street St Andrews. Edwardian Hall considered in Nillumbik Heritage Review Stage A.



Image source: Hermes Orion. Hermes number 63464

- Mechanics Institute, 906 Arthurs Creek Road Arthurs Creek. Being considered for HO in Nillumbik Heritage Review Stage B.



Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The building has historical association with the MUIOOF, which had its origins in Manchester, England. The MUIOOF was established in Melbourne in 1840 when Augustus Greeves, a member of the MUIOOF in England, migrated to Australia. The ethos of the movement emphasised brotherly feeling, sociability and mutual responsibility. Members were encouraged to look out for each other, visit the sick, and help each other find jobs and settle into the community. By the late nineteenth century, MUIOOF had an extensive network of lodges in metropolitan and country Victoria. The Diamond Creek Lodge of the MUIOOF held its first meeting in 1870 with 15 foundation members. The Lodge used the Diamond Creek Mechanics' Institute for events before the building at 42 Collins Street was constructed.

The small block on which the building sits was purchased in 1906 by Richard Wadeson, Andrew Burgess Herbert and Patrick John Sheahan, all orchardists of Diamond Creek, for the purpose of establishing a meeting room for the Loyal Diamond Creek Lodge Manchester Unity Independent Order of Oddfellows. From at least 1908, the building on the site was used for meetings and lectures and operated as such until 1949.

It is of historical significance as an example of a mutual or 'friendly society' hall, in this case of the Manchester Unity Independent Order of Oddfellows (MUIOOF).

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

The former Loyal Diamond Creek Lodge Manchester Unity Independent Order of Oddfellows is of significance as a rare building type with no other examples of the MUIOOF Lodge known to exist in the Nillumbik Shire.

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

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

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

The former Loyal Diamond Creek Lodge is a substantially intact picturesque weatherboard building retaining its original form of two intersecting gable wings and retaining original fine timberwork details such as the timber framed double hung windows, gable end louvred vents and the decorative gable end bargeboards with finials. The building is an unusual building type and this is demonstrated by its form and small scale.

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The former Loyal Diamond Creek Lodge located at 42 Diamond Creek Road, Diamond Creek. The original form, materials and detailing of the meeting room and hall building contribute to the significance of the place.

How is it significant?

The former Loyal Diamond Creek Lodge located at 42 Diamond Creek Road, Diamond Creek is of local historic, rarity and aesthetic significance to the Shire of Nillumbik.

Why is it significant?

The former Loyal Diamond Creek Lodge is of historical significance as an example of a Manchester Unity Independent Order of Oddfellows meeting place. The Manchester Unity Independent Order of Oddfellows (MUIOOF), had its origins in Manchester, England. It was established in Melbourne in 1840 when Augustus Greeves, a member of the MUIOOF in England, migrated to Australia. By the late nineteenth century, MUIOOF had an extensive network of lodges in metropolitan and country Victoria. The Diamond Creek Lodge held its first meeting in 1870 with 15 foundation members. The small block on which the building sits, was purchased in 1906 by Richard Wadeson, Andrew Burgess Herbert and Patrick John Sheahan, all orchardists of Diamond Creek, for the purpose of establishing a meeting room for the Loyal Diamond Creek Lodge Manchester Unity Independent Order of Oddfellows. At least from 1908, the building on the site was used for meetings and lectures and operated as such until 1949. (Criterion A)

The building is the only surviving Manchester Unity Independent Order of Oddfellows known to exist in the Nillumbik Shire. (Criterion B)

The former Loyal Diamond Creek Lodge is of aesthetic significance as the former Loyal Diamond Creek Lodge is a substantially intact picturesque Edwardian weatherboard building retaining its original form of two intersecting gable wings and original fine timberwork details such as the timber framed double hung windows, gable end louvred vents and the decorative gable end bargeboards with finials. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

Recommended HO Extent



Proposed Extent for 42 Collins Street, Diamond Creek

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

References

Advertiser (Hurstbridge), as cited.

Age, as cited.

Australian National University Archives (ANUA) 2012 *Manchester Unity Independent Order of Oddfellows*

Evelyn Observer and Bourke East Record (EO&BER), as cited.

Graeme Butler & Associates 1996 'Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History', prepared for Nillumbik Shire Council.

Heidelberg News and Greensborough and Diamond Creek Chronicle (HN&G&DCC) as cited.

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

Mercury and Weekly Courier, as cited.

Nillumbik Parish Plan 1872

Shire of Heidelberg Greensborough Riding Rate Books (RB), as cited.

Edith Louisa Hooghly Smith, Will and Probate Papers, File 471/053, VPRS 28/P4 Unit 650

School of Historical & Philosophical Studies, The University of Melbourne 2008, eMelbourne - the city past and present, *Friendly Societies* by Elizabeth Willis, <https://www.emelbourne.net.au/biogs/EM00614b.htm>, accessed online 9 February 2017 and 1 February 2022

Elizabeth Willis, 'Friendly Societies', entry in *eMelbourne the city past and present*, School of Historical & Philosophical Studies, the University of Melbourne, 2008, <http://www.emelbourne.net.au/biogs/EM00614b.htm> accessed 9 February 2017 and 1 February 2022

Willis, Elizabeth, 'Friendly Societies' in Brown-May and Swain (eds.) 2005 *The Encyclopedia of Melbourne*, Cambridge University Press, New York

Title: Ghirrawheen Farmhouse and Orchard, 349-361 Diamond Creek Road

Identified by: Samantha Westbrooke Pty Ltd, Dr Peter Mills and Trethowan Architecture

Prepared by: Trethowan Architecture

Address: 349-361 Diamond Creek Road, Diamond Creek

Name: Ghirrawheen Farmhouse, Outbuildings and Orchard	Survey Date: 20/1/2022
Place Type: Individual Place	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To extent shown	Construction Date: 1925-28



Historical Context

Early History of Diamond Creek

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek.



The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to

miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the Land Act 1869 and later under Section 65 of the Land Act 1884. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

History

349-361 Diamond Creek Road

The subject property was originally part of Lot 7 Section 22, Parish of Nillumbik. H.M. Bell obtained freehold for 80 acres Lot 7 Section 22 Parish of Nillumbik in 1872. Bell had taken up the land under an occupation license on auriferous land under Section 42 of the Amending Land Act 1865 and purchased under Section 13 of the same Act (Nillumbik Parish).

James Cole obtained title to western half of Lot 7, (west of the easement for Larch Crescent) in 1888. This was an irregular polygonal block of 34 acres. Cole sold the land to William Harwood Finlay, gardener of Diamond Creek, in 1895 (CT: V2094 F772). In 1902, part of Lot 7 was purchased by Anne Finlay (nee Leach), widow of William's brother, Robert Mitchell Finlay (d 1885) (CT: V2094 F772). In 1906, her son Robert Mitchell Finlay (junior), fruit grower of Diamond Creek, obtained the land (CT: V2094 F772).

Finlay orchardists

The subject site formed part of Finlay's 33-acre orchard throughout Finlay's ownership. The first mention of a building occurred in 1922, when the rate book records that Finlay had built a "fruit house", possibly referring to a packing shed (RB 1922). By 1928 the property had a house and the rate was increased to £75.122 from £42.120 of the previous year (RB 1925, 1926, 1927 and 1928). This implies the house was built between 1925 and 1928. The 1930 map shows extensive orchards to the east of the house (Great Britain War Office, 1920).

Robert Finlay was part of a new generation of orchardists open to new techniques and fruit varieties, which was replacing the old guard of the district established in the nineteenth century. He had already become the secretary of Diamond Creek Horticultural Society by 1907, suggesting he was already established as a fruit grower (*Leader*, 5 January 1907: 3). In 1911 a demonstration of "subsoiling by the use of explosives" was given at his orchard.¹¹⁴ By 1913 he was the president of the Society, and a toast at a Society luncheon proposed that "the success of the Society was in great measure due to his exertions (*Age*, 11 September 1913: 12; *EOBER*, 28 March 1913: 3). In 1913 he was carrying out extensive drainage work on his young orchard. "The plantation is reported to be making great headway" (*Australasian*, 30 August 1913: 11). In 1914 he won first prize at the Diamond Creek Show for Beurre Bosc pears from his "young orchard" (*Australasian*, 28 March, 1914: 10). In 1917 he exhibited pears from his "young orchard" at the Diamond Creek Show (*Australasian*, 17 March 1917: 9).

Robert Mitchell Finlay was an active and respected figure in the fruit-growing community, and held positions in the Fruit-Grower's' Cool Stores Association of Victoria store



(*Hurstbridge Advertiser*, 5 September 1924:2) and the Diamond Creek Co-operative Cool Store (*Weekly Times*, 23 February 1929: 28). Upon his death in 1949, his probate papers described the Diamond Creek property as "31 acres of neglected orchard country with a six-roomed weatherboard house". The fruit trees were described as "old" (PROV, VPRS 28/P3,424/708). When the property, known by this time as 'Girrahween', was put up for sale in April 1950, it was described as a "Gentleman's out-of-town home". The residence was of weatherboard, "well built" with 5 large rooms and a wide return verandah. Outbuildings included a double garage, laundry, packing sheds and stables (*Age*, 22 April 1950: 23). Following the sale of the property, there was a clearing sale of furniture and farm implements at 'Girrahween' in May 1950 (*Argus*, 23 May 1950: 11).

Charles James Fox Peckover of 'Ghirrawheen' [sic] Diamond Creek, radio announcer, became the owner in 1950. The block was subdivided into 5 lots in 1953. The subject house was on the westernmost 7.5-acre Lot 1 of this subdivision (CT: V2094 F772).

Description & Integrity

The farm house is located on the south west corner of a large vegetated site. The house is a large 1920s weatherboard bungalow with a large main hipped roof with a gable to the front end facing the road. The roof is clad in corrugated galvanised iron painted red. There is a wide front verandah, which returns on one side.

Outbuildings directly to the rear of the residence were destroyed in a fire and other sheds appear further back on the site. These may date from the 1920s and 30s when the property was in use as a successful orchard.

When 'Girrahween' was put up for sale in April 1950, it was described as a "Gentleman's out- of-town home". The residence was of weatherboard, "well built" with 5 large rooms and a wide return verandah. Outbuildings included a double garage, laundry, packing sheds and stables.

Comparative Analysis

Other orchard properties in Diamond Creek:

Larch Hill Farm, 2 Hillmartin Lane (recommended for the Heritage Overlay) is historically significant for the grand 1920s bungalow residence constructed as a comfortable retirement home and a large orchard site. The property also has associations with the orcharding industry in the area. The property is significant as a rare intact example of a grand country residence constructed in the inter-war period. Such grand houses of the period, constructed for wealthy owners, are rare in the Nillumbik Shire.

HO166 Trenowin House, 83 Lambert Street, Diamond Creek is an orchard site established by the first wave of orchardists in the Nillumbik Shire. The house is historically and aesthetically significant as a good and early representation of an orchard house within the Shire, as it is situated within a well preserved farm setting and serves as a reminder of the importance of agriculture to the early growth of the Shire. It is the only other orchard of this scale or recognition in Diamond Creek



Figure 1: Image dated c2022 showing the front elevation of Trenowen House. Source: realestate.com.au

Other successful orchard properties in the Shire from the second wave of orchardists and included in the Heritage Overlay are as follows:

HO29 Californian Bungalow, 830 Cottlesbridge-Strathewen Road, Arthurs Creek. The Apted family have operated their orchard at Arthurs Creek for over a century. The orchard was, in 1916, the largest in southern Victoria and is a reminder of the importance of orcharding in the former Shire of Eltham. The Californian bungalow is historically significant as a rare surviving example of its type in the Shire.

The property at 349-361 Diamond Creek Road is distinguished from the above examples by the scale of the farmhouse and the retention of a number of outbuildings. The site is also associated with a prominent orchardist in the Shire, Robert Mitchell Finlay who obtained a high level of success and participated in promoting and bettering the fruit industry in the area. The significance lies in Finlay as representing the second generation, more modern, fruit growers of the district. The house dating 1926-28 was built during Finlay's ascendancy in this field.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The property is of historical significance for its demonstration of the successful orchard farming carried out in the area. This property demonstrates the second generation of orchard farmers in the area and the size of the house demonstrates the success of Robert Mitchell Finlay as an orchardist. The house dating 1926-28 was built during Finlay's ascendancy as a successful orchardist.

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

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



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

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

The farmhouse on the property is of aesthetic significance as a large 1920s bungalow with its expansive and dominant main hipped roof and wide return verandah.

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is significant?

Ghirrawheen at 349 – 361 Diamond Creek Road, Diamond Creek. The original form, materials and detailing and setting of the farmhouse, contributes to the significance of the place.

How is it significant?

Ghirrawheen at 349 – 361 Diamond Creek Road, Diamond Creek is of local historic and aesthetic significance to the Shire of Nillumbik.

Why is it significant?

Ghirrawheen is of historical significance for its demonstration of the second generation of orchard farmers in the area and the size of the house demonstrates the success of Robert Mitchell Finlay as an orchardist during the 1920s and 1930s. The property is important for its associations with successful Diamond Creek orchardist Robert Mitchell Finlay (Criterion A)

The farmhouse on the property is of aesthetic significance as a large 1920s bungalow with its expansive and dominant main hipped roof and wide return verandah. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

Recommended HO Extent



Proposed Extent (indicated with red) for 349-361 Diamond Creek Road, Diamond Creek

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

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



<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	
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Identified By

Samantha Westbrooke Pty Ltd, Dr Peter Mills and Trethowan Architecture

References

Birth Death Marriages (BDM), as cited.

Certificate of Title, as cited.

The Age, as cited.

The Argus, as cited.

The Australasian as cited.

Evelyn Observer and Bourke East Record (EOBER), as cited.

Graeme Butler & Associates. 1996. Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History. Greensborough: Shire of Nillumbik.

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Leader, as cited.

PROV, VA 2620 Registrar of Probates, Supreme Court, VPRS 28 Probate and Administration Files, file 424/708 Robert M Finlay, Grant of probate

Shire of Heidelberg Greensborough Riding Rate Books (later Heidelberg Riding Rate Books), as cited.

Weekly Times, as cited.

Title: Diamond Creek War Memorial

Identified by: Peter Mills and Samantha Westbrooke

Updated and Prepared by: Trethowan Architecture

Address: Reserve Circuit and 28 Main Hurstbridge Road Diamond Creek

Name: Diamond Creek War Memorial	Survey Date: January 2022
Place Type: Memorial	Architect: Unknown
Grading: Locally Significant	Builder: Unknown
Extent of Overlay: To extent shown	Construction Date: 1921, additions 1970



The War Memorial in context, Reserve Circuit. Source: Trethowan Architecture, January 2022.

Historical Context

Early History of Diamond Creek

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps' land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community

buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the *Land Act 1869* and later under Section 65 of the *Land Act 1884*. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

History

Diamond Creek War Memorial

In November 1919 the Diamond Creek 'Girls Blue Triangle Club', which was formed in the town during the war, began to collect funds to erect a monument at Diamond Creek as a memorial to local men who had lost their lives during the war (*E&WSA&DCVA* 7 November 1919:2, *Advertiser (Hurstbridge)* 13 March 1925:3). The term 'Blue Triangle Club' developed during the war to describe activities of the Young Women's' Christian Association, initially directed towards providing women war workers with hostels, canteens and "healthy recreation". After the war efforts were directed towards providing for country women working in the city. In 1921 the 'Blue Triangle Girls Club' had 420 members fundraising in Victoria for various causes (*Argus* 14 October 1921:8).

The memorial committee in Diamond Creek consisted of Miss Faith Smith, the secretary, Messrs J. Lorimer, W. Cook and B. Rose, Mesdames Fineran and Sinclair, and Misses Corwin, Dora Wadeson and Lily Rose (*E&WSA&DCVA*, 24 June 1921:3). The site chosen was opposite the Public Hall, on the west side of the intersection of Collins Street with Main Street.

The unveiling ceremony was held on 19 June 1921. Ceremonies began with the large crowd singing the national anthem and a series of speeches by local notables. The Governor, Lord Stradbroke, accompanied by Lieutenant Commander Haggard D.S.C., unveiled the cenotaph, which was draped with bunting, the Union Jack, and "our own beloved six-star banner". A minute's silence followed, medals were presented to local returned men and the ceremony concluded with the playing of the last post and another rendition of the national anthem (*E&WSA&DCVA*, 24 June 1921:3, *Argus* 20 June 1921:8).

The names of the fallen inscribed on the monument were E. Mills, J. Mills, D. Scott, W. Starling, S. Wadeson, R. Whicker, C. Williams, B. Allen, N. Coventry, G. Fineran, J. Gosstray, W. Hill and R. Laurie. The column was topped with an urn and was made of English red granite and Harcourt grey granite, at a cost of £200 (*E&WSA&DCVA* 24 June 1921:3). The German heavy machine gun mounted at the base of the column had been captured by the 24th Battalion A.I.F. in the attack on Lamotte Farm, south of Beaurevoir, France, on the 3rd of October 1918 (*E&WSA&DCVA* 24 June 1921:2).

The memorial became an established part of Anzac Day celebrations. In 1926 a commemoration at the Diamond Creek school involved songs and recitations, the reading of the honour roll and a minute's silence, followed by a march to the public memorial and placing of wreaths (*Advertiser (Hurstbridge)* 30 April 1926:3, 3 May 1929:3).

In the lead-up to Anzac Day 1932 it was thought that the monument had taken on a "very neglected appearance", and the local branch of the Returned Soldiers Association requested assistance of the Heidelberg Council, resulting in the supply of paint by the council. It appears the memorial was surrounded by a post and rail fence, as several loads of rubbish were removed from inside its perimeter by local returned soldiers, before the fence was painted. The ground was dug, flowers planted and a small lawn laid down (*Advertiser (Hurstbridge)* 15 April 1932:1). Before Anzac Day 1940 the Heidelberg Council stepped in to clean up the memorial, which was "badly in need of attention". Water was laid on to help in future maintenance (*EWSA*, 19 April 1940:2).

The memorial was transferred to the grounds of the Diamond Creek Kindergarten in the 1970s (Edwards 1979:46). In 1996 the memorial was relocated to Main Street next to the Diamond Creek Community Centre and re-dedicated to cover the loss of lives in conflicts since the Great War (*Advertiser (Hurstbridge)* 16 January 1931:1, Monument Australia 2022b).

Description & Integrity

The Diamond Creek War Memorial consists of an English red granite column on a red granite plinth with a square Harcourt grey granite base. The column is surmounted with an urn. There are rectangular red granite panels either side of the column, which have been added at a later date. The left hand panel is dedicated to those who fought in World War Two and the right hand side panel is dedicated to those who fought in Korea and in the Vietnam War.

The following inscriptions are included on the memorial.

Front Inscription

For God King and Country

1914 - 1919

IN MEMORY OF THE DIAMOND CREEK MEN WHO FELL IN THE GREAT WAR.

"Lest We Forget"

Rectangular section of column

Names of the fallen soldiers from World War One are inscribed on the rectangular section of the column, on the left and right faces.

Plaque 1:

THIS MEMORIAL WAS REDEDICATED ON THE 6TH OCTOBER 1996 IN CONJUNCTION WITH THE ROTARY CLUB OF DIAMOND CREEK AND THE RETURNED AND SERVICES LEAGUE OF VICTORIA INC.

Plaque 2:

THIS PLAQUE IS TO COMMEMORATE THE LOSS OF LIVES IN ALL CONFLICTS SINCE
THE GREAT WAR OF 1914 - 1918.
REST IN PEACE

Lower Right Side Panel Inscription

Korea Vietnam

Those who served in peace keeping forces

Those who served our country in peace time

Des. F. Vincent

R.A.A.F. WWII

Founder Diamond Creek R.S.L.

Lower Left Side Panel Inscription

World War II

2nd A.I.F. R.A.N. M.N. R.A.A.F

A.A.M.W.S A.W.A.S. W.R.A.N.

W.A.A.A.F. W.L.A.

VX 136506 B. Wadeson

2nd A.I.F. WWII



Placement of Memorial in relation to local open space. Source: Trethowan Architecture, January 2022.

Comparative Analysis

There are two other war memorial monuments located in the Shire:

- HO126 Eltham War Memorial – an obelisk erected in 1919 which has been relocated twice since its original unveiling (now located at 903-907 Main Road, Eltham). The monument contains the names of the 27 local men who died in the First World War and following the Second World War the names of the eleven local men who died in that war were added.



Image Source: Google Street View 2022

- Christmas Hills War Memorial, Eltham & Yarra Glen Roads, Memorial Park, Christmas Hills. Rendered concrete obelisk unveiled December 1921.



Image Source: Monument Australia 2022a

The Diamond Creek War Memorial is unusual for its form and its use of red granite, and it has particular social value to the Diamond Creek area.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The Diamond Creek War Memorial is historically significant for its role in civic commemoration in the township of Diamond Creek. The Diamond Creek War Memorial was unveiled on the west side of the intersection of Collins and Main Street, opposite the Diamond Creek Hall on 19 June, 1921. The memorial was transferred to the grounds of the Diamond Creek kindergarten in the 1970s and again relocated to Main Street next to Diamond Creek Community Centre. At this time it was rededicated and panels included commemorating the loss of lives in conflicts since World War One. The Memorial is historically significant for demonstrating the type of monumental memorialisation that occurred in townships following the end of the First World War.

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

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

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

The Diamond Creek War Memorial is aesthetically significant as an intact representative example of a First World War Memorial.

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

The memorial is more unusual being constructed substantially of red granite and with a column rather than obelisk form, which was more common for the period.

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

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

The Diamond Creek War Memorial is of social significance as a community focus for the commemoration of war in the Diamond Creek district since it was unveiled in 1921. The Memorial has special associations with the local RSL group.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The Diamond Creek War Memorial located near the junction of Reserve Circuit and Main Road Diamond Creek (28 Main Road Diamond Creek), comprising red granite column surmounted with an urn, on a red granite plinth, with square Harcourt grey granite base and red granite panels to left and right of the base. Inscriptions and plaques on the column, plinth, base and panels.

How is it significant?

The Diamond Creek War Memorial is of historical, representative, aesthetic and social significance to the Shire of Nillumbik.

Why is it significant?

The Diamond Creek War Memorial is historically significant for its role in civic commemoration in the township of Diamond Creek. The Diamond Creek War Memorial was unveiled on the west side of the intersection of Collins and Main Street, opposite the Diamond Creek Hall on 19 June, 1921. The memorial was transferred to the grounds of the Diamond Creek kindergarten in the 1970s and again relocated to Main Street next to Diamond Creek Community Centre. At this time it was rededicated and panels included commemorating the loss of lives in conflicts since World War One. The Memorial is historically significant for demonstrating the type of monumental memorialisation that occurred in townships following the end of the First World War. (Criterion A)

The Diamond Creek War Memorial is aesthetically significant for its red granite construction and with a column rather than obelisk form, which was more common for the period. (Criterion E)

The Diamond Creek War Memorial is an intact representative example of a First World War Memorial. (Criteria D)

The Diamond Creek War Memorial is of social significance as a community focus for the commemoration of war in the Diamond Creek district since it was unveiled in 1921. The Memorial has special associations with the local RSL group. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

Recommended HO Extent



Proposed Extent for Diamond Creek War Memorial

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

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

<p>Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i></p>	<p>No</p>
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References

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Edwards, Dianne H. 1979. *The Diamond Valley Story*: Shire of Diamond Valley.

Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate (E&WSA&DCVA), as cited.

Eltham and Whittlesea Shires Advertiser (EWSA), as cited.

Graeme Butler & Associates 1996 'Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History', prepared for Nillumbik Shire Council.

Monument Australia 2022a, *Christmas Hills War Memorial*, <https://monumentaustralia.org.au/display/30806-christmas-hills-war-memorial>, accessed 1 March 2022.

Monument Australia 2022b, *Diamond Creek War Memorial*, <http://monumentaustralia.org.au/themes/conflict/multiple/display/31011-diamond-creek-war-memorial>, accessed 20 April 2017 and 3 February 2022.

Argus, as cited.

Title: Windmill House, 25 Nicole Crescent, Diamond Creek

Identified by: Mills and Westbrooke, Trethowan

Prepared by: Trethowan Architecture

Address: 25 Nicole Crescent, Diamond Creek

Name: Windmill House	Survey Date: N/A
Place Type: Residential	Architect: Robin Greenwood
Grading: Individually Significant	Builder: Bill Bruinsma
Extent of Overlay: To title boundaries	Construction Date: 1973



Historical Context

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land located to the east of the creek, which was purchased by Dr John Blakemore Phipps in 1854. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the late 1860s and early 1870s. These included a post office, a Methodist church and school and three hotels (Barnard, 2008). In 1870, a national school was established (Edwards, 1979:118).

By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the Land Act 1869 and later under Section 65 of the Land Act 1884. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996:36). From 1885 onwards, the rural landscape of the area also inspired many artists to work in Diamond Creek and its surrounds, and the scenery of the area was captured in the works of the Heidelberg School painters (Edwards, 1979:143).

In 1912, the Eltham Railway Line was extended to Hurstbridge through Diamond Creek, bringing tourists to this area. Despite this, Diamond Creek remained a rural township concentrating on the orchard industry throughout the first half of the twentieth century, without much new industries to offer alternative employment opportunities. As such, the area entered a period of population decline (Edwards, 1979:177). This began to change in the 1960s and 70s, as, affordable land on subdivided orchards and accessibility to railway networks attracted young families to build their homes in the area, prompting further population growth in Diamond Creek (Barnard, 2008).

History

Construction of the Windmill house started in 1973. Peter van Wunnik, who was Dutch, and his Australian wife Kathleen conceived the idea after staying in a windmill in Holland. Noting that the house may not be practical, Kathleen van Wunnik agreed to the building due to her husband's sentimental reasons (*Canberra Times* 19 June 1974:14). The van Wunniks later stated that the house was designed by architect Robin Greenwood and erected by builder Bill Bruinsma. The house took nearly four years to complete (*Leader – Diamond Valley News*, 27 June 2007:303).

A newspaper article from 1984 noted that the house contained a family room and kitchen on the ground level, with another large lounge contained within the base of the windmill. Timber trusses created the windmill form, enclosing a gallery, master-bedroom and two bedrooms above. A linked one-storey structure accommodated a surgery for their chiropractic practice (*Age* 21 February 1984:22).



Figure 1: A 1979 image of the windmill house, showing its original open, rural setting. Source: Collins 1979.

The Windmill House initially stood in a largely open rural setting, as can be seen in the 1979 John T. Collins photograph (Figure 1). The Windmill house featured soon after its completion in a book by John Belot named *Our Glorious Home*, which was a study of a newly described architectural phenomenon “domestic featurism” (Belot 1978:25). Belot wrote that “... in a young country, many of its inhabitants pine for the visual traditions of other ages and places. ... Sometimes the pull of the old country is overwhelming ... The windmill is a frequent motif, presumably having various national origins and suggesting the cooler breezes of more temperate lands”. The three other suburban windmills Belot illustrated were large garden features (Belot 1978:vi). In a 2009 article in the Sydney Morning Herald on ‘Wild and wonderful dwellings’, architect Simon Thornton categorised buildings such as the Windmill house as “representational architecture” (Sydney Morning Herald 2009).

The Windmill house has attracted local affection. In a 2012 article on his childhood in Diamond Creek, Liam Carter mentioned as a landmark “the iconic windmill” (Carter 2012). The house has also become a go-to place for articles on unusual residences and buildings. A 2013 article in the online magazine The Stylist Splash, titled ‘Australia’s most unusual houses’, includes the Windmill house among a group of much more recent residences, describing it as a “local landmark” (Stylist Splash 2013). A 2015 article in The Age titled ‘13 weird and wonderful things you can see out your train window’ includes the windmill in Diamond Creek among “some of the city’s more unusual, even mysterious sights’ (Age 2015).

Description & Integrity

The Windmill House consists of the main windmill form, a single-storey wing to the north, and a single-storey wing to the rear (east).

The windmill section, which is approximately 15 metres high, is octagonal in plan. The ground floor is clad in brick, which continues to sill height on the first floor. Above this, the

body of the windmill gradually tapers inwards and is clad in weatherboard. The windmill is capped in metal cladding. The arms of the four sails are stout tubular steel, and in place of traditional cloth webbing to encourage wind to turn the sails there is a lattice of strong steel strap (Figure 2). A balcony with horizontal timber balustrade returns around the windmill at the first floor. This is accessed by a set of French doors, or a staircase to the south of the building. Shallow dormer windows are evident on the second and third floors of the windmill.



Figure 2: A view of the main windmill section, showing how it tapers inwards towards the apex.
Source: Trethowan 2022.

The single-storey wing to the north is rectangular in form, with a low-slung, tile-clad gable roof. This building has brick to the height of the windowsills, with irregularly edged weatherboards above. Windows across this wing of the building are multi-paned. The fascia of this wing is completed in irregular shingles (Figure 3). Clogs are attached across the walls and used as flowerpots. The wing to the rear, which is not visible from the street, appears irregular in shape and has an octagonal sunroom attached.



Figure 3: The single-storey wing to the north of the main windmill section. Note the brick to sill height and irregular shingle fascia.

Comparative Analysis

The Windmill House is undoubtedly a rare building form within the Shire of Nillumbik. Although windmills have been part of farm infrastructure in the Shire, no other known examples of windmills built in the Dutch style, or for use as a residence, have been identified. Further, few other buildings within the Shire exhibit the same 'landmark' quality.

Apperly et al. outline the phenomenon of 'Late Twentieth-Century Immigrants' Nostalgic' architecture in *A Pictorial Guide to Identifying Australian Architecture*. The broadly defined style, which was multi-faceted by its very nature, explores how many migrant families either consciously or subconsciously chose to express new-found prosperity with references to their heritage. In many examples, families chose to express this through applying motifs to otherwise standard suburban homes, however others took a more literal approach to the replication of vernacular forms from their home countries (Apperly et al. 1994:270-271).

Perhaps as a side-effect of the Post-Modern turn, judgement of expressions such as the Windmill house transitioned from dismissal as mere kitsch to acceptance as a valid vernacular expression. The Windmill house was included in the 2008 'Survey of Post-War Built Heritage in Victoria' by Heritage Alliance (prepared for Heritage Victoria) where it was described as being of aesthetic significance. Heritage Alliance noted the following of the site:

"This extraordinary house, featured in John Belot's study of Australian 'Domestic Featurism' has been described as the only residential windmill in Australia. Although now edged by subsequent residential development, it remains as a prominent and much-loved local landmark." (Heritage Alliance 2008:190)

There are other examples of replica Dutch windmills in Australia, although they remain a rare building form. A similar windmill was constructed c1980s at 533-539 Leakes Rd, Bonnie Brook, Victoria, however this example has been used exclusively as a reception centre. A stone example was constructed by a Dutch-born family between 1991 and 1997 in Amelup, Western Australia. While similar in form, this building has the distinction of being

an operational mill. The subject site is distinguished from these as an early example of the style, and for its exclusive use as a residence.

Although located outside the municipality, another example of 'domestic featurism' included in the same study was the Stamoulis House in Templestowe. Built in the form of a castle in 1978 for the late Spiros Stamoulis, a prominent Greek-born property developer and philanthropist, this house also featured in the John Belot book. The 2008 study described it as "an outstanding example of the kitsch mansions erected in this part of Melbourne in the 1970s by wealth émigré businessmen", and like the Windmill House, it has become a well-known landmark. The reference to the originator as émigré implies that this was a nostalgic vision deriving from the country or continent of origin.

No other residential buildings in the form of Windmills exist in the Shire, and examples of buildings exhibiting characteristics of the Immigrants' Nostalgic style seem to be absent from the Heritage Overlay. Based on this, subject site is instead most comparable to the following buildings, as examples of unusual sites with 'landmark' qualities in Nillumbik:



Montsalvat, 7-15 Hillcrest Avenue, Eltham (HO82; VHR H0716)



War Memorial Tower, 385 Eltham-Yarra Glen Road, Kangaroo Ground (HO49)

Montsalvat is a complex of buildings started in 1934-1935 by Justus Jorgensen, for use as an artists' colony. Many of the buildings were designed by Jorgensen in Gothic and/or vernacular styles using mud brick and recycled materials, which had a profound influence on the development of the 'Eltham Style'. The site is open to the public, and commonly hosts celebrations such as weddings. The site is perhaps one of the most notable landmarks of the Shire.

The War Memorial Tower, constructed c1925-26 out of local stone, is historically and architecturally significant due to its design by Stephenson and Meldrum, based upon a

sketch by artist Harold Herbert. The site also has ties to prominent local figures. Although significant as a war memorial, the building's significant presence and siting has made it a landmark within the municipality.

Although fundamentally different in form and function to the above examples, the subject site compares favourably as an instantly recognisable building and local landmark within the Shire.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

NA

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

The house is of historical significance as a rare example of a nostalgic style of construction commissioned by immigrant Victorians. Peter van Wunnik, who was Dutch by birth, conceived the idea as a tribute to his Dutch heritage and after him and his wife Kathleen stayed in a windmill while visiting Holland. The house, which featured in John Belot's study of Australian 'Domestic Featurism', has been described as the only residential windmill in Australia.

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

NA

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

NA

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

Although now edged by subsequent residential development, the Windmill House remains as a prominent and much-loved local landmark because of its scale and form as a Dutch styled windmill. The physical prominence and unusual nature of the building form has made the Windmill House a well-regarded local landmark. The building is considered a rare example of 'Domestic Featurism' and was featured in a book on the topic not long after its construction. The house is highly intact to its 1970s construction, retaining key details such as the windmill sails, distinctive shape, dormer windows, shingled fascia boards, irregular edged weatherboards, and decorative features such as clogs fixed to the walls as flower pots. The house is an extreme example of a nostalgic style that derives from the first owner's home country, including idiosyncratic decorative details such as the clog flowerpots. The building is intact from its 1970s construction.

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

NA

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

NA

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

NA

Statement of Significance

What is Significant?

The Windmill House located at 25 Nicole Crescent, Diamond Creek, is significant.

Elements that contribute to the significance of the place include:

- The original form of the windmill with steel sails, projecting dormer-style windows and wrap around balcony
- The original form of the adjacent wings
- The original materials, including weatherboards (with sections of regular and irregular edging) and brick
- key detailing including the shingled fascia boards

Outbuildings on the site are not of significance.

How is it significant?

The Windmill House is of local aesthetic significance to the Shire of Nillumbik. The house is also significant for its rarity within the Shire.

Why is it significant?

The Windmill House is historically significant as a highly unusual example of a nostalgic style of house design, commissioned by a migrant family as a tribute to their homeland. Construction of the house started 1973, after Dutch-born owner Peter van Wunnik and his Australian-born wife Kathleen conceived the idea as a tribute to his heritage following a return trip to Holland. The primary building, which takes the form of a traditional Dutch windmill, is the only known example within the Shire and likely the only example built as a residence in Australia. Such literal examples of nostalgic architecture associated with immigrant identity are rare within the Shire. (Criterion B)

The Windmill House is aesthetically significant as a rare, legible and intact example of nostalgic architecture in the Shire of Nillumbik. The house, which is prominently sited in Diamond Creek, retains its dominant presence despite being hemmed in by residential development. The physical prominence and unusual nature of the building form has made the Windmill House a well-regarded local landmark. The building is considered a rare example of 'Domestic Featurism' and was featured in a book on the topic not long after its construction. The house is highly intact to its 1970s construction, retaining key details such as the windmill sails, distinctive shape, dormer windows, shingled fascia boards, irregular edged weatherboards, and decorative features such as clogs fixed to the walls as flower pots. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Mills and Westbrooke, Trethowan

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Title: Villa Bereguardo, 32-36 Perversi Avenue
Identified by: Samantha Westbrook and Peter Mills, Trethowan
Prepared by: Trethowan Architecture

Address: 32-36 Perversi Avenue

Name: Villa Bereguardo	Survey Date: February 2022
Place Type: Residential	Architect: FW Thomas
Grading: Significant	Builder: FJ Jennings
Extent of Overlay: To title boundaries	Construction Date: 1924



Historical Context

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the Land

Act 1869 and later under Section 65 of the Land Act 1884. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

In 1912, the Eltham Railway Line was extended to Hurstbridge through Diamond Creek, bringing tourists to this area. Despite this, Diamond Creek remained a rural township throughout the first half of the twentieth century/ From the 1960s onwards, affordable land on subdivided orchards and accessibility to railway networks attracted young families to build their homes in the area, prompting the population growth in Diamond Creek (Jill Barnard, 2008).

History

Adolph Frederick Seelenmeyer acquired 158 acres of Portions 2 and 3 Parish of Nillumbik, in 1915, before subdividing the land into smaller lots for sale. Sicilia Perversi acquired 12 acres of the subdivision (Lots 11-15 and 22-23) in February 1924. Guiseppi Perversi acquired another adjoining two acres to the east (lots 16 and 17) in October 1924 (CT: V3899 F780; V4808 F539).

Guiseppe Perversi was born in Bereguardo, near Milan, in 1884, before arriving in Melbourne in 1914 and being naturalised as a citizen in 1914 (Perversi 2002:12; NAA: A1, 1914/6188). It appears that he was first employed as a wine merchant on Chapel Street in Prahran by Azzo Ongarello, before taking over Ongarello's wine license and premises by 1918 (*Vigilante* 1 September 1918:1). Sicilia (Scolari) Perversi was born in East Melbourne in 1895, and was the younger sister of Azzo Ongarello's wife (BDM 5264). Guiseppe Perversi and Sicilia Scolari were married at St Joseph's Catholic Church in Northcote in 1919. (BDM 939; *Table Talk* 6 February 1919:25; 12 May 1927:56). By 1923 Guiseppi Perversi had a wine and spirits store at 295 Hoddle St Abbotsford; Sicilia obtained the wine licence for the business the following year (*Argus* 7 November 1923:13; *Age* 23 December 1924:13).

In March 1924 FW Thomas, architect of 60 Queen St Melbourne, invited tenders for construction of a reinforced concrete bungalow in Diamond Creek (*Argus* 29 March 1924:1). By July building, noted as being constructed for Mr G Perversi, was under way. In July 1924 a newspaper reported that "Mr (F.J.) Jennings, builder, is at present erecting £1500 reinforced concrete house of 7 rooms with verandas on three sides in a commanding position at Diamond Creek". According to the architect, the house was to feature the "Dutch style", which may have been a reference to the curved balustrades (*Advertiser* (Hurstbridge) 25 July 1924:4; Figure 1).

FW Thomas does not appear to have been a prominent architect, and much of his work was based around Prahran. These works include a brick stable in 1906, additions to 'The Colosseum' (a large drapery store on Chapel Street) in 1911, and a warehouse in 1925 (*Age* 22 September 1906:4; *Prahran Telegraph* 22 December 1911:15; *Argus* 17 January 1925:5). In 1927, he designed the Prahran Meat Markets in conjunction with F.L. and K. Klingender (*Age* 5 November 1927:1). FJ Jennings was active as a builder in the district during the 1920s, advertising his services in the Hurstbridge *Advertiser* between 1924 and 1928 (*Advertiser* (Hurstbridge) 23 May 1924:3; 7 December 1928:3). In 1925 he constructed the replacement Queenstown (St Andrews) public hall (*Advertiser* (Hurstbridge) 17 April 1925:2).



Figure 1: A view of the principal facade of the Perversi house under construction c1924, taken from the southwest. Note the chimneys, curved balustrade and small gable. Source: Bates 2006:36.

It appears that the house at Diamond Creek was initially used by the Perversi family as a weekend residence. The Perversis were still residing in Collingwood up until 1929, travelling to Diamond Creek by car (*Advertiser* (Hurstbridge) 5 July 1929:2). The Perversis had evidently planted an orchard on the property by this stage, as they were fined for failing to eradicate codlin moth on their trees (*Advertiser* (Hurstbridge) 22 February 1929:4). By 1930, when their daughter Iolanda was born, they were described as residing at Diamond Creek permanently (*Argus* 9 December 1930:1).

The house performed an important role in the Perversis' involvement in the community life of Diamond Creek. A report on a fund-raiser for an organ for the Sacred Heart church hosted by the Perversis at their 'charming residence, Villa Bereguardo', reveals details of the house and garden. The verandah was converted into 'an attractive bazaar' for the occasion, with stands against the walls. A flower stall was located in a 'charming bush house' on the lawn, and a lucky dip was located in the 'large fernery.' Afternoon tea was served in the 'spacious dining room,' and music came from a piano and assorted instruments played in the lounge (*Advertiser* (Hurstbridge) 1 December 1933:2-4). In 1939 the house hosted sixty players at a euchre party in aid of the church, and in 1941 the family entertained soldiers from the Heidelberg Military Hospital on behalf of the Diamond Creek Red Cross (*Advertiser* (Hurstbridge) 26 May 1939:5; *Eltham and Whittlesea Shires Advertiser* 20 June 1941:4).

Guiseppe died in Melbourne in 1961 (BDM 14434/1961). The Perversi family sold Lots 22 and 23 in 1967, Lot 15 in 1968, Lot 14 in 1973 and Lot 11 in 1974 (CT: V4808 F539; CT: V9034 F399). Sicilia died in 1973, and bequeathed her land to the Sisters of Mercy in Rosanna (BDM 3544; PROV, VPRS7591/P4 Unit 332, Sicilia Perversi File 752/180.). The land changed ownership multiple times in the following years (CT: V9030 F772).

Description & Integrity

The subject site is a rectangular residence with a veranda to three sides, contained under a single tile-clad hipped roof. The walls of the building are rendered concrete. The veranda is supported by timber posts with brick pillar bases and is enclosed by a scalloped brick

balustrade. The timber posts have corner timber brackets, and the roof features exposed timber rafters.

The entry to the residence faces west and the principal elevation has a central door with large leadlight windows either side. There is a small, central gable in the roof facing west that is clad with painted shingles. There are two symmetrically arranged rendered chimneys with terra cotta pots at each end of the ridge line of the roof.

To the rear are two small projecting wings at each end of the return verandah, both of which are also contained under the main sweep of the roof (Figure 2. Between these two side wings is a gable roofed wing that is slightly shallower. The side wings have timber framed double hung windows and hoods with brackets over the windows.



Figure 2: A view of the house from the north, showing one of the rear wings highlighted in red. Source: Trethowan.

There is a small out building on the northeast corner of the site. The building has a tile clad gable roof with exposed rafters, and appears to be built of rendered masonry. The gable ends are clad in painted shingles (Figure 3). Alterations have been undertaken to this building, with the installation of new glazing. This appears to be early and is possibly contemporary with the residence. There is also another gable roofed shed on the southwest side of the site, which is used as a double garage and is not original to the house.



Figure 3: A view of the small gabled outbuilding in the northeast corner of the site. Source: Trethowan.

Comparative Analysis

Interwar Bungalows

Following the financial and social upheaval and general devastation of WWI, Australian housing ideals were significantly altered. Although the aspiration of an individual house on its own block had driven earlier suburban development, the ideal was 'carried into a new dimension' in the interwar period (Cuffley 1989:14). As a mark of the renewed optimism of a society emerging from war, garden suburbs, model villages, War Service Loan and Bank houses facilitated major Australian residential growth. The new bungalow form came to dominate, deviating from the established Victorian and Federation styles, and architectural applications drew from diverse stylistic origins.

A majority of houses of the era were illustrative of the demand for low-cost housing. Schemes such as those of the State Savings Bank provided customers of lesser means readily available finance to purchase land and construct modest houses using pre-prepared designs (Cuffley 1989:17). Many used new cost-efficient materials, especially those in outer suburbs and regional areas. The bungalow was also popular amongst the wealthier classes, who expressed the form in more substantial dimensions and materials. These houses were often architect-designed and individually treated and featured comparatively elaborate design details.

Interwar development in the Shire of Nillumbik appeared to be slow, possibly due to its distance from the city and continuing agricultural setting. The conservatism often associated with sleepier rural areas may also have contributed to a slow up-take of new architecture (Cuffley 1989:22). Many houses built in the Shire during this period appear to be modest, weatherboard structures with little architectural pretence.

Although interwar dwellings are under-represented on the Heritage Overlay, the number of substantial residences built during the Interwar period in the Shire is further limited. The following places are comparable to the subject site, as a more substantial interwar home designed for a prosperous family.

- Brinkkötter House, 32 Lindon Strike Court, Research (HO114)
- Worlingworth, 10-26 Banoon Road, Eltham (HO7)
- Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190).



Figure 4. Brinkkötter House, 32 Lindon Strike Court, Research (HO114).

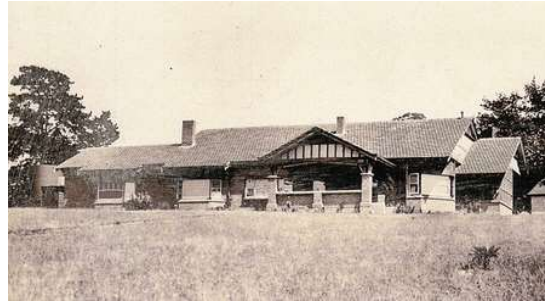


Figure 5. Worlingworth, 10-26 Banoon Road, Eltham (HO7).



Figure 6. Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190).

The Brinkkötter House at 32 Lindon Strike Court was built c1935, and is significant for its associations with the Brinkkötter family, who were well-known farmers and orchardists in the region. It is also aesthetically significant for its unusual design. An earlier significant house exists on the same site, and the presence of two adjacent farmhouses on one property is uncommon.

Worlingworth at 10-26 Banoon Road, built c1922, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s and because it is one of a few substantial homes erected in the Shire during the interwar period.

The Orchard House at 25 Cottles Bridge-Strathewen Road, is significant as one of few brick houses built prior to 1930 in the Shire. The house is considered significant due to its transitional style, which demonstrates elements of both federation and interwar bungalow styles.

Although of similar substantial construction, the subject site is set apart from the houses at 25 Cottles Bridge-Strathewen Road and 10-26 Banoon Road, which both exhibit the more recognisable characteristics of interwar bungalows with their prominent gable roofs and projecting bay windows. The subject site is most similar to the house at 32 Lindon Strike Court, as both are rectangular form houses with surrounding verandas contained completely under the sweep of one hipped roof. Both houses are also positioned to take advantage of views to valleys. Although they are similar in their form and substantial nature, the subject site demonstrates an unusual use of curved solid balustrading and concrete construction. Overall, the subject site compares favourably against these examples.

Concrete Construction

Domestic concrete construction prior the post-war period is uncommon in the Shire of Nillumbik.

Before 1900 concrete building was virtually unknown in Victoria, with only a few examples in monolithic construction (without steel reinforcement). Concrete construction progressed faster for commercial buildings where the structural benefits were greater. Some concrete houses appeared in the suburbs of Melbourne after 1900, and a group were built in Sunshine for the workers of the Mackay Sunshine Works in 1910 (VHD Place ID 45843, 'Concrete Housing Estate Precinct').

The demand for affordable construction and a shortage in housing following WWI encouraged architects to explore new building methods. In a time where timber and bricks were expensive or in scarce supply, concrete was recognised as a cheaper and readily available alternative. Adoption increased from around 1919, when six reinforced concrete houses were built in Melbourne to designs by architect and proponent of concrete construction Leslie Perrot (Perrott 1919). Various other homes were built in concrete to designs by Walter Burley Griffin at a similar time.

The mid-to late 1920s and 1930s saw a flurry of concrete house building activity in Victoria, and particularly Melbourne (Lewis 2013:4). 'Park View' in Racecourse Road Flemington was constructed in 1924, unusually using tram cables and horseshoes for reinforcement as a measure of economy (VHR Place ID 4430, 'Park View'). In the same year, another group of concrete houses was built to designs by architect GB Leith in Sunshine for workers at the Sunshine Harvester Works, with backing from the State Savings Bank (VHD Place ID 45843, 'Concrete Housing Estate Precinct'). Concrete houses were built to Leslie Perrott's designs in Northcote in 1924, Kew and Wattle Valley Rd Camberwell in c1925, and in Portsea in c1926 (*Argus* 17 May 1924:20; Roser 2002:13). Despite the 1920s peak, the technology was not widely considered a common material for houses, and it was noted that in 1927 only 82 of 7,500 building housing permits issued within a twenty-mile radius of Melbourne were of concrete (Roser 2002).



Figure 7. Rear Concrete Studio, 60 Lavender Park Road, Eltham (HO113)

The only domestic interwar concrete construction on the Heritage Overlay identified for comparison is the Rear Concrete Studio at 60 Lavender Park Road. Although likely dating from a similar period, this building is differentiated from the subject site by its use as an ancillary building to a larger masonry house, rather than being a house itself. No other examples of concrete houses built prior to the post-war period were identified in the Shire, highlighting the subject site's rarity.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The property is historically significant as a substantially intact example of a 1920s residence demonstrating the early use of reinforced concrete walls. Constructed in 1924, the property is also an example of a residence initially constructed for weekend use by a prosperous Italian family based in Melbourne. The family's presence also demonstrates pre-WW2 Italian migration in Victoria and in the Nillumbik area.

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

Known surviving examples of early reinforced concrete houses such as this one are rare in the Shire of Nillumbik.

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

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

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

The residence is a substantially intact 1920s architect designed concrete house that retains many of its original features including its overall original form with hipped roof, verandah around three sides and corner pavilions to the rear. The pavilion form of the house with its rear corner wings, the decorative verandah balustrade with timber fretwork and the chimneys and gables to the roof make it a particularly attractive building evocative of the 1920s period of design. The location of the house on the hill and the two palm trees at the front contribute to the aesthetic significance of the site.

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The house at 32-36 Perversi Avenue, Diamond Creek, built in 1924 to designs by the architect FW Thomas for Giuseppe and Sicilia Perversi, is significant. Elements that contribute to the significance of the place include its original form, materiality and detailing, the early or original outbuilding to the northeast of the house.

Later alterations and additions including the garage, pool and associated infrastructure and other outbuildings to the rear of the dwelling are not significant.

How is it significant?

The property at 32-36 Perversi Avenue, Diamond Creek is of local historic and aesthetic significance to the Shire of Nillumbik. The property is also significant for its rarity within the Shire.

Why is it significant?

The property at 32-36 Perversi Avenue, Diamond Creek, is historically significant as a house built as a weekend residence for a prosperous Italian family based in Melbourne. Constructed in 1924, the property was initially used for leisure until 1929, when the family relocated to the site as their permanent residence. The house was named Villa Bereguardo after the town in Italy from which the Perversi family came. The presence of the Perversi family demonstrates pre-WW2 Italian migration to the Nillumbik area, and more broadly within Victoria. The house is also historically significant as an example of the increasingly popular use of concrete for residential construction in the early interwar period. (Criterion A)

The property at 32-36 Perversi Avenue, Diamond Creek is significant as a rare and substantially intact example of a 1920s residence demonstrating the early use of reinforced concrete in the Shire. Surviving examples of this type of construction from this period are rare, and were usually concentrated around the inner suburbs of Melbourne rather than rural areas, as the Shire of Nillumbik was at the time. (Criterion B)

The property at 32-36 Perversi Avenue, Diamond Creek is aesthetically significant for the substantially intact 1920s architect designed concrete house that retains many of its original features including its overall original form with hipped roof, veranda to three sides, and corner wings to the rear. The pavilion form of the house, decorative undulating veranda balustrade, timber fretwork, leadlight windows, chimneys and small gables make it a particularly good example of non-suburban bungalow design in the 1920s. The location of the house on the crest of a hill, facing the valley contribute to the aesthetic significance of the site. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Samantha Westbrook and Peter Mills, Trethowan

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Title: Farmhouse, 75-99 Phipps Crescent, Diamond Creek

Identified by: Samantha Westbrooke and Peter Mills, Trethowan
Prepared by: Trethowan Architecture

Address: 75-99 Phipps Crescent, Diamond Creek

Name: N/A	Survey Date: N/A
Place Type: Residential, Farming	Architect: Not known
Grading: Individually significant	Builder: Not known
Extent of Overlay: To property boundary	Construction Date: 1929



Historical Context

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land located to the east of the creek, which was purchased by Dr John Blakemore Phipps in 1854. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the late 1860s and early 1870s. These included a post office, a Methodist church and school and three hotels (Barnard, 2008). In 1870, a national school was established (Edwards, 1979:118).

By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the *Land Act 1869* and later under Section 65 of the *Land Act 1884*. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996:36). From 1885 onwards, the rural landscape of the area also inspired many artists to work in Diamond Creek and its surrounds, and the scenery of the area was captured in the works of the Heidelberg School painters (Edwards, 1979:143).

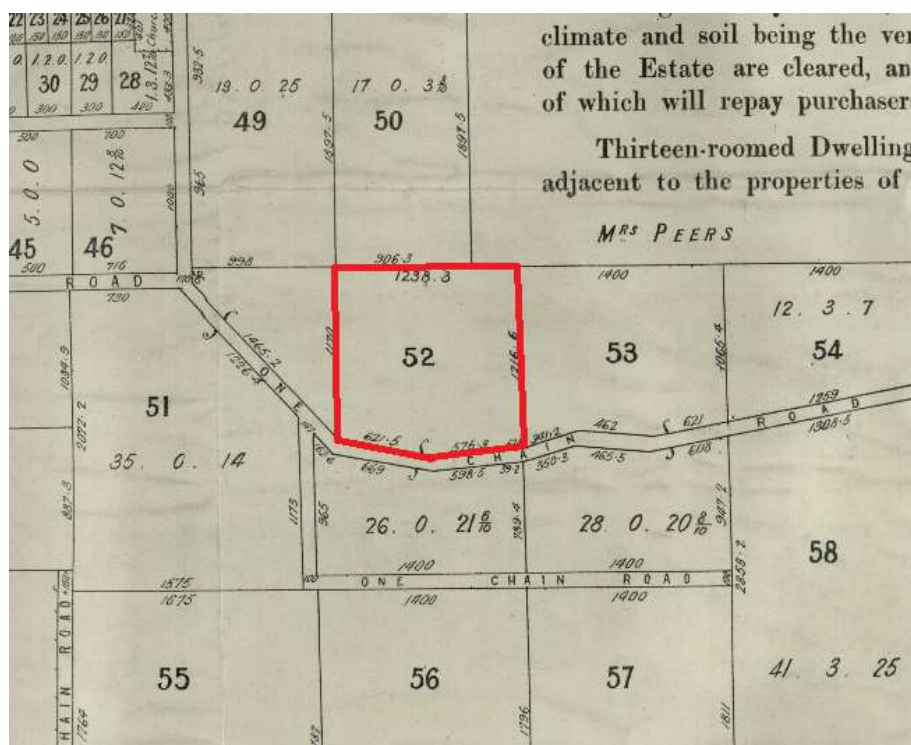
In 1912, the Eltham Railway Line was extended to Hurstbridge through Diamond Creek, bringing tourists to this area. Despite this, Diamond Creek remained a rural township concentrating on the orchard industry throughout the first half of the twentieth century, without much new industries to offer alternative employment opportunities. As such, the area entered a period of population decline (Edwards, 1979:177). This began to change in the 1960s and 70s, as, affordable land on subdivided orchards and accessibility to railway networks attracted young families to build their homes in the area, prompting further population growth in Diamond Creek (Barnard, 2008).

History

Although Crown Land in Nillumbik Parish was offered for sale in 1852, there were few buyers. A government township was reserved on the west of the Diamond Creek at this time, however it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land east of the creek that Dr John Blakemore Phipps had purchased in 1854. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. The development of Phipps' land for gold mining was effectually the beginnings of Diamond Creek, which was soon bustling with gold seekers.

J. Rosier purchased Portion 1 No Section Parish of Nillumbik, 265 acres, from the Crown in 1852. Dr John Blakemore Phipps acquired Portion 1 and part of Portion 2 no section Parish of Nillumbik, purportedly with the assistance of Humphrey Peers and Cornelius Haley, who had purchased Portions 2 and 3 Parish of Nillumbik respectively in Crown land sales in 1852 (Nillumbik Parish Plans Sheets 1 and 3). Phipps arrived from England in 1854 and stayed in the area at first for 5 or 6 years. During this period he also acquired Lots 1 and 2 Section 17 Parish of Nillumbik, just to the south of Portion 1. When the gold rush in the Caledonian field started in 1864 Phipps returned to his land, where much of the mining activity was occurring, and rented land to miners to live on (Edwards 1979:49-50).

Phipps first tried to sell all of his land in the district in 1873 (*Argus* 21 June 1873:2). His later subdivision of 1897 included 60 lots of from 2 to 70 acres. The subject site was vacant (Figure 1). Phipps re-advertised the small blocks near the railway station as the 'Station Estate' in 1902, and the 'Phipps Estate' in 1905 (*Argus* 24 February 1902:16; 13 March 1905:2). Christine Lorrimer purchased the northern parts of Lots 52 and 53 of the 1897 subdivision in 1918 (CT V4143 F522). The 1921-22 rate book does not list a house on the property (RB).



The primary façade with front entry to the house faces the southwest and is accessed by an original or early set of steps with pebble balustrade detailing. Part of the veranda on this elevation has been infilled to form a kitchen, with solid weather boards to sill height and glazing above. Some of this glazing includes original casement windows that likely came off the wall of the house since enclosed within the room (Figure 2). This alteration is likely to have been undertaken in the 1950s, as a concrete chimney is evident. An interwar brick chimney indicates the location of the original kitchen in the southern corner of the house, behind this infilled veranda (Figure 3).



Figure 2: A view of the southwest of the house. The infilled veranda is visible to the right, and original or early pebble-detailed stairs central. Source: Trethowan 2022.



Figure 3: A view of the southeast of the house. The c1950s concrete chimney to the infill veranda room is highlighted in red; the original interwar kitchen chimney in yellow. The later stone rear addition is highlighted in blue. Source: Trethowan 2022.

The remainder of the building's facades that are contained under the veranda feature original sets of French doors and boxed casement windows (Figure 4). The veranda balustrade is comprised of simple timber posts and rails and does not appear to be original. A stone addition to the southeast is contained under a skillion roof. This addition appears to date from the late interwar or post-war period.



Figure 4: Examples of the casement windows (left) and French doors (right) with timber surrounds evident across the building. Source: Trethowan 2022.

There are outbuildings to the east of the residence adjacent to the current entry drive. What appears to have been a former poultry shed is a simple rectangular building with gable roof, constructed out of asbestos sheeting with corrugated metal roof (Figure 5). This building has a concrete gangway along its northwest elevation, where door openings retain their original sliding mechanisms (the sliding doors have since been replaced with hinged versions). This building was likely constructed in the interwar period or after. Another outbuilding is completed in concrete and features an irregular arrangement of rooms. A signature on the concrete slab indicates that it was constructed in 1955. Original louvred windows are evident, however the roof has since been removed (Figure 6).



Figure 5: The building that is likely a former poultry shed. Source: Trethowan 2022.



Figure 6: A view of the concrete outbuilding (left) and the signature indicating when it was built (right). Source: Trethowan 2022.

Comparative Analysis

Farmhouses have been present in the Shire of Nillumbik since the 1840s, when rudimentary dwellings were erected by settlers as the land was opened up for agricultural use. The earliest farmhouses were usually modest constructions that made use of readily available materials, evident in examples such as the 1843 sections of Hazel Glen Homestead (HO234). As farmers in the district became more prosperous, their homes were erected according to contemporary tastes. In this way, many farmhouses came to conform to the styles, detailing and materiality of suburban houses evident across the Greater Melbourne.

Interwar development in the Shire of Nillumbik appeared to be slow, possibly due to its distance from the city and continuing agricultural setting. Dwellings from this era are currently under-represented on the Nillumbik Heritage Overlay, however the following places are comparable to the subject site due to their age and construction as farmhouses:



830 Cottles Bridge - Strathewan Road, Arthurs Creek (HO29)



Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190)



Old Brinkkötter House, 32 Lindon Strike Court, Research (HO114).



Villa Bereguardo, 32-36 Perversi Avenue, Diamond Creek (Recommended as individually significant)

830 Cottles Bridge-Strathewen Road, Arthurs Creek, was built for the Apted family who have operated an orchard in Arthurs Creek for over a century. The orchard was, in 1916, the largest in southern Victoria and is a reminder of the importance of orcharding in the former Shire of Eltham. The Californian bungalow farmhouse is historically significant as a rare surviving example of its type in the Shire.

The Orchard House at 25 Cottles Bridge-Strathewen Road, is significant as one of few brick houses built prior to 1930 in the Shire. The house is considered significant due to its transitional style, which demonstrates elements of both federation and interwar bungalow styles.

The Brinkotter House at 32 Lindon Strike Court was built c1935 and is significant for its associations with the Brinkotter family who were well-known farmers and orchardists in the region. It is also aesthetically significant for its unusual design. An earlier significant house exists on the same site, and the presence of two adjacent farmhouses on one property is uncommon.

32-36 Perversi Avenue, Diamond Creek was built in 1924 as a weekend property and orchard for a family who eventually took up permanent residence at the site. The house is notable for its simple form with return veranda, with interwar detailing. The house is rare in the shire as an example of concrete construction before the post-war period.

Although similar in age to the houses at 25 and 830 Cottles Bridge-Strathewen Road, these houses present as more conventional examples of Interwar bungalows that were being erected across Victoria at the time. Both examples demonstrate the common characteristics of Interwar bungalows, such as the large, nested gable roofs with detailed ends. The subject site is distinguished from these for its use of a more traditional homestead form with return veranda.

The subject site is similar to the houses at 32 Lindon Strike Court and 32-36 Perversi Avenue due to their age and similar form. These examples all employ a more traditional homestead form with simple rectangular plan with return veranda to three sides, with interwar style features. All are sited in a considered manner to take in views. Although not as substantially constructed or detailed as 32 Lindon Strike Court and 32-36 Perversi Avenue, which are brick and concrete respectively, the subject house demonstrates how the same form and siting was applied to more modest versions across the Shire.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The property has associations with the 1897 subdivision of the Phipps land. Phipps arrived from England in 1854 and stayed in the area at first for 5 or 6 years. During this period he also acquired Lots 1 and 2 Section 17 Parish of Nillumbik, just to the south of Portion 1. When the gold rush in the Caledonian field started in 1864 Phipps returned to his land, where much of the mining activity was occurring, and rented land to miners to live on. The site was part of the 1897 subdivision of Phipps' land. It demonstrates settlement in the area following the gold rush.

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

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

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

The house at 75-99 Phipps Crescent, Diamond Creek, is representative of interwar farmhouses built in the Shire. The house bears interwar detailing including the original French doors and casement windows with timber surrounds and chimneys. The building form is similar to a traditional homestead, with rectangular body and wraparound veranda contained under the sweep of a hipped roof, which aligns with other examples built in the Shire during that era.

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

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The property at 75-99 Phipps Crescent, Diamond Creek, is significant.

Elements that contribute to the significance of the site include:

- The original rectangular form of the 1929 house with return veranda contained under a hipped roof
- The original materiality of the house, including weatherboard cladding and corrugated metal roof
- The original or early detailing of the house, including French doors and casement windows with timber surrounds, chimneys, and pebble-detailed stairs
- The siting of the house on the side of a hill, providing views over the valley

Although of historic interest, the later stone addition to the house is not significant. The outbuildings are also of historic interest as former working elements of the setting but are not in themselves significant.

How is it significant?

The property at 75-99 Phipps Crescent, Diamond Creek is of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

The property at 75-99 Phipps Crescent, Diamond Creek is historically significant as a part of the 1897 subdivision that divided up Dr Blackmore Phipps' land following the gold rush. The lot on which the farmhouse stands was one of the larger lots in the sale. While advertised for sale in 1897, this lot was not purchased until 1918, indicating that uptake of the land was still slow. The subject site is also historically significant for its ability to demonstrate the continuing presence of smaller agricultural holdings that continued in the area into the post war period. (Criterion A)

The farmhouse at 75-79 Phipps Crescent is significant as a representative example of a substantially intact inter-war farmhouse. The house exhibits a careful planning and use of the site, being built into the side of a hill with views out over a valley. Key detailing to the house, including the original French doors and casement windows with timber surrounds, chimneys, and original or early pebble staircase balustrades, remain in place. The house bears a more traditional homestead form, with rectangular body and wraparound veranda contained under the sweep of a hipped roof, which aligns with other examples built in the Shire during that era. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Samantha Westbrooke and Peter Mills, Trethowan

References

Advertiser (Hurstbridge), as cited.

Argus, as cited.

'Victoria, Yan Yean' prepared by Australian Section, Imperial General Staff, Great Britain, War Office General Staff Australian Section, c1930, 1:63,360 topo series. SLV map collection

Edwards, D 1979, *The Diamond Valley Story: Shire of Diamond Valley*, Shire of Diamond Valley, Greensborough.

Graeme Butler & Associates 1996, 'Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History', prepared for the Shire of Nillumbik.

John Vale & Sons 1897, 'Diamond Creek, in areas of from 2 to 70 acres, orchards, gardens and farms, and township allotments', State Library Victoria Haughton collection, accessed online 17 February 2022.

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

Shire of Heidelberg Greensborough Riding Rate Books (later Heidelberg Riding Rate Books) (RB), as cited.

Title: Harton Hill Farm, 405 Ryans Road, Diamond Creek

Identified by: Mills & Westbrooke
Prepared by: Trethowan Architecture

Address: 405 Ryans Road, Diamond Creek

Name: Harton Hill Farm,	Survey Date: N/A
Place Type: Residential, Farming	Architect: Not known
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: c1930s



Historical Context

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the Land Act 1869 and later under Section 65 of the Land Act 1884. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

In 1912, the Eltham Railway Line was extended to Hurstbridge through Diamond Creek, bringing tourists to this area. Despite this, Diamond Creek remained a rural township throughout the first half of the twentieth century/ From the 1960s onwards, affordable land on subdivided orchards and accessibility to railway networks attracted young families to build their homes in the area, prompting the population growth in Diamond Creek (Jill Barnard, 2008).

History

Lot 1 and 2 Section 15 Parish of Nillumbik, 320 acres, were sold by the Crown to W.R. Belcher in 1857 (Nillumbik Parish Plan sheet 3). It appears that George D'Arley Boursiquot (later Bourcicault) had acquired Lots 1 and 2 Section 15 Parish of Nillumbik at some stage. In 1904 320 acres of "first class orchard land", being Lots 1 and 2 of Section 15, were offered for sale by the estate of G.D. Bourcicault, in lots from 6 to 16 acres. The land was subdivided into 27 lots, all of which were sold by 1907 (CT V2992 F205; Age 4 June 1904:2).

Lots 4 and 5 of this 1904 subdivision, totalling 20 acres, were purchased by Henry Coventry of Diamond Creek, carter, in 1906 (CT V2992 F205; V3141 F016). The 1907-8 rate book notes that Henry Coventry owned the land with a house that had a NAV of £15 (RB 1907-08). This indicates a house was built on the property between 1906 and 1907.

By 1916 the property was known as 'Gracedale' (*Argus* 27 January 1917:1). In the rate book of 1919-20 the house and land had a NAV of £19, indicating little had changed (RB 1919-20). By 1922/23 the NAV had risen to £30, indicating investment in either a new house or extension, and/or in the orchards (RB 1922-1923). The 1925-26 rate book shows another rise, to £37, indicating further improvements (RB 1925-26). A house is shown in the position of the current house on a 1920 topographic map, while extensive orchards are shown at the site on a 1935 topographic map (Commonwealth of Australia 1920; 1935).

In 1935 Henry Coventry's property was offered for sale. The property included a five-roomed dwelling, seven acres of orchard, six acres of cultivation and seven acres of grass and timber. Farming implements were also sold, indicating the Coventry family were leaving the district (*Advertiser* (Hurstbridge) 18 January 1935:8).

Alison Stewart Davis of Kew purchased the property in 1935 (CT V3141 F016). Alison had married Harold Carmichael Davis in 1930, who had previously been a soldier settler on a sheep property in the Glenorchy area (BDM 425/1930; Battle to Farm 2022). The Davises

made the subject site their residence and renamed it 'Harton Hills', possibly after a Western District estate of the same name.

The Davis family bred both Jersey stud cattle (a herd of about 20) and poultry (over 1000 head) on the property, and Alison Davis was a recognised dog breeder by 1939 (*Argus* 17 January 1938:10; 7 October 1939:23). The current two-storey brick home was most likely built during their occupation. In 1949, due to sale of 'Harton Hills' they held a "complete dispersal sale" of their stud Friesian and Guernsey cattle (*Argus* 9 March 1949:11). It appears they had also been leasing another 72 acres of grazing land in the Diamond Creek area owned by the railways department, indicating the extent of their agricultural pursuits (*Age* 25 June 1952:10).

Arthur Coutts, grazier of Diamond Creek, purchased the property by 1951 and renamed it 'Sunny Hills' (CT V3141 F016). In 1952 'Sunny Hills', was offered again for sale. The property was noted as including a "modern" two-storey solid-brick home of 11 rooms. There was also a three-roomed cottage, which may have been an earlier residence. Outbuildings catered for a wide variety of livestock, with fowl pens for 2000 birds, brick pigsties, a milking shed and dairy, and breeding kennels. The advertisement described the property as suiting "the discriminating buyer seeking an outer suburban home with sufficient land to create that country atmosphere", further stating that "it is rarely such a place with such delightful views, garden and ornamental trees so handily situated is offered for sale" (*Age* 29 March 1952:24).

Peter Salmon (editor) and Vivian Betty Colclough purchased the site in 1957. The State Electricity Commission compulsorily acquired easements over parts of Lot 4 in 1964, 1967 and 1969. The Country Roads Board acquired the property in 1973 (CT V3141 F016). The property appears to have returned to private use since.

Description & Integrity

The property contains a combined single and double storey brick residence constructed in the 1930s. The house has two main gable roofed wings, clad with terracotta tiles, on north-south axes. The wings are placed end to end, but slightly offset from each other; the north wing is two-storey, while the south is single-storey. A terracotta roofed veranda is evident on the western side of the house, indicating the location of the primary entryway. Further single-storey wings appear to have been added to the house on the eastern side.

There is an extensive collection of tin roofed farm buildings to the east and north of the house. A swimming pool is located to the south. There is a Monterey cypress drive that skirts Ryans Road as it approaches the house.

It is possible that the earlier house on the site built around 1907 could be located on the northeast corner of the site, however this should be confirmed by a site inspection.

Comparative Analysis

Interwar development in the Shire of Nillumbik appeared to be slow, possibly due to its distance from the city and continuing agricultural setting. A majority of houses within the shire built in the interwar era are illustrative of the demand for low-cost housing, likely due to a combination of material shortages and rural economy. Many houses built in the Shire during this period are modest, weatherboard structures with little architectural pretence.

Substantial examples of interwar housing are uncommon within the Shire and are underrepresented on the Heritage Overlay. Although substantial interwar homes were

more common in neighbouring municipalities (such as Manningham and Banyule), the Shire of Nillumbik has fewer examples. Two-storey houses of this era are even less common in the Shire, where most homes of the era were single storey, likely in order to capitalise on the abundance of land.

There are no other identified substantial two-storey farmhouses or farm properties from the mid to late 1930s currently included in the Heritage Overlay, however there are examples of other homes dating to the Interwar period, as follows:



Brinkkötter House, 32 Lindon Strike Court, Research (HO114).



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



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

The Brinkotter House at 32 Lindon Strike Court was built c1935, and is significant for its associations with the Brinkkotter family, who were well-known farmers and orchardists in the region. It is also aesthetically significant for its unusual design. An earlier significant house exists on the same site, and the presence of two adjacent farmhouses on one property is uncommon.

Worlingworth at 10-26 Banoon Road, built c1922, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s and because it is one of a few substantial homes erected in the Shire during the interwar period.

The Orchard House at 25 Cottles Bridge-Strathewen Road, is significant as one of few brick houses built prior to 1930 in the Shire. The house is considered significant due to its transitional style, which demonstrates elements of both federation and interwar bungalow styles.

The subject site is similar to the above examples due to its age, siting, and substantial brick construction. Despite this, the subject site is set apart from the houses at 25 Cottles Bridge-Strathewen Road and 10-26 Banoon Road, which both exhibit the more recognisable characteristics of interwar bungalows with their prominent gable roofs and projecting bay windows. Although similar in age and materiality, the subject site is set apart from the Brinkotter House at 32 Lindon Strike Court, which is more alike a traditional homestead with its simple rectangular form and surrounding veranda contained underneath a single hipped roof. Should the original c1907 farmhouse be present at the subject site, it would be similar to the Brinkotter House as an example of two farmhouses coexisting on the same site.

The subject site demonstrates an unusual use of a two-storey form within the Shire, which further elevates its significance as a substantial interwar farmhouse in the municipality. Overall, the subject site compares favourably against these examples.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The Harton Hills farm complex at 405 Ryans Road, Diamond Creek is historically significant for its illustration of farming in the Diamond Creek district since the early 1900s. The most significant occupation of the property was by Alison and Harold Davis from 1935 until 1949 when the current c1930s residence was constructed, and dog breeding was undertaken at the property as well as it being a Jersey stud. The site also has associations with orchard farming in the area, which was undertaken by the Coventry family. The outbuildings on the site contribute to the historical understanding of the operation of the farm during the 1930s and 1940s.

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

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

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

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

The 1930s farmhouse is aesthetically significant as a distinctive example of a substantial inter-war brick farmhouse. The two-storey nature of the building is unusual and makes this example stand out in the Shire. The Monterey cypress drive contributes to the setting of the place and emphasises its grandeur.

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The Harton Hills farm complex at 405 Ryans Road, Diamond Creek, is significant. The original form, materials and detailing of the c1907 farmhouse, 1930s farmhouse and the Monterey cypress drive and their setting contribute to the significance of the place.

The outbuildings contribute to the historical understanding of the place as a farming property but are not significant.

How is it significant?

The Harton Hills farm complex at 405 Ryans Road, Diamond Creek is of local historic and aesthetic significance to the Shire of Nillumbik.

Why is it significant?

The Harton Hills farm complex at 405 Ryans Road, Diamond Creek is historically significant for its illustration of farming in the Diamond Creek district, which remained an integral part of the economic life of the district through the Interwar period. The most significant occupation of the property was by Alison Stewart Davis and Harold Carmichael Davis from 1935 until 1949, when the current c1930s two-storey brick residence was constructed and dog breeding was undertaken at the site. It is also during this period that the Davises operated a Jersey stud at the site. The site also has historic associations with orchard farming in the area which was undertaken during the Coventry family's occupation of the site. The outbuildings on the site demonstrate the historical operation of the farm during the 1930s and 1940s. (Criterion A)

The farm complex at 405 Ryans Road, Diamond Creek is aesthetically significant as an uncommon example of a substantial Interwar brick farmhouse. The two-storey nature of the building is also distinctive in the shire, where most substantial houses were single-storey. The Monterey cypress drive contributes to the setting of the place and emphasises its grandeur. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Mills & Westbrooke

References

Advertiser (Hurstbridge), as cited.

Age, as cited.

Argus, as cited.

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Title: Hazel Glen Uniting Church, 1070 Yan Yean Road, Doreen

Identified by: Mills and Westbrooke
Prepared by: Trethowan Architecture

Address: 1070 Yan Yean Road, Doreen

Name: Hazel Glen Uniting Church	Survey Date: 2022
Place Type: Religious	Designer: CH Robinson
Grading: Religious	Builder: Nelson and Young
Extent of Overlay: To title boundaries	Construction Date: 1872



Historical Context

Doreen was established as an orchard district in the mid to late nineteenth century and was originally known as Linton as it was within the Parish of Linton. Several families have been associated with the district from the mid-nineteenth century: the Reids, the Bassetts, Herbert Brocks, Lobbs and Creightons are among them.

The first Linton (Hazel Glen) Wesleyan Chapel and Sunday School was built in 1863, located across Chapel Lane from the site of the existing church (Draper 2012). In 1867, Doreen's first school, a non-vested Common School, was established on the south side of Chapel Lane. The school also became the location of Doreen's first Postal Office, which operated from a room in the teacher's residence until as late as 1894 (Payne 1989:3). The school became Common School No 945 in 1868 and was purchased by the Colonial Government in 1873, turning it into a State School (Payne, 1989:7). The school was moved to the current site on the north side of Doctor's Gully Road in 1895 (Doreen Primary School,

accessed 2015). From the 1870s onwards, the crossroads of Bridge Inn Road and Yan Yean Road has been the town centre of the district. In 1895, despite the opposition of the local community, the Post Master General had renamed the area 'Doreen' (Age, 15 June, 1895:7).

Doreen was becoming a more substantial locality by 1908, with greater emphasis being placed on the corner where the stores were located and a new recreation reserve and hall diagonally opposite to the stores. In 1909 when the hall was opened the local paper announced that "a few years ago the place was scarcely known; now it blossoms out as a leading place of the Shire"(EO&BER, 19 November 1909:2).⁴¹ In 1908 arrangements were being made for a telephone connection between Yan Yean and Doreen (EO&BER, 17 April 1908:2).

During the 1920s Doreen was a frequent stopping place for excursionists and the cross roads remained the centre of social activities for the predominantly fruit growing district.

History

The first Linton (Hazel Glen) Wesleyan Chapel was built in 1863 on land acquired from Thomas Stockdale. The timber slab-walled and bark-roofed building stood on a site across Chapel Lane from the site of the existing church (Draper 2012).

The *Wesleyan Chronicle* of June 1863 reported on the 'Wesleyan Sunday-school Anniversary' celebration on 31 May 1863, indicating that the congregation had formed in May of 1862. Thomas Stockdale became the first Sunday School Superintendent, and subsequent anniversaries of the Sunday School would be based on this founding year (*Advertiser* (Hurstbridge) 24 March 1933:3).

The first church was still standing, though in poor condition, when moves were made to build a new and larger church in 1872 (*Wesleyan Chronicle* March 1872). A contemporary article in the *Age* states that Melbourne soap and candle manufacturer and Mayor of Collingwood Henry Walker gifted approximately an acre of his land across Chapel Lane (part of Lot 30D Parish of Morang) for the purposes of erecting a new church (*Age* 20 March 1873:3).

C.H. Robinson of Heidelberg prepared plans and specifications free of charge. Robinson was involved with the Wesleyan church in Heidelberg and was the Heidelberg shire auditor. No evidence has been found that he was as architect. (*Age*, 28 November 1873:3; 1 August 1878:3.)The builders were Messrs. Nelson and Young (*Age*, 20 March 1873:3).

The church was of rendered masonry construction on a bluestone plinth and footings, and it was roofed with hardwood shingles (Draper 2012). The new Linton Wesleyan Church was opened on Sunday 16 March 1873 with the Rev. C. Dubourg giving two sermons (*Age* 20 March 1873:3). Dubourg was responsible for the building of three other local Wesleyan churches during his ministry from 1871-1874 – Whittlesea, Wollert and Thomastown (Payne 1989?:28).

Slabs from the original church were used to build a stable in the new grounds, but this was destroyed by fire in 1930 and was replaced by an "iron" structure (Payne 1989?:28). The name was changed to Hazel Glen Wesleyan Church in 1886, following the change of name of the locality (Draper 2012).

The church and Sunday school played an important part in the community life of the locality, marked by regular services, weddings and funerals and a number of annual celebrations. The first "Methodist social" was held at Hazel Glen in 1927 (*Advertiser* (Hurstbridge), 12 August 1927:3). From the late 1920s harvest thanksgiving services or

harvest festivals were held at the church (*Advertiser* (Hurstbridge) 18 March 1927:3; 1 March 1929:2; 28 March 1930:2; 16 March 1934:7).

A working bee installed a “fine cyclone fence” around the church in 1939 (*Advertiser* (Hurstbridge) 7 July 1939:3). In 1940 the Yan Yean circuit of the Methodist Church, which included Whittlesea, Yan Yean, Hazel Glen, Mernda, Doreen, Yarrambat, South Morang, Wollert, Woodstock and Beveridge, was altered from an Independent Ministerial Circuit to a Home Mission Station, as a result of dwindling attendance (*Eltham and Whittlesea Shires Advertiser* 21 March 1940:2).

A 1960 plan shows a single room vestry 10x15 ft with a fireplace and chimney, and small entrance porch on the east, with no side windows. The porch at this stage was 6x6ft. Pit toilets were located at the southeast corner of the church land (Department of Health Public Building File No.11960, VPRS 7882, Consignment P1, Unit 1401). An early photo and a 1980 photo show the old small rendered masonry porch with castellated parapet and door on one side and window on the other (Payne 1989?:28; Figure 1). The centenary of the church building was held in 1972 (Payne 1989?:28). In 1977 the Hazel Glen Church, now in the Parish of Mernda, became part of the Uniting Church in Australia, when the majority of the Methodist, Presbyterian and Congregationalist congregations opted to merge.



Figure 1: A view of the north of the subject building dated to 1980, showing the original castellated front porch with west facing door. Source: Collins 1980.

In the 1990s Church Elder Jim Barr was instrumental in the replacement of the “southern extension” of the church (the vestry) to provide a building more in keeping with the main body of the church, and provide modern toilets. The scrollwork above the Communion Table was repainted by notable artist Kenneth Jack. In 1993 the porch was enlarged to around 8x12ft with a rendered castellated parapet, presumably based on the old porch. It included a northern mosaic window of stained glass by notable mural and mosaic artist David Jack (Draper 2012). At the 125th anniversary in 1997 new entrance gates were dedicated in memory of Mr Jack Bassett of ‘Tregowan’, Doreen, “who worked tirelessly and enthusiastically for Hazel Glen Church throughout his life” (Draper 2012).

Description & Integrity

Hazel Glen Uniting Church is a single-storey building constructed of rendered brick on a bluestone plinth. The building has a gable roof running north south. The roof, originally clad in shingles, is now clad in corrugated metal. A smaller gable section also clad in corrugated metal is located to the south. There is a low parapet moulding following the line of the roof at the gable ends of the nave. The side walls of the nave contain three evenly spaced Gothic arch windows with rendered drip moulds around the arch (Figure 2). A small plaque bearing 'Wesleyan Chapel 1872' is located on the north gable end (Figure 3). Round openings, likely originally vents, are located in the apexes of both gable ends to the original section of the church. They have since been filled in (Figure 4).



Figure 2: An example of an original side window with drip mould.



Figure 3: The date plaque. Source: Trethowan 2022.



Figure 4: A view of the former round opening to the south gable end. Source: Trethowan 2022.

There is a front porch at the north end with a castellated parapet. This replaced an original smaller porch, which also had a castellated parapet. The new porch includes a northern mosaic window of stained glass by notable mural and mosaic artist David Jack. The gable roofed nave to the rear (south) was also erected in the 1990s. It replaced an earlier nave in this location. The 1990s nave has pointed arch windows to the west and south walls and an entry door and rectangular window on the east wall.

The church sits at the southern end of the corner block with pine boundary plantings on both road elevations. There are double iron entry gates at the south west corner off Yan Yean Road (Figure 5). These were erected in 1997. In the south east corner of the site are skillion roofed corrugated iron clad toilet buildings.



Figure 5: A view of the gates fronting Yan Yean Road. Source: Trethowan 2022

Comparative Analysis

Churches were an integral part of the social life of communities within the Shire of Nillumbik and were often amongst the first buildings constructed within townships. Not only did these buildings provide places for worship, they often functioned as places to gather, celebrate and be educated.

Apart from the Doreen Store and Post Office, this is the only other surviving public building to demonstrate the township of Hazel Glen, which was later to become Doreen. It importantly represents the establishment of a community in the area in the Victorian period. There are no other sites in Doreen that can demonstrate this community establishment.

Comparable churches in Nillumbik on the Heritage Overlay are as follows:

- Presbyterian Church, 265 Eltham-Yarra Glen Road, Kangaroo Ground c1878 (HO46)
- St Andrews Anglican Church, 15 Caledonia Street, St Andrews c1868 (HO21)
- Uniting Church (originally Methodist) 810 Main Road, Eltham 1880 (HO118)



Figure 5. Presbyterian Church, 265 Eltham-Yarra Glen Road, Kangaroo Ground c1878 (HO46)



Figure 6. St Andrews Anglican Church, 15 Caledonia Street, St Andrews c1868 (HO21)



Figure 7. Uniting Church (originally Methodist) 810 Main Road, Eltham 1880 (HO118)

The Presbyterian Church at 265 Eltham-Yarra Glen Road, Kangaroo Ground, is a bichromatic brick building with slate roof thought to have been built c1878, and one of only a few well preserved buildings in the town from that era. The church is historically and socially significant because it has served the local community since construction.

The Anglican church at 15 Caledonia Street, St Andrews is a simple timber building, thought to be erected c1868. The building is significant as one of only four buildings remaining from the town's goldmining era, and potentially gave its name to the township. The church is also important for the ongoing role it has played in local community life.

The former Methodist Church at 810 Main Road, Eltham, is a bichromatic brick building with slate roof build in 1880. The building is aesthetically significant as a finely detailed example of a rural community church. The place is also significant for its ongoing community role in the region.

Like the subject site, each of these examples bear the characteristics of the Gothic Revival style, applied to a simple and modestly sized building form with gable roof. The simple designs of the subject church, and these examples, reflect their rural location and the modest needs of the local congregations at the time when they were built. The subject site is set apart from these examples by its rendered surfaces, as opposed to timber or bichromatic brick work. Further, similar to the comparable examples, the subject site has a demonstrated continual use as a church, servicing the local community as a place of worship and gathering. Overall, the subject site compares favourably against these examples.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Hazel Glen Uniting Church is historically significant as one of the only remaining early community buildings in the Hazel Glen (later Doreen) area. Constructed in 1872, the brick church replaced an earlier timber slab building that had been erected nearby in 1863. The construction of a more substantial brick church at that time indicates the surrounding farming community had grown relatively prosperous. The building also highlights the importance of religious buildings in spiritual and community life during the Victorian period. The Church is also significant for its ongoing use by the same congregation, and historical associations are celebrated through elements including memorial gates.

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

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

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

Hazel Glen Uniting Church is significant as a representative example of a rural Victorian church, conforming to the simple forms and Gothic Revival style that many churches adopted in the region from the 1860s up to the interwar period. The use of bluestone and rendered brick is uncommon in the more rural townships in the Shire, where many religious buildings were timber. The original section of the church retains key original features including Gothic arch windows with drip moulds. The location of the church on a rise with a clear land around on the site and border pine plantings contributes to the significant setting of the place.

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

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

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

Hazel Glen Uniting Church is of social significance as it has been a primary place of worship and community gathering in the district since 1872 to the present day. The building continues to be used for these purposes by the congregation.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

Hazel Glen Uniting Church at 1070 Yan Yean Road, Doreen, is significant. The church, including its form and materials, the memorial entry gates and border pines contribute to the significance of the place.

How is it significant?

Hazel Glen Uniting Church is of local historic, representative and social significance to the Shire of Nillumbik.

Why is it significant?

Hazel Glen Uniting Church is historically significant for its ability to demonstrate the early settlement of in the parish of Linton. The Church is the only remaining public building demonstrating the settlement of Hazel Glen, which was later to become Doreen. Constructed in 1872, the brick church replaced an earlier timber slab church that had been erected nearby in 1863. The construction of a larger, more substantial masonry church in 1872 indicates that the surrounding farming community had grown relatively prosperous and large at that time, when compared to other rural localities in the Shire, many of which did not have their own church until decades later. The building also highlights the role of religious buildings in spiritual and community life during the Victorian period. The Church is also significant for its ongoing use by a religious congregation in the area. Historical associations are celebrated through elements such as the memorial gates fronting Yan Yean Road. (Criteria A)

Hazel Glen Uniting Church is significant as a representative example of a rural Victorian church. The building conforms to the simple form and Gothic Revival style that many churches adopted in the region from the 1860s up to the interwar period. The use of bluestone and rendered brick is evident elsewhere in the Nillumbik, however is more uncommon in the smaller and more rural township developments in the Shire, where most religious buildings appear to have been built in timber. The original section of the church retains key original features such as the Gothic arch windows with drip moulds. The location of the church on a rise with a clear land around on the site and border pine plantings contributes to the significant setting of the place. (Criterion D)

Hazel Glen Uniting Church is of social significance as a focus of worship and as a community gathering place in the district since 1872 to the present day. The building continues to function in its original purpose for the congregation. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Mills and Westbrooke

References

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Collins, John T 1980, 'Hazel Glen, Uniting Church, former Methodist, Yan Yean Rd', State Library of Victoria (SLV) JT Collins collection, accessed online 16 February 2022.

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Lewis, Miles, ed. 1991. *Victorian Churches*. Melbourne: National Trust of Australia Victoria.

Payne, J.W 1989?, *The Quiet Hills Doreen (Vic.)*, J.W. Payne.

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Title: Post Office, General Store & Residence, 920 Yan Yean Road, Doreen

Identified by: Mills & Westbrooke

Prepared by: Trethowan Architecture

Address: 920 Yan Yean Road, Doreen

Name: Post Office and General Store & residence	Survey Date: February 2022
Place Type: Commercial	Architect: Not known.
Grading: Significant	Builder: Not known.
Extent of Overlay: To the property boundaries	Construction Date: 1908, 1932-33.



Historical Context

Doreen was established as an orchard district in the mid to late nineteenth century and was originally known as Linton as it was within the Parish of Linton. Several families have been associated with the district from the mid-nineteenth century: the Reids, the Bassetts, Herbert Brocks, Lobbs and Creightons are among them.

The first Linton (Hazel Glen) Wesleyan Chapel and Sunday School was built in 1863, located across Chapel Lane from the site of the existing church (Draper 2012). In 1867, Doreen's first school, a non-vested Common School, was established on the south side of Chapel Lane. The school also became the location of Doreen's first Postal Office, which operated from a room in the teacher's residence until as late as 1894 (Payne 1989:3). The school became Common School No 945 in 1868 and was purchased by the Colonial Government in 1873, turning it into a State School (Payne, 1989:7). The school was moved to the current site on the north side of Doctor's Gully Road in 1895 (Doreen Primary School, accessed 2015). From the 1870s onwards, the crossroads of Bridge Inn Road and Yan Yean Road has been the town centre of the district. In 1895, despite the opposition of the local community, the Post Master General had renamed the area 'Doreen' (Age, 15 June, 1895:7).

Doreen was becoming a more substantial locality by 1908, with greater emphasis being placed on the corner where the stores were located and a new recreation reserve and hall diagonally opposite to the stores. In 1909 when the hall was opened the local paper announced that “a few years ago the place was scarcely known; now it blossoms out as a leading place of the Shire”(EO&BER, 19 November 1909:2).⁴¹ In 1908 arrangements were being made for a telephone connection between Yan Yean and Doreen (EO&BER, 17 April 1908:2).

During the 1920s Doreen was a frequent stopping place for excursionists sightseeing around the Doreen/ Yan Yean area's beauty spots. The cross roads remained the centre of social activities for the predominantly fruit growing district.

History

In 1873 John Cornell purchased 10 acres, being the eastern half of Lot 4 Section A Parish of Greensborough, from Helen Cook(e). John Cornell's father William, who had obtained the adjoining 20-acre lot to the east (Lot 5) in 1871 through an occupation license, purchased the other 10 acres (the western half), which adjoined land he already owned (CT V517 F371; Greensborough Parish Plan)

Early references indicate that John Cornell may have opened a store on the south-east corner of the crossroads in the 1880s: In 1882 and 1883 the Whittlesea Shire discussed road works near “Cornell's store” (EO&S&EBR 16 December 1892:2; 18 May 1883:3). By 1897 the term ‘Cornell's corner’ was in use (EO&S&EBR 27 August 1897:2). In July 1901 John Cornell advertised a store of four rooms and six acres of land to let at seven shillings per week (Age 19 July 1901:3). At his death in September 1901, John Cornell was living with his sister Elizabeth and brother-in-law William Christian in Doreen (EO&BER 27 September 1901:2).

The post office was transferred from the school residence to the store in 1902. In the same year, as a result of Cornell's death, ownership of the 10-acre property with store went to Cornell's sister Elizabeth Christian (CT V587 F331). John Adams was the postmaster from 1903-5, and John Davis followed until 1908. During Davis' tenure the store was destroyed by fire and rebuilt (Payne 1989?:34). It is possible that the existing residence adjacent to the current store was built at this time as it appears to date from this period.

The next long-term storekeepers, Mr Robert William Atkinson and his wife Georgina (Patterson), appear in the record around 1909 (EO&BER 14 May 1909:2). By March 1917, when the Atkinsons announced they were retiring from the business, the store had become a stopping point for excursionists from the city. The Atkinsons were described as “an agreeable and willing authority on the most accessible routes to the sylvan beauty spots located for many miles around for pleasure seekers.” The local paper reported on the widespread local expressions of regret from customers and the public at their departure, stating that “Mr and Mrs Atkinson...will be greatly missed in their public capacity at this centre, which is a convenient calling place for many.” During the war they had also been active workers for the local Red Cross Society, and the store had been made available as the receiving depot for donated articles (EO&BER 16 March 1917:2).

The next few years saw another succession of short-lived proprietors of the store at the corner. In 1917 Mr Henry Gilbert Gentry, late of Clarinda Post Office, purchased the general store business “consisting of Groceries, Crockery, Ironmongery, Produce, Drapery, Haberdashery, etc.” The post office, telegraph and telegram services were also conducted from the store (E&WSA&DCVA 6 April 1917:3; EO&BER 9 March 1917:3; 30 March 1917:2).

Elizabeth Christian's oldest daughter Mary and her husband Evan Owens took over the store next, as Owens was described as the postmaster and storekeeper in 1924 (Payne 1989:34; *Advertiser* (Hurstbridge) 16 May 1924:2). Telephone poles were installed between the store and 'Reid's Land' in 1924/5 (*Argus* 9 December 1924:11). The increasing number of excursionists from the city was indicated by calls in 1927 for a "fingerpost" at the post-office corner; it was also noted that "every Sunday many motorists stop to inquire the destination of each of the four roads radiating from there" (*Advertiser* (Hurstbridge), 7 October 1927:2).

In 1931 Elizabeth Christian subdivided the 10-acre lot she had inherited from John Cornell. Evan Owens purchased a quarter-acre portion on the corner, including the store and house (CT V5756 F049; V5756 F050). Owen's ownership of the freehold coincides with the rebuilding of the current post office store in 1932/3. The adjacent storeroom was likely part of this new building. During construction of the new brick store, a wall collapsed and crashed onto the road (*Age* 23 December 1932:10; *Advertiser* (Hurstbridge), 6 January 1933:4).

In 1934 Mary Owens died at the age of 37 (*Advertiser* (Hurstbridge) 5 January 1934:1). In the same year Evan Owens became a councillor for the Morang riding of the Whittlesea Shire (*Advertiser* (Hurstbridge) 14 September 1934:6; 5 October 1934:3). He also secured the contract for carting mail between Mernda and the Doreen post office (*Advertiser* (Hurstbridge) 29 June 1934:4).

When the Doreen Bush Fire Brigade was formed in 1942, Mr Owens was the first president, and equipment was stored at the Post Office store (*E&WSA* 16 January 1942:2; 6 February 1942:4). By 1941 a Mrs Mitchell was running the post office (*E&WSA* 31 October 1941:1). Between 1945 and 1991, the property changed ownership numerous times (CT V5756 F050; CT V7594 F166).

Description & Integrity

The Doreen General Store and Post Office consists of a corner brick shop building, a brick storeroom constructed in 1932-33 to the south, and a weatherboard residence attached on the east side. The residence dates from the early 20th century (c1908). The site is located on the south east of the intersection of Yan Yean Road and Doctors Gully Road.

The shop and residence are contained under one large, low-slung Dutch-gabled roof that runs on an east-west plane. The shop projects further north from the façade of the house to meet the corner of the intersection (Figure 1). This front projection is contained under a hipped roof. The roof form indicates that part of the store actually dates to the earlier period, and the front corner section and brick walls form the part of the building erected in 1932-33.



Figure 1: An aerial view of the site. The front projecting section of the corner store is highlighted in green; residence in yellow; and storeroom in red. Source: Google Maps.

The shop has a splayed corner and the entry door is located on this splay. Above the door is a small window (**Error! Reference source not found.**). On each road elevation is a large shop window of the same size. The shop building has simple brick parapet with projecting brick courses on both elevations; original lettering is evident on this parapet as well. The verandah and posts appear to be postwar additions.

The brick wall continues further south for the store building, however the parapet is lower along this section. The storeroom is contained under a gable roof that runs north-south. The storeroom has a single door on Yan Yean Road closest to the corner store, with two windows to the south.

The timber residence with weatherboard cladding has a frontage to Doctors Gully Road.. The roof has deep eaves around the residence, with exposed rafters. There is a small, central recessed veranda on the front façade, with a later bay window to the side. A simple chimney is also evident (Figure 2).



Figure 2: Views of the residence and connection to adjacent store. Source: Trethowan Architecture 2023.

Comparative Analysis

Post offices were integral to rural communities, as the primary method of communication for many. In rural settings such as the small towns in the Shire of Nillumbik, post offices were often combined with another integral commercial function, such as a general store. It was common for a residence to be attached for the postmaster and storekeeper.

This site is a rare surviving building on the central crossroads of Doreen, and demonstrates the early social, commercial and civic centre of the Doreen township. At its height, the intersection was home to was a blacksmith to the east of the general store and residence, another store across the road that closed around c.1910 and a public hall and recreation reserve on the diagonally opposite corner.

The subject site is an important surviving example of a Post Office and General Store located in what was the social centre of the town. Other examples within Nillumbik of early commercial buildings with a Post Office function that are in the Heritage Overlay are as follows:

- Kangaroo Ground General Store & Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground (HO48)
- Hurstbridge Post Office-Evelyn Observer Office, 794 Heidelberg-Kinglake Road, Hurstbridge (HO68)
- Old Store and Post Office, 910 Arthurs Creek Road, Arthurs Creek (HO179)



Figure 4. Kangaroo Ground General Store & Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground (HO48)



Figure 5. Hurstbridge Post Office-Evelyn Observer Office, 794 Heidelberg-Kinglake Road, Hurstbridge (HO68)



Figure 6. Old Store and Post Office, 910 Arthurs Creek Road, Arthurs Creek (HO179)

The General Store and Post Office at 280 Eltham-Yarra Glen Road is historically significant as a centre of community life since c1900, including its use for Council meetings which were conducted in the front room of the store. The building is also aesthetically significant as one of a group of three well preserved public buildings in the Kangaroo Ground hamlet.

The post office and former newspaper office at 794 Heidelberg-Kinglake Road is historically significant because it was constructed for the local newspaper, the Evelyn Observer. The office is historically and socially significant because it has served as a post office since 1930 and is an important component of a group of pre-1950s structures in this part of the town.

The former store and post office at 910 Arthurs Creek Road is significant as a well-preserved building and early within Arthurs Creek, and for its rare shopfront detailing. The building is considered as contributing to the significant historic landscape of the town.

Although united by their similar functions as post offices with secondary commercial functions, the subject site is distinctive among these examples for its prominent corner siting and brick construction. The subject site is similar to the Arthurs Creek example for its attached residence.

All three comparative example are constructed in timber, which is reflective of the modest town development that occurred in the Victorian and Edwardian periods. The choice to erect a prominent brick store front indicates a level of prosperity for the locality and the site's prominence in the town setting. Aesthetically, the subject site is also set apart from

the comparative examples by its restrained design with Moderne influences, evident in the parapet brick courses and lettering.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The Doreen Post Office and General Store is historically significant as an early centre of community life for the township of Doreen. The site has functioned as the Post Office since 1902, however the current shopfront dates to the 1932-33. This house is of earlier origin c.1908. The building also has associations with the tourism history of the Shire, as from the late nineteenth the General Store facilitated excursionists from the city on their way to points of interest in the district. It is one of only a few surviving premises that evidence the early township of Doreen at this key intersection, with other early buildings having been demolished.

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

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

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

The Doreen Post Office and General Store is significant as an example of an interwar brick corner commercial building with earlier attached residence. The prominent corner location on an important intersection demonstrates the Post Office and Store's role in the life of the town. The shopfront shows elements of the Moderne style, and retains details including the original brick walls, parapet with cornice, corner entry and shop windows. The residence retains its original roof form, weatherboard walls and front veranda. Together they provide a legible example of an early twentieth century shop attached to an earlier residence in the district.

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

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The Doreen Post Office and General Store (1932-33) with attached residence (1908) at 920 Yan Yean Road, Doreen, is significant.

Significant elements of the place include:

- The original form of the General Store with splayed corner to address its siting on the intersection of two major roads
- The original materiality of the building, including brick walls and corrugated iron roof
- Key detailing of the General Store, including parapet wall with projecting courses, original lettering, and small window above door level
- The original form of the attached residence
- The original timber materiality of the attached residence
- Original key details of the residence, including exposed rafters, timber framed windows and chimney

Other buildings and elements on the site are not significant.

Post-war alterations are not significant.

How is it significant?

The Doreen Post Office and General Store 920 Yan Yean Road, Doreen is of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

The Doreen Post Office and General Store is historically significant as an early social centre for the township of Doreen, having functioned as the Post Office since 1902. The period of ownership by the Owens during the 1930s is especially significant, as the family was the longest serving storekeepers, and the current building relates to their occupation. The Post Office and General Store also has associations with the tourism history of the Shire. From the late nineteenth the General Store facilitated excursionists from the city en route to the scenic points of interest in the district. It is one of only a few surviving premises that evidence the early township of Doreen and at this key crossroads within the Shire. (Criterion A)

The Doreen Post Office and General Store is significant as an example of an interwar brick corner commercial building with earlier attached residence. The prominent corner location on a crossroads is also evocative of the Post Office and General Store's role in the centre of social activity in the town. The General Store retains its original brick walls, parapet with cornice and lettering, corner entry and upper windows. The residence retains its original roof form, weatherboard walls and front inset veranda. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Mills & Westbrooke

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Title: Panton Hill Store and Post Office Precinct

Identified by: Peter Mills and Samantha Westbrooke

Updated and Prepared by: Trethowan Architecture

Address: 586 and 588 Kangaroo Ground-St Andrews Road, Panton Hill

Name: The Panton Hill Store and Post Office Precinct	Survey Date: 20/1/2022
Place Type: Store and Former Post Office and associated residences	Architect: Unknown
Grading: Locally Significant	Builder: Unknown
Extent of Overlay: Title boundaries of 586 and 588 Kangaroo Ground-St Andrews Road, Panton Hill	Construction Date: 1926 (Post Office), c.1880--1939 (General Store)



586 and 588 Kangaroo Ground-St Andrews Road, Panton Hill. Image: Westbrooke and Mills, 2017



586 and 588 Kangaroo Ground-St Andrews Road, Panton Hill. Image: Google Maps 2022



Aerial view of subject sites, with street numbers indicated. Source: NearMap October 2021

Historical Context

Panton Hill was established as a goldfield in 1859 in the area generally called the Caledonia Diggings (1855). Its northern neighbour, Queenstown, is now St Andrews. By the end of the 1860s the goldfield became less profitable and miners turned to farming. Several introduced viticulture and orchards to Panton Hill. A primary school was opened in 1865, and by 1880 there were two hotels and a Church of England. A mechanics' institute was opened in 1901. In 1903 Panton Hill was described in the Australian handbook:

PANTON HILL (co. Evelyn, shire Eltham), post township, 24 miles NE. of Melbourne. Reached by rail to Heidelberg, coach thence. Has hotel, State school (No. 1,134), and Anglican church. Mining district. Population, 130.

The railway extension from Heidelberg to Hurstbridge in 1912 provided quicker access for fruit-growers to the Melbourne markets. Electricity was turned on in 1958. For most of the twentieth century Panton Hill's population was around 300, indicating a steady rural economy. ('Panton Hill', Victorian Places, 2014)

History

Early Buildings in Kingstown (later Panton Hill)

Gold was discovered at Oram's Reef in 1859 and the resulting gold rush ushered in the beginnings of Kingstown (later Panton Hill). Emile and Jeanne Hude opened a hotel in Kingstown in c1860, which became known as 'The Frenchman's' (Marshall 1971:37; *EO&S&EBR*, 17 October 1890:3). In 1870, Jeanne Hude, described as "storekeeper of Panton Hill", acquired a certificate authorising the issuing of a publicans license (*Argus* 8 January 1870:8). This is the first indication of a store in the town (*Argus* 8 February 1871:8). A post office was opened at Panton Hill in 1875 (*Australasian (Melbourne)*, 2 October 1875:20). This may have been run by Mrs Hude from her hotel, by this time known as the 'Hotel de France' (*EO&S&EBR*, 11 December 1885:3).

By 1880 Kingstown (Panton Hill) was a basic mining settlement – it had 2 hotels, 1 store and around 20 miners' huts. There were no residences substantial enough to be described as houses (RB year to December 1880).

586 and 588 Kangaroo Ground-St Andrews Road

On 9 January 1883 the 'rural store site' of William Hopkinson was offered at a Crown land auction. The area advertised corresponds to the land that now contains the Panton Hill Store and residence at 586 Main Road as well as the adjacent former Post office at 588 Main Road. The three year minimum period before the licensee could request sale of the site by the Crown indicates that Hopkinson had taken up the land in c1880. William purchased the land, which became Lot 6 in the Panton Hill Township (Panton Hill Township Plan. CT: V1439 F698).

The Hopkinson Family

Grace Harriet and William Hopkinson had arrived in Port Phillip on the *Prince Arthur* in May 1853. Grace was born in England, William in Derbyshire, and both were 22 (Inward overseas passenger lists [1852-1923] VPRS 947, *Argus* 11 January 1912:1, *EO&BER* 12 January 1912:2). Presumably they were headed for the goldfields. William Hopkinson appears as an elector in Queenstown (St Andrews) in 1859 (*Argus* 30 June 1859:8). From this time the Hopkinsons based themselves in Smith's Gully, where they had a store.

The Hopkinsons' Smith's Gully store first appears in the Eltham Road District rate rolls in 1870, under William's name. This continues until 1880, but in that year and in 1881 his eldest daughter Annie Ellen Hopkinson, also appears in the rate roll, as storekeeper for a store in Kingstown (Panton Hill) (RB year to December 1880). Annie would marry William Hopkinson's long-term mining partner Walter Joseph Joyce in 1881 (BDM Victoria Event No.436/1881).

By 1887 Kingstown becomes known as Panton Hill. Until William's wife Grace's death in 1893 it appears the Hopkinson family ran stores in both towns (RB, years to December 1882 to 1890). William Hopkinson was quick to marry again after Grace's death, this time to Mary Susan Watkins in 1894 (BDM Victoria Event No.5056/1894). As well as running stores in Smith's Gully and Kingstown/Panton Hill, in the late 1890s and early 1900s William Hopkinson was a successful miner and prospector, having famously struck it rich at One Tree Hill (*EO&BER* 12 January 1912:2).

Mary Susan Hopkinson took over ownership of the property in Panton Hill in 1904 (CT: V1439 F698). In 1906 W. Hopkinson obtained permission from the Eltham Shire Council to build a verandah in front of the store (*H&YGG* 10 February 1906:2). Mary became the post mistress in c1907 and remained in that position until 1937 (*Advertiser (Hurstbridge)* 27 August 1937:5, 3 September 1937:5). A c1900-1910 photograph shows the store on the left with the residence on the right. The sign over the store reads 'Hopkinson Licensed to sell Tobacco, Cigars & Snuff' ('Panton Hill', photographer Albert Jones, c1900-1910, SLV photograph collection Accession no(s)H2007.130/61). The presence of the verandah indicates that the photograph was post-1906. In 1908 Mrs M. Hopkinson applied for a "special gold buyers license in sparsely populated part", for "her premises" at Panton Hill. Her application was supported by 6 locals - 4 miners, a butcher and a farmer (*EO&BER* 1 May 1908:2).



The Hopkinsons' Pantan Hill store and residence c1906-1910. Source: 'Pantan Hill', photographer Albert Jones, c1900-1910, SLV photograph collection. Accession no(s) H2007.130/61.

William Hopkinson died at his residence in Main Street Pantan Hill in 1912 after a 'long and painful illness', at the age of 82 (BDM Victoria Event No.2110/1912, *Argus* 11 January 1912:1, *EO&BER* 12 January 1912:2).

Mary Susan Hopkinson married George Adams in 1914 or 1915 (BDM Victoria Event No.1667/1915). George was for many years the roads foreman for the North Riding of the Eltham Shire, staying in that position until forced to retire because of ill health in 1937 (*Advertiser (Hurstbridge)* 6 August 1937:1). It appears that Mary Susan Hopkinson/Adams went through financial difficulties after William's death, with a series of 5 mortgages of the Pantan Hill land up to her son Stephen Arthur's purchase of the eastern corner of the block in 1926, and a further two mortgages before the remainder was sold to William Horatio Lowe in 1937 (CT: V1439 F698).

Despite the financial difficulties, records indicate that Mary and her children continued to operate the store and post office. Works were done on the road near Mrs Adams' store in 1918 (*EWSADCVA* 11 October 1918:3). A visitor in the 1920s remembered "Mrs Adams' general store and Post Office" (Graeme Butler & Associates 1996:41). In 1926 she sold the western corner of the property, where the store and residence now stand, to her son Stephen Arthur Hopkinson (born in 1906) (BDM Victoria Event No.21496/1906, CT: V1439 F698).

Mary (Hopkinson) Adams continued to reside on the larger part of the block. It appears that she built a new house and post office on this land after selling the corner lot to her son, which is the building that still remains on the street front to the left of the store (588 Kangaroo Ground-St Andrews Road). She is described only as a post mistress in this period, not a storekeeper as well (*Advertiser (Hurstbridge)* 11 November 1932:1). The 1935-6 rate book indicates she owned part of Lot 6 with post office and dwelling (RB 1935-6). She remained the postmistress until she and her husband George moved to Whittlesea in 1937, and ex-orchardist Albert Barber took over as post master (*Advertiser (Hurstbridge)* 14 March 1924:3, 27 August 1937:5, 18 March 1938:3, *EWSA* 3 July 1942:3).



Residence, Post Office and Commonwealth Savings Bank c1955. This was Mary (Hopkinson) Adams' residence and post office, built c1926 and occupied by her until 1937, then by Albert Barber. Note Rural Fire Brigade sign on small block between Post Office/Bank and the store wall just visible on the right. **Source:** Eltham District Historical Society Inc. Object 00041 Post Office Panton Hill.

After the Hopkinsons

Mr William H. Lowe acquired the old store and house on the smaller part of Lot 6 from StephenArthur Hopkinson in March 1936 (CT: V5146 F021, RB 1935-6). Lowe also purchased the remainder of the original lot, Mary (Hopkinson) Adams' land, a year later in 1937 (CT: Vol.1439 Fol.698). From this time Post Master Albert Barber may have rented the post office and dwelling until he himself purchased it in 1946 (CT: V5146 F021).

The increasing importance of the car in the district is reflected in innovations by Mr Lowe. A petrol bowser was installed in June 1936 (*Advertiser (Hurstbridge)* 19 June 1936:3). By November Mr Lowe had organised for a mechanic from his supplier, the 'Alba' petroleum Company, to attend on Tuesdays and give free car "overhauls" (*Advertiser (Hurstbridge)* 20 November 1936:2). Cut lunches, especially for school children, were provided at the store for sixpence (*Advertiser (Hurstbridge)* 20 March 1936:5).

In 1939 Mr G.T. Innes of Murrumbeena took over management of the store from Lowe, apparently under lease, as there is no transfer of title at this time. The Innes family stayed with Mr & Mrs A.R. McLaughlin until their new residence was built alongside the store (*Advertiser (Hurstbridge)* 4 August 1939:3, CT: V5146 F021). The c1880 house was probably dilapidated and small by this time, Mr Innes advertised asking for the patronage of residents from Panton Hill and the surrounding district (*Advertiser (Hurstbridge)* 4 August 1939:5).

Lowe subdivided the larger part of the original lot, which he had acquired in 1937, selling off the first lot facing the Main Road, containing Mrs Adams' post office/dwelling, to post master Albert Barber in 1946. A photo c1955 shows that the building housed a Commonwealth Savings Bank branch and Post Office (EDHS Object 00041 Post Office Panton Hill). The narrow block between the store and residence and the Savings Bank/Post Office was sold in 1955 (CT: V6133 F411.). From the above photo it appears that it may have been occupied for a time by the Panton Hill Rural Fire Brigade.



Lowe's subdivision c1946. Dashed blue line indicates current lot boundaries.
 Source: Certificate of Title Vol.6133 Fol.411.

Bertha Lindsay and Russell Edwin Clinton, storekeepers of Main Road Panton Hill, obtained title to the lot with the store and residence in 1955 (CT: V5146 F021). They also purchased the narrow lot which had been subdivided by Lowe.

Dorothy Joan and Raymond Francis Adams, storekeepers of Main Road Panton Hill, acquired ownership of the Clintons' two lots in 1968, and the Melbourne and Metropolitan Board of Works (MMBW) acquired those lots in 1969 (CT: V5146 F021). Joel Resources acquired the combined land in 1992, and Alastair Donald and Barbara Maureen McInnes became the owners in 2004 (CT: V10033 F509).

Description & Integrity

Store and Former Residence at 586 Kangaroo Ground-St Andrews Road

The former store and residence consists of linked weatherboard buildings with pitched, corrugated metal clad roofs. The former store building is made up of two gable wings of different widths with the gable ends fronting the street. The gable section of these wings does not extend far before there is a skillion roof extending across the width of both of the gables to the rear. It is possible that one of the gable wings is a remaining section of the early gable roofed store. The gable wings have a skillion verandah spanning across the front of the store. This is not an early verandah but is similar to the original verandah. The end gable wing contains an almost square timber framed window with four panes. A single entry door sits almost centrally between the two gable wings and the central gable wing contains a rectangular shopfront window lower to the ground than the earlier described window.

The adjacent former residence on the west side sits slightly forward of the store and is set down lower than the store. The residence has a main tall hipped roof with what would have

been a projecting gable wing on the north side. The roof form indicates that the original verandah, which would have extended across the front but ended at the front gable wing has been filled in and a second verandah spanning the front of the entire residence has been installed. The gable end of the front wing has half timbering and a twin timber framed double hung window with wide framing and four panes in the upper sashes. The only other feature of the front elevation is a single entry door, which is a later alteration after the verandah was filled in. The roof form of the residence is unusual, with a hipped roof running parallel to the front intersecting with the gable wing. There is then a hipped wing behind this that is narrower than the front hipped roof wing. This may indicate that the earlier residence was incorporated into the c.1939 residence.

Former Post Office and Residence at 588 Kangaroo Ground-St Andrews Road

The former Post Office and Residence is also a weatherboard building with pitched roof forms clad in corrugated metal. While the form of the building with a projecting gable wing to the front and a wider hipped roof wing to the rear has been retained, the original cement sheet cladding with timber strapping has been replaced with weatherboards. The porch and entry to what would have been the residence is set back from the street and is at the front of the hipped roof wing. The window to the front of the gable wing has been altered but many other features remain such as the front door set back on the rear hip roofed wing.

There is a capped picket fence to the front of the property but this is not original fabric.

Current Images of the Site

The following photographs were taken by Samantha Westbrooke Thursday 2nd March 2017.



Store and Residence at 586 Kangaroo Ground-St Andrews Road



Front of store from Kangaroo Ground-St Andrews Road



Front of store from Kangaroo Ground-St Andrews Road



Driveway between the Store and former Post Office



Front of the former Post Office

Comparative Analysis

The general store and former Post Office are two of six key early buildings that form the social, community and civic core of Panton Hill and demonstrate its scale and appearance in its heyday. The other four buildings are:

- HO96 St Matthews Church and Church Hall at 575 Kangaroo Ground-St Andrews Road.
- HO97 Panton Hill Primary School No.1134, 595 Kangaroo Ground – St Andrews Road The 1889 schoolhouse and the 1882 portable classroom.
- HO98 Former Panton Hill State School, 1889 Teacher's Residence.

The buildings are also important and rare surviving examples of a rural General Store and Post Office in the Shire. These General Stores and Post Offices illustrate the key early and formerly rural towns in the Shire and their social centres. Other towns within Nillumbik that retain their early General Store and/or Post Office buildings and are in the Heritage Overlay

are as follows:

- HO48 Kangaroo Ground General Store & Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground c1900s General Store and Post Office.
- HO68 Hurstbridge Post Office - Evelyn Observer Office, 794 Heidelberg-Kinglake Road, Hurstbridge, The 1918 *Evelyn Observer* office and the 1930s additions (when it was converted to a post office).
- HO179 Old Store and Post Office, 910 Arthurs Creek Road, Arthurs Creek, 1880s.



HO48 Kangaroo Ground General Store & Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground c1900s General Store and Post Office.



HO68 Hurstbridge Post Office - Evelyn Observer Office, 794 Heidelberg-Kinglake Road, Hurstbridge



HO179 Old Store and Post Office, 910 Arthurs Creek Road, Arthurs Creek.

The two properties at Panton Hill compare favourably in terms of their historical use and significance to their respective locality. Like the comparative examples, the subject properties within the proposed precinct have been added to over time and demonstrate the historical evolution of the town over an extended period, particularly from the early twentieth century. While both properties are Significant historically, their unique development and location together side by side on Panton Hill means they are intelligible grouped together as a small Precinct.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: *Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).*

The General Store is historically significant because it has a long association with Panton Hill

and has been an important centre of community life for more than 120 years and the Post Office has been an important community building for more than 80 years. The General Store and former Post Office and their associated residences are historically significant as two of six key early buildings that form the core of Panton Hill (the former school, teacher's residence, the Anglican church and church hall being the others). The site is important for its associations with the Hopkinson family who were involved in goldmining in the area and were important pioneer settlers in the district. The first record of the Hopkinson's General Store at Panton Hill was in 1881 and the family occupied the site up until 1936. The Post Office and residence was constructed for Mary Adams (formerly Hopkinson) in 1926.

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

The General Store and former Post Office are rare surviving examples of such buildings in the Shire.

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

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

The grouping of church, hall, school, store and post office that occurs within the centre of Panton Hill is typical of the pattern of development in country towns throughout Victoria. The Precinct, comprising general store and former Post Office and their associated residences is representatively significant as a grouping of essential services at the heart of a rural community in the early twentieth century. The overall layout and forms, roof forms, materials and openings to the complex of buildings are evocative of the appearance of Panton Hill around this time.

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

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

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

The General Store is of social significance as an important centre of community life in the district for more than 120 years and the Post Office has been an important community building for more than 80 years.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The Panton Hill Store and Post Office Precinct is significant. It comprises the Panton Hill Store and residence at 586 Kangaroo Ground-St Andrews Road and the former Post Office and residence at 588 Kangaroo Ground - St Andrews Road, Panton Hill. The form, original features and materials of the buildings and the layout of the two properties that developed side by side, and its location at the centre of Panton Hill, contribute to the significance of the place.

Alterations and additions after 1939 are not significant.

How is it significant?

The Panton Hill Store Post Office Precinct is of local historic, aesthetic and social significance to the Shire of Nillumbik.

Why is it significant?

The General Store and former Post Office are historically significant for their long association with Panton Hill including its establishment in the 1880s and its development up to the present day. The site has been an important centre of community activity for more than 120 years. The site is important for its associations with the Hopkinson family who were involved in goldmining in the area and were important pioneer settlers in the district. The first record of the Hopkinson's General Store at Panton Hill was in 1881 and the family occupied the site up until 1936. The Post Office and residence was constructed for Mary Adams (formerly Hopkinson) in 1926 (Criteria A).

The general store and former Post Office and their associated residences are historically and aesthetically significant as two of six key early buildings that form the core of Panton Hill (the former school, teacher's residence, the Anglican church and church hall being the others). The grouping of church, memorial cross, school, store and post office, that occurs within the centre of Panton Hill, is typical of the pattern of development in country towns throughout Victoria and demonstrates the early appearance of the township. The overall layout and forms, roof forms, materials and openings to the complex of buildings are evocative of the appearance of Panton Hill around the 1930s. (Criterion D).

The Panton Hill General Store and former Post Office are socially significant to the Shire of Nillumbik as the social centre of Panton Hill since its early development in the 1890s until the present day. The buildings are a landmark in the town due to their central location and the General Store is a central point of information and supplies for residents and visitors to the area. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.



Proposed Extent of HO.

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

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

References

Advertiser (Hurstbridge), as cited.

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Title: House, Farm, 145 River Avenue, Plenty

Identified by: Mills & Westbrooke
Prepared by: Trethowan Architecture

Address: 145 River Avenue, Plenty

Name: Former farmhouse	Survey Date: 2016 & 2023
Place Type: Residence, outbuildings	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To extent shown	Construction Date: 1920s



View of 145 River Avenue, Plenty. Source: Peter Mills, 2016.

Historical Context

Plenty is a semi-rural district north of Greensborough, located 20 km northeast of Melbourne. The name Plenty is drawn from the nearby Plenty River, which had been proclaimed by Joseph Tice Gellibrand in 1835. Gellibrand chose the name to reflect the promising countryside of the area (Victorian Places).

In 1840, Crown land sales of the area began with blocks ranging from around 300 to 800 acres. Alexander McKillop was the first to purchase a block; Crown Portion 5 Parish of Morang constituting 820 acres. The Crown continued to auction the other blocks in 1853; Patrick Mornane obtaining Portion 3 Section 4, and L.C Luscombe purchasing 308 acres Portion 2 Section 4 (Westbrook 2016).

The settlement of the land between Plenty River and the early Yan Yean Road, (now partly Heard Avenue and partly Yan Yean Road), was gradually subdivided up until the early twentieth century. From this time the need for smallholdings increased substantially and land was divided more frequently as a result (Westbrook 2016).

This initial, ad hoc settlement pattern varies to other settlements in the Nillumbik Shire and relates to selection and the take-up of occupation licences in and around the auriferous areas. 'Glenaulin' on Portion 2 Section 12 of the Parish of Yan Yean further north, was subdivided into 108 2-acre lots and 72 1-acre lots advertised in early 1854. The selling of the lots, however, was unsuccessful (Westbrook 2016).

The alignment of the Greensborough Road (now Yan Yean Road) was altered from the original survey line with a series of curves to the west in 1869 (Argus, 23 June 1869:2). This new road formed a boundary for a number of subsequent subdivisions (Westbrook 2016).

Those who owned large blocks of land towards the north in Yan Yean Parish attempted ambitious early subdivisions into several smallholder blocks. Portion 2 Section 4 of Yan Yean, to the north of Plenty, was subdivided by Henry and John Cooke who advertised the blocks as, 'Egglestone Estate' c1885 (Westbrooke 2016).

The 1870s marked a more traditional pattern of subdivision in the area where larger blocks were divided into two or three lots. This pattern lasted up until 1900 with only few significant homesteads erected during this time.

The early twentieth century marked the height of a subdivision trend in the area. This was likely influenced by the success of smallholders, particularly orchardists, in surrounding areas such as Arthurs Creek. Leslie Woodbourne Clarke, a grazier from the Doreen property Linton Grange, is seen to have inspired this trend in 1905 having bought the northern lot of the northern half of the Crown Portion 5 and subdividing it into 9 lots from 10 to 28 acres. The first plot was purchased in 1906 and 8 had been sold by 1914, and the last selling in 1927 (CT: V3098 F446). The southern edge of the subdivision included a private road, Clarkes Road, now Worn's Lane. This success led to an increase in subdivision in the Plenty area where most smallholdings ranged from 10 to 30 acres.

Portion 5 west of Yan Yean Road, owned by Bank of Australia Ltd (presumably the rebadged Real Estate Bank Ltd which had purchased the land in 1888) was subdivided into 17 lots of approximately 20 acres each in 1911. Browns Road provided a central dividing line for the subdivision. 14 had sold by 1916 (CT: V2020 F836).

Arthur Grenbry Outhwaite of 'Tallarook', Walsh St South Yarra purchased 496 acres, the section of Portion 3 Section 4 west of the Yan Yean Road, from John Butler's executors in April 1912 (CT: V2326 F062). He subdivided his property into 40 lots immediately (CT: 3589 F730). The Lierse brothers (previously of Oatlands Road) bought the 38 acres at the western end of the subdivision in 1925, which included a number of the weekender lots (CT: V3589 F 730). When Outhwaite died in 1938, only two lots remained unsold (CT: V3589 F730).

Plenty's new landscape was celebrated in an article in the Advertiser 1925, declaring it 'the Toorak of the northern suburbs, where you get a panoramic view of the surrounding landscape for miles; a grand health resort, and only fifteen miles from the GPO. 'It is also notable that the area is described to be 'thrown open for selection' in 1913, which is likely referring to the recent surge in subdivisions, that a school had been built, that 'fine dwellings (were) built here and there' and the Plenty Social Club and Progress Association had formed (Hurstbridge Advertiser, 31 July 1925:4).

Plenty's town centre was established in the 1920s when the first group of facilities was established such as the school, Methodist church and store (Westbrook 2016). In 1928-29 the Heidelberg Shire resumed 10 acres of land in Portion 2 Section 4 to create a 'pleasure ground and place of public resort'. In May 1930, the Plenty Progress Association began to

raise funds to build a hall on this new recreation reserve (Hurstbridge Advertiser, 9 May 1930:4). Tenders were called in May 1931 and the hall was opened in July 1931 (Hurstbridge Advertiser, 9 May 1930:4; 23 May 1930:1).

After World War II, additional community facilities were built. The Plenty reserve became a War Memorial Park with memorial gates, toilets, a playground and trees planted by schoolchildren on Arbour Day. (Pearce and Plenty Historical Society 2009). A fire station shed was erected on the corner of Howell Road (Westbrook 2016).

History

The first title record for this land shows it was purchased in 1891 by John Butler, who then subdivided the land (CT:V2326 F062). The subject land was purchased in 1912 by Arthur Outhwaite, who immediately subdivided it into 52 lots (CT:V3589 F730).

The resulting 'Plenty River Estate' was advertised as "splendid fruit growing land, also very suitable for poultry, flowers, bees or pig rearing" ('Plenty River Estate' c1912). Less than a third of the lots had been sold by 1920, and little if any house or road building had occurred at this stage (Cth Dept. of Defence 1920).

Edward William Gladman, labourer of Tanck's Corner (now Yarrambat), purchased 11 acres in 1921. A 1928 newspaper article explains that the Gladmans had built their own residence by that time and they were lauded as "indefatigable workers for the welfare of the district" (Advertiser (Hurstbridge) 27 July 1928:2). The house is visible on a 1930 topographic map, which also shows orchards in the vicinity, but not on this property (Australian Section, Imperial General Staff c1930). This dates the house between 1921 and 1928.

While the land settled, and house constructed during the period of the Closer Settlement program, no evidence has been found that indicates this property was part of the scheme.

Edward Ernest Cunningham, toolmaker of Northcote, purchased the land in October 1928 (CT:V4501 F118). Cunningham married in 1930 (BDM, Victoria). It appears he initially engaged in poultry farming (Advertiser (Hurstbridge) 17 May 1929). Mr and Mrs Cunningham appeared regularly at the Plenty ball during the 1930s (Advertiser, (Hurstbridge), 21 July 1933 p4; 10 November 1939, p2).

The Cunninghams subdivided the land into two lots in 1969. The subject site was the northern portion, Lot 1 (CT:V4501 F118). Edward Cunningham died in 1983 (BDM, Victoria) and in 1984 the land passed to Edward Arthur and Carmel Louise Cunningham who were living on Lot 2 (CT:V8779 F118). The property was most recently sold in 2010 (realestate.com).

Description & Integrity

The site contains a substantially intact 1920s predominantly weatherboard bungalow with an all-encompassing hipped roof and a projecting gable wing to the front with a skillion verandah. The verandah has detailing typical of a 1920s bungalow with a brick balustrade and pillars. There has been a skillion porch addition to the east side. The original timber-framed windows to the front and sides appear to be intact. There are two sheds to the rear of the house which have gable roofs clad in corrugated galvanised iron. The house is set well back from the road.

There is an original entry and verandah to the side of the house that has been infilled in the post-war period.

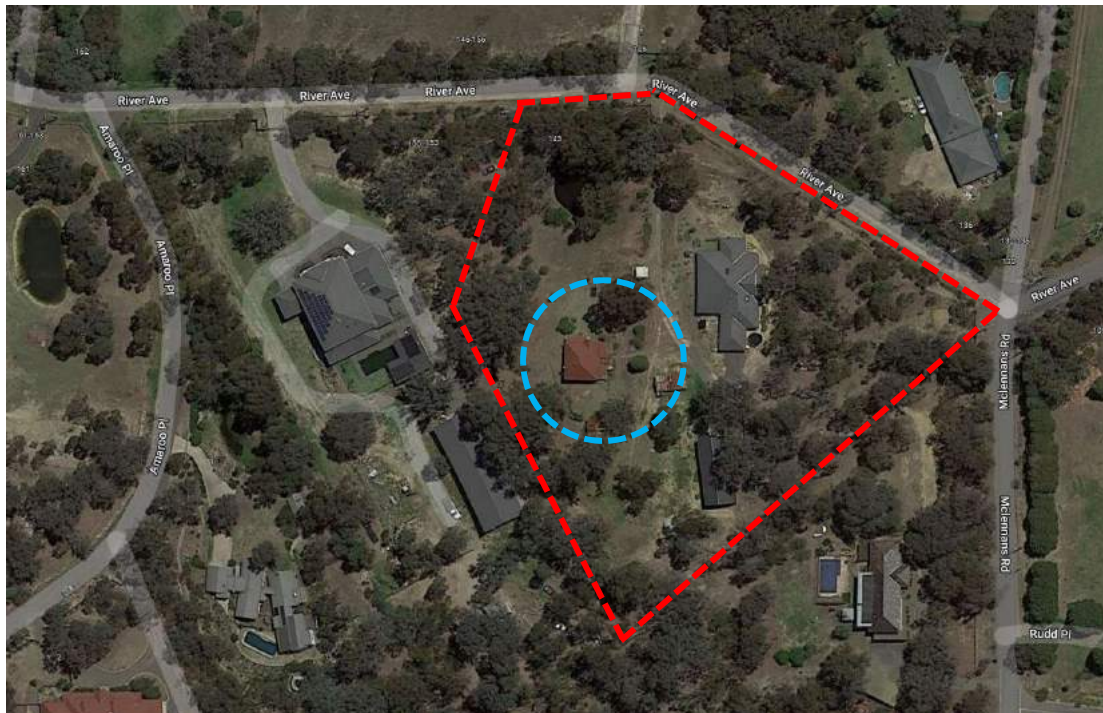


Figure 1: Aerial view of 145 River Avenue, the site boundaries are indicated in red and the relevant house indicated in blue. Source: Google Maps.



Figure 2: View of 145 River Avenue, Plenty. Source: Peter Mills, 2016.

Comparative Analysis

145 River Avenue, Plenty compares with other inter-war farming properties in Nillumbik already included on the Heritage Overlay. The inter-war period of development was identified in the *Shire of Nillumbik Heritage Gap Study Framework*, June 2009 as being an under-represented development period in the Heritage Overlay. Interwar development was slow, likely related to the distance from central Melbourne and the continuing agricultural setting – hampered by failures of the Closer Settlement scheme. Nevertheless, prosperous farming families were able to construct residences conforming to contemporary stylistic trends seen in suburban Melbourne.

Many farming properties of this period were involved in mixed farming, often combining orcharding with raising poultry for meat and eggs. It is not clear if this practice occurred at 145 River Avenue, although the Cunninghams were, at least, involved in poultry raising. The 1930 topographic map does not show orchards at this property, although they were in the vicinity.

14-26 Browns Lane, Plenty (c1924) is covered by Overlay HO270. It is a representative example of an interwar bungalow, originally part of a mixed farming property including orcharding and poultry. Both properties are representative of agricultural development in the interwar period. . 145 River Avenue represents well the dominant use of weatherboard in the construction of rural properties in the period and stands out for its incorporation of a more suburban styled brick porch with decorative balustrade and piers. Stylistically, 14-26 Browns Lane include earlier features and details, reminiscent of Edwardian-era design. Whereas 145 River Avenue demonstrates the newer ideas and development of the Californian bungalow idiom.



Figure 3: Façade of house at 14-26 Browns Lane, Plenty. Note the weatherboard construction. Source: Citation for 14-26 Browns Lane, plenty prepared by Context 2021.

860 Cottles Bridge-Strathewan Road, Arthurs Creek (HO28) is an orcharding property that incorporates a c1913 weatherboard house as well as a 1920s/1930s house. The later house demonstrates the transition to the bungalow style incorporating nested front gables, shingles to the gable ends, low roof pitch and timber detailing. The house at 145 River Avenue is similarly demonstrative of the transition to newer bungalow style, but stands out due to its unusual incorporation of a brick porch detail



Figure 4: View of the 1920s/1930s weatherboard bungalow at 80 Cottles Bridge-Strathewan Road. Source: Shire of Eltham Heritage Study, 1992.

40 Greysharps Road, Hurstbridge (HO261) was constructed c1923 and is significant for its associations with the orchard industry, and as a substantially intact weatherboard interwar bungalow is also comparable to 145 River Avenue. While similar in scale and historical associations, the subject property is distinguished by its incorporation of the brick porch and a more suburban California Bungalow style.



Figure 5: House at 40 Greysharps Road, Hurstbridge, image dated 2012. Source: Place citation 40 Greysharps Road, Hurstbridge.

Worlingworth, at 10-26 Banoon Road, Eltham (HO7) dates from c1922 and is historically and aesthetically significant. Worlingworth is an example of a substantial brick dwelling and farm. The property is associated with notable anthropologist Donald Thompson, and illustrates Eltham's development to a desirable residential suburb. 145 River Avenue compares favourably as an interwar bungalow styled residence, with both properties retaining their setting and evidence of farming practices.



Figure 6: Worlingworth, at 10-26 Banoon Road, Eltham. Source: Shire of Eltham Heritage Study, 1992.

The property at 145 River Avenue compares favourably as a remarkably intact example of an inter-war bungalow comprising weatherboard and brick porch. The site retains two large vernacular outbuildings. The property is associated with the Gladmans, who made a large contribution to the welfare of the district as noted when they left the area in 1928. The setting of the house, including the setback from the road and the remnant outbuildings, further demonstrates the property's farming history.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

145 River Avenue, Plenty is historically significant to the Shire of Nillumbik as an example of a 1920s residence retaining evidence of its original farm setting and use. It is an example of early development within small-holder subdivision, the Plenty Rover Estate. It is one of a few dwellings in the area from this period to incorporate brick porch into the predominantly weatherboard construction, demonstrating the stylistic transitions common in the interwar period, and is distinguished for its intactness.

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

N/A

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

N/A

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

145 River Avenue, Plenty is a representative example of an interwar farm and dwelling. The house is remarkably intact and demonstrates the transition to interwar bungalow design and the use of these popular suburban styles in the rural setting.

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

N/A

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

N/A

Statement of Significance

What is significant?

The interwar bungalow farmhouse at 145 River Avenue, Plenty is significant to the Shire of Nillumbik. The original form, materials and detailing of the farmhouse and its rural setting contribute to the significance of the place.

The post-war infill addition to the side verandah is not significant.

Outbuildings are not significant.

How is it significant?

145 River Avenue, Plenty is of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

145 River Avenue, Plenty is historically significant as an example of the early developers within a small-holder subdivision, the Plenty River Estate. The property contains a surviving intact example of an interwar farmhouse. (Criterion A)

145 River Avenue, Plenty is significant as a substantially intact interwar farmhouse, which retains its original form and main features including the all-encompassing main hipped roof, weatherboard walls, timber framed windows, front gable-roofed wing and front verandah with brick balustrade and pillars. The residence was constructed in the 1920s and demonstrates developing architectural ideas around suburban bungalows, and a transition away from Edwardian-era design. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Recommended Extent



Identified By

Mills & Westbrooke

References

Advertiser (Hurstbridge), as cited.

Argus, as cited.

Australian Section, Imperial General Staff Great Britain c1930, 'Victoria, Yan Yean [cartographic material] 1:63,360 topo series' War Office, General Staff, Australian Section, State Library of Victoria (SLV) Map Collection

Births Deaths & Marriages, Victoria (BDM), as cited.

Commonwealth Department of Defence, 1920, 'Victoria, Yan Yean [cartographic material], Australia 1:63,360 topo series' Government Printer, State Library of Victoria (SLV) Map Collection.

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

Morang Parish Plan

Payne, J.W. 1975, *The Plenty: A centenary history of the Whittlesea Shire*, Lowden Publishing, Kilmore (Vic).

Pearce, A, and Plenty Historical Society, 2009, *Plenty War Memorial Gates - A Short History*, Plenty Historical Society, Plenty (Vic).

'Plenty River Estate' advertisement poster c1912, State Library of Victoria (SLV) Map Collection

Title: Nilgiris, 183 Yan Yean Road, Plenty

Identified by: Trethowan Architecture.

Prepared by: Trethowan Architecture.

Address: 183 Yan Yean Road, Plenty

Name: Nilgiris	Survey Date: 2016 & 2023
Place Type: Residence, outbuildings – poultry farming	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To property boundaries	Construction Date: c1926



View of Nilgiris, 183 Yan Yean Road, Plenty. Source: Peter Mills, 2016.

Historical Context

Plenty is a semi-rural district north of Greensborough, located 20 km northeast of Melbourne. The name Plenty is drawn from the nearby Plenty River, which had been proclaimed by Joseph Tice Gellibrand in 1835. Gellibrand chose the name to reflect the promising countryside of the area (Victorian Places).

In 1840, Crown land sales of the area began with blocks ranging from around 300 to 800 acres. Alexander McKillop was the first to purchase a block; Crown Portion 5 Parish of Morang constituting 820 acres. The Crown continued to auction the other blocks in 1853; Patrick Mornane obtaining Portion 3 Section 4, and L.C Luscombe purchasing 308 acres Portion 2 Section 4 (Westbrook 2016).

The settlement of the land between Plenty River and the early Yan Yean Road, (now partly Heard Avenue and partly Yan Yean Road), was gradually subdivided up until the early

twentieth century. From this time the need for smallholdings increased substantially and land was divided more frequently as a result (Westbrook 2016).

This initial, ad hoc settlement pattern varies to other settlements in the Nillumbik Shire and relates to selection and the take-up of occupation licences in and around the auriferous areas. 'Glenaulin' on Portion 2 Section 12 of the Parish of Yan Yean further north, was subdivided into 108 2-acre lots and 72 1-acre lots advertised in early 1854. The selling of the lots, however, was unsuccessful (Westbrook 2016).

The alignment of the Greensborough Road (now Yan Yean Road) was altered from the original survey line with a series of curves to the west in 1869 (Argus, 23 June 1869:2). This new road formed a boundary for a number of subsequent subdivisions (Westbrook 2016).

Those who owned large blocks of land towards the north in Yan Yean Parish attempted ambitious early subdivisions into several smallholder blocks. Portion 2 Section 4 of Yan Yean, to the north of Plenty, was subdivided by Henry and John Cooke who advertised the blocks as, 'Egglestone Estate' c1885 (Westbrooke 2016).

The 1870s marked a more traditional pattern of subdivision in the area where larger blocks were divided into two or three lots. This pattern lasted up until 1900 with only few significant homesteads erected during this time.

The early twentieth century marked the height of a subdivision trend in the area. This was likely influenced by the success of smallholders, particularly orchardists, in surrounding areas such as Arthurs Creek. Leslie Woodbourne Clarke, a grazier from the Doreen property Linton Grange, is seen to have inspired this trend in 1905 having bought the northern lot of the northern half of the Crown Portion 5 and subdividing it into 9 lots from 10 to 28 acres. The first plot was purchased in 1906 and 8 had been sold by 1914, and the last selling in 1927 (CT: V3098 F446). The southern edge of the subdivision included a private road, Clarkes Road, now Worn's Lane. This success led to an increase in subdivision in the Plenty area where most smallholdings ranged from 10 to 30 acres.

Portion 5 west of Yan Yean Road, owned by Bank of Australia Ltd (presumably the rebadged Real Estate Bank Ltd which had purchased the land in 1888) was subdivided into 17 lots of approximately 20 acres each in 1911. Browns Road provided a central dividing line for the subdivision. 14 had sold by 1916 (CT: V2020 F836).

Arthur Grenbry Outhwaite of 'Tallarook', Walsh St South Yarra purchased 496 acres, the section of Portion 3 Section 4 west of the Yan Yean Road, from John Butler's executors in April 1912 (CT: V2326 F062). He subdivided his property into 40 lots immediately (CT: 3589 F730). The Lierse brothers (previously of Oatlands Road) bought the 38 acres at the western end of the subdivision in 1925, which included a number of the weekender lots (CT: V3589 F 730). When Outhwaite died in 1938, only two lots remained unsold (CT: V3589 F730).

Plenty's new landscape was celebrated in an article in the Advertiser 1925, declaring it 'the Toorak of the northern suburbs, where you get a panoramic view of the surrounding landscape for miles; a grand health resort, and only fifteen miles from the GPO. 'It is also notable that the area is described to be 'thrown open for selection' in 1913, which is likely referring to the recent surge in subdivisions, that a school had been built, that 'fine dwellings (were) built here and there' and the Plenty Social Club and Progress Association had formed (Hurstbridge Advertiser, 31 July 1925:4).

Plenty's town centre was established in the 1920s when the first group of facilities was established such as the school, Methodist church and store (Westbrook 2016). In 1928-29

the Heidelberg Shire resumed 10 acres of land in Portion 2 Section 4 to create a 'pleasure ground and place of public resort'. In May 1930, the Plenty Progress Association began to raise funds to build a hall on this new recreation reserve (Hurstbridge Advertiser, 9 May 1930:4). Tenders were called in May 1931 and the hall was opened in July 1931 (Hurstbridge Advertiser, 9 May 1930:4; 23 May 1930:1).

After World War II, additional community facilities were built. The Plenty reserve became a War Memorial Park with memorial gates, toilets, a playground and trees planted by schoolchildren on Arbour Day. (Pearce and Plenty Historical Society 2009). A fire station shed was erected on the corner of Howell Road (Westbrook 2016).

History

The history of this site prior to the interwar period is typical of the development of the Plenty locality. The first land sales were in 1853 (Morang Parish Plan), with the subject land later forming part of a 1912 subdivision 'Plenty River Estate' ('Plenty River Estate' advertisement poster c1912). Alfred Charles Webber purchased Lot 5 of the subdivision in 1917. He sold it to his son Charles (Robert) Fitzroy Webber in 1919 (CT:V4088 F501), who then bought the adjoining land to the north in 1920 (CT:V4311 Fol.153). The 1920 topographic map does not show a house on the land at that time (Cth Dept. of Defence, 1920).

The land was mortgaged to the War Service Homes Commission (WSHC) in 1921 (CT:V4088 F501). By 1921 the WSHC had ceased building houses and was rather issuing tenders for others to build the homes. As such, it is unlikely that the WSHC directly built the house at 183 Yan Yean Road, providing finance and pre-prepared design.

In 1926 Charles Webber subdivided the property. The sale offering described a "splendidly built H.W. [hardwood] bungalow, 4 rooms and all conveniences, 6 acres land, with garage, sheds, poultry pens &c; adjoining the Plenty P.O. Store State School etc." (Advertiser (Hurstbridge) 24 September 1926:2) The house also appears on a 1930 topographic map (Australian Section, Imperial General Staff, c1930). This indicates the house was built between 1921 and 1926.

Lot 1 of the new subdivision was purchased by John Larwill Edgcumbe in 1929 (CT:V4088 F501). The land was a 6-acre property of "virgin bush" on the Yan Yean Road, named 'Nilgiris' (Australasian 1 June 1935:48). Nilgiris is a Tamil word meaning 'blue hills / mountains' and refers to a district in Tamil Nadu, India. A 1935 newspaper article was dedicated to Edgcumbe's farm. "This property has a gentle slope to the west, and on this today are rows of laying and single test pens, a modern incubator-house and an underground egg-room" (Australasian 1 June 1935:48). The poultry industry was developing rapidly in the district in the mid-1930s. With the poor prices for fruit in this period, many in the district now combined poultry farming with fruit growing (Advertiser (Hurstbridge) 5 February 1932:1 and 9 March 1934:2).

John was president of the Plenty Tennis Club, which may relate to the tennis court in front of the house (Advertiser (Hurstbridge) 28 September 1934:7). He died at 'Nilgiris' in 1936 at the age of 38 from after-effects of his war injuries (Argus 11 February 1936:1; Advertiser (Hurstbridge) 14 February 1936:5 and 28 February 1936:2). John's sister, Erica Valletort Edgcumbe, administered his estate (CT:V5267 F360).

Lawrence Leslie and Eilene Dunn, poultry farmers, purchased the land in 1944. It was subdivided into two lots in 1974 (CT:V5267 F360). The property was last sold in 2010 (realestate.com.au).

Description & Integrity

The property comprises a large block with the house set within the front third, along with outbuildings and tennis court in front of the house. The series of sheds to the rear may relate to the 1930s poultry farm. These include a former egg incubator room of timber construction with gabled roof and intact entry, in dilapidated condition. The house is accessed via a driveway at the north-east corner of the site. The landscape includes mature trees to the site boundaries and surrounding the house, but there are otherwise no distinguishing features or elements.

The house is a weatherboard inter-war bungalow with a dominating transverse gable roof and deep front verandah with wide brick piers. The verandah has been enclosed by a series of screens. Within the verandah, the box windows and two doorways are intact. The house has been extended with an addition to the rear.



Figure 1: Aerial view of the property (indicated in red). Source: Google Maps.



Figure 2: Closer aerial view of the house, outbuildings and tennis court. Source: Courtesy of Shire of Nillumbik.

Comparative Analysis

Nilgiris at 183 Yan Yean Road, Plenty is an example of an inter war bungalow and poultry farming property. Nilgiris compares with other farming properties in Nillumbik, particularly those demonstrating the shift away from the dominant fruit growing industry to incorporate other farming practices. And, to other interwar bungalow dwellings in the Shire.

Orcharding was a dominant agricultural practice in Nillumbik from the 1860s, and by the early twentieth-century the western parts of the shire were important centres supplying fruit to Melbourne (Mills & Westbrook 2016: 61). The turn of the century peak in fruit growing began to decline by the First World War. As orchardists began to struggle they supplemented their income by introducing mixed farming practices, or seeking other types of work. By the Second World War fruit growing was no longer a dominant industry in the area (Mills & Westbrook 2016: 61-62). Mixed farming was further encouraged by the soldier settlement program after the First World War (Mills & Westbrook 2016: 44-45). Thus, the pattern of farming in the area shifted in the first part of the twentieth century from fruit growing to mixed uses including raising poultry for meat and eggs. There are few farming properties of this period currently listed on the Heritage Overlay.

Interwar development in Nillumbik was slow compared with the rapid suburban expansion seen elsewhere in Australia (Cuffley 1989:14). The area remained somewhat isolated from Melbourne and retained its agricultural character. New architectural ideas took longer to reach, and be adopted in, these areas. Houses of this period tend to be modest, low cost, weatherboard structures with limited detailing. Interwar dwellings are under-represented on the Heritage Overlay (HLCD 2009) and those which are included tend to be more substantial homes for wealthy families, rather than farmhouses.

14-26 Browns Lane, Plenty is covered by interim Heritage Overlay HO270. It is a representative example of an interwar (c1924) dwelling, originally part of a mixed farming property including orcharding and poultry. Nilgiris compares with 14-26 Browns Lane as both date from the mid-1920s and are examples of farmhouses associated with poultry raising. The house at 14-26 Browns Lane reflects a conservative architectural approach, retaining Edwardian-era characteristics. Nilgiris is distinguished as an early example of the newer Californian Bungalow mode, demonstrating stylistic influences from suburban Melbourne.



Figure 3: Front elevation of 14-26 Browns Lane, Plenty. Source: Citation for 14-26 Browns Lane, Plenty. Prepared by Context, 2021.

Apted Weatherboard House and adjacent forge, 1920s/1930s house and mature exotic planting, 860 Cottles Bridge-Strathewan Road, Arthurs Creek (HO28). This site is associated with the Apted family of prominent orchardists, and the site includes a 1920s /

1930s house, a rare example in the municipality. Nilgiris compares favourably against this house as both are inter war weatherboard bungalows associated with a farming property. The Apted property demonstrates the importance of orcharding to the early development of Nillumbik, whereas Nilgiris relates to the later shifts away from fruit growing to other forms of farming, and the smaller lot sizes associated with soldier resettlement.



Figure 4: The 1920s/1930s weatherboard house at the Apted property. Source: Shire of Eltham Heritage Study, 1992.

40 Greysharps Road, Hurstbridge (HO261) was constructed c1923 and is significant for its associations with the orchard industry, and as a substantially intact weatherboard interwar bungalow. The house at Nilgiris is of a comparable construction date and is also associated with farming. Both properties are evidence of the introduction of new architectural ideas from Melbourne into the more conservative agricultural area.



Figure 5: House at 40 Greysharps Road, Hurstbridge, image dated 2012. Source: Place citation 40 Greysharps Road, Hurstbridge.

Weatherboard House, 936 Heidelberg-Kinglake Road, Hurstbridge (HO76) was constructed c1920-21 is historically and aesthetically significant as an example of an Edwardian style house constructed in the interwar period. The house demonstrates the conservatism of the area at a time when the Californian Bungalow came into prominence. The house at Nilgiris is distinguished as an example of the changing fashions of the time

and the move away from Edwardian era tastes. Both houses are comparable in their use of weatherboard, a relatively economic and available construction material at the time.



Figure 6: Weatherboard house at 936 Heidelberg-Kinglake Road, Hurstbridge. Source: Shire of Eltham Heritage Study, 1992.

The farm and residence at Nilgiris, 183 Yan Yean Road, Plenty, fits within the established pattern of interwar development in Nillumbik. It is an example of changing architectural tastes and the introduction of Californian Bungalows as a dominant residential form. The house is further distinguished by its broad and enclosed front verandah with brick piers that runs the length of the front façade under the single roof form. The property also demonstrates the development of diverse farming practices after the First World War as the dominance of orcharding declined and soldier settlers were encouraged to diversify their activities to ensure profitability. The property at Nilgiris is distinguished as an example of development supported by the War Service Homes Commission.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Nilgiris is significant as a good example of the farm properties established during the development of Plenty in the 1920s after the major subdivisions in the early twentieth century. It is significant as an example of a War Service Home erected in the 1920s. It is an example of a successful poultry farm established and operated from the 1930s by John Edgcumbe, a returned serviceman. It is an important example of the once-common farming practice of poultry farming in the area

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

N/A

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

N/A

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

Nilgiris at 183 Yan Yean Road, Plenty is a representative example of a weatherboard, interwar farmhouse in the bungalow style. The setting of the house including outbuildings and mature landscaping to the site boundaries demonstrates the use of the property for farming.

The property is a representative example of interwar development supported by the War Service Homes Commission.

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

N/A

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

N/A

Statement of Significance

What is significant?

Nilgiris at 183 Yan Yean Road, Plenty is significant to the Shire of Nillumbik. The original form, materials and detailing of the farmhouse and its rural setting contribute to the significance of the place.

Post-war additions and alterations are not significant.

The former egg incubator shed contributes to the historical understanding of the place.

Other outbuildings are not significant.

How is it significant?

Nilgiris at 183 Yan Yean Road, Plenty is of local historical and representative significance to the Shire of Nillumbik.

Why is it significant?

Nilgiris is significant as a farm property established during the development of Plenty in the 1920s after the major subdivisions in the early twentieth century. It is significant as an example of a War Service Home erected in the 1920s. It is an example of a successful poultry farm established and operated from the 1930s by John Edgcumbe, a returned serviceman. It is an important example of the once-common farming practice of poultry farming in the area. (Criterion A)

Nilgiris is significant as a representative example of a 1920s weatherboard bungalow. It demonstrates the shift in architectural tastes and influences from suburban Melbourne. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Recommended Extent



References

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Cuffley, P 1989, *Australian Houses of the Twenties & Thirties*, The Five Mile Press, Rowville.

HLCD Pty Ltd, 2009, 'Shire of Nillumbik Heritage Gap Study Framework – a framework for the assessment of places of potential significance in the Shire of Nillumbik' prepared for Nillumbik Shire Council.

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Mills, Peter & Westbrook, Samantha 2016, 'Nillumbik Shire Thematic Environmental History, revision 2016', prepared for Nillumbik Shire Council.

Morang Parish Plan

Payne, J.W. 1975. *The Plenty: A centenary history of the Whittlesea Shire*. Lowden Publishing, Kilmore (Vic).

Pearce, A and Plenty Historical Society. 2009. *Plenty War Memorial Gates - A Short History*, Plenty Historical Society, Plenty (Vic).

Title: Farmhouse, 52 Kurrak Road, Yarrambat

Identified by: Samantha Westbrooke.

Prepared by: Trethowan Architecture

Address: 52 Kurrak Road, Yarrambat

Name: Farmhouse	Survey Date: February 2022
Place Type: Individual Place	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To property boundaries	Construction Date: c1916-20



Historical Context

Land to the west of Yan Yean Road, in the Parish of Marog, was sold at Crown land sales between 1840 and the early 1850s (Morang Parish Plan). The gold rushes brought an increase of population to the Diamond Valley and in their wake came the selectors who under the Selection or Land Acts of the 1860s, were able to purchase small holdings of land with the proviso that they improve them by clearing, fencing and building. Yarrambat, originally known as Tanck's Corner had a couple of gold rushes, one before 1860 and the other after 1900. However not enough gold was found to create a thriving township. The town was therefore primarily established by selectors. From the early 1860s commons were set up to allow settlers to graze livestock on Crown Land. The Greensborough Farmers' Common was gazetted in 1861. The land in the common was described as "mostly Stringy Bark Forest & barren" (Greensborough Farmers' Common File 907755, Item 21, Unit 892, VPRS242, PROV, *Argus*, 26 February 1861).

The lots on the north and south sides of Ironbark Road were the first to be taken by selectors Frederick Tanck and Thomas Reynolds in the early 1870s under sections 19 and 20 of the *Land Act 1869*, and they obtained their grants in the mid 1870s. Tanck's Corner was a T-intersection where Ironbark Road meets Yan Yean Road. While the first land acts were mainly tailored to selection of blocks of viable farm size, gold miners and their associated service population lobbied for a system allowing small-holdings which would

allow food gardens and keeping a horse and cow. Provision was soon made in the land acts for a system of occupation licenses for small areas of Crown land in auriferous areas. The resulting occupation licences on auriferous land, which were limited to twenty acres, were first introduced under Section 42 of the *Land Act 1865*. As gold was found in the area north of Nillumbik (Diamond Creek) relatively late, in the Tancks Corner locality twenty-acre occupation licenses were first taken up under Section 49 of the *Land Act 1869*. The first Section 49 licenses in the Tancks Corner area were taken up from c1883 ('Greensborough County of Evelyn', 1884).³¹⁸ These were close to the eastern edge of the auriferous land, next to Tanck's and Reynolds' selections. Further licenses were progressively taken up under Section 65 of the *Land Act 1884* over the whole of the auriferous area north of Nillumbik (Mills 2013).

While the occupation licenses did not at first allow for eventual alienation of the auriferous land, under political pressure allowances were made for purchase after a period of lease if it could be shown that mining was unlikely to occur in the future. The first alienations of twenty-acre lots near Tancks Corner occurred in the late 1880s, with alienation occurring gradually on the remaining twenty-acre lots into the 1920s (Mills 2013). This process of occupation also eventually led to the demise of the Greensborough Farmers Common, despite resistance by surrounding farmers (*Argus*, 14 March 1879:3). The Common was officially abolished in 1907 (Victoria Government Gazette, 10 July 1907, No.86 p.3330).

In the broad swathe of over 800 twenty-acre license holdings stretching from Nillumbik (Diamond Creek) to the north-east of St Andrews (Queenstown), the conjunction of these small lots and the hilly and relatively unfertile lands of the auriferous areas was a major stimulus to the establishment of the orcharding industry which was the mainstay of the area's economy well into the twentieth century. A large proportion of the catchment population of the Tancks Creek/Yarrambat population made their living this way. The Tanck's Corner school, which had opened in 1878 in response to the influx of selectors, closed in 1892, possibly because surrounding land was increasingly being bought for speculation (Butler 1996, p45; Hooper, 1978, p 8). The locals petitioned for reopening, at one stage listing forty-eight children within one-and-a-half miles of Tancks Corner (Hooper 1978:33). The reopening in c1900, along with the establishment of postal service and store around the turn of the century, was related to this new and intensive form of settlement.

Many of the people whose names became associated with Yarrambat did not settle there until the 1880s or 1890s. Henry Montague Pepper, with his wife and family, took up their selection in 1889. Thomas Collins, who had lived in Diamond Creek, moved with his wife to Yarrambat to start an orchard in 1886. Another early family, the Stuchbery's, did not select their land, but bought two acres of the Oatlands Estate in 1890. On the banks of the Plenty River, together with their twelve children, they established a market garden and built a house, dairy and stable. The name of the town was officially changed to Yarrambat in 1929. It is unknown why the name was changed however Yarrambat is named from an Aboriginal word meaning "high hills" or "pleasant views".

For a long period of time community life in the township centred on the school, which opened in 1878 on land donated by Thomas Reynolds. Although there was a blacksmith's shop and store at Yarrambat, the school was the only community building until the 1940s, when the fire station was built in 1947 (replaced in 2001) and the Yarrambat Hall in 1948. Parishioners of St Michaels, who met in the school, prior to having a dedicated church of their own, worked from the 1930s to clear land and build their Church. It was officially opened in 1954. The original school building has been moved to Yarrambat Heritage Park (located adjacent to Yarrambat Golf Course).

History

Crown Portion 5 Parish of Morang, 820 acres, was purchased from the Crown by Alexander McKillop in 1840 (Morang Parish Plan). It seems the land had already been subdivided by 1864 (*Argus* 6 October 1864:1). Between 1875 and 1880 three owners are listed for the land (CT:V770 F907 and CT:V774 F669). It was then further subdivided on several occasions between 1880 and 1906 (CT:V1167 F751 and CT:V3098 F446).

William Henry Dyson, orchardist of South Morang, purchased the land in 1916 (CT:V3125 F918). The house may have been constructed at this point, as it appears to be shown on the 1920 topographic map (Cth Dept. of Defence, 1920).

Walter Marshall, builder of Preston, purchased the land in 1920. When he died in 1927 probate was granted to his wife Mary Harriet and their son Charles Doiley Marshall (CT:V3125 F918). A 1930 topographic map shows the house close to the southeast corner of the lot and orchards over the southern half of the 20 acres (Australian Section, Imperial General Staff, c1930).

When Charles Marshall died in 1949, probate was granted to his son Walter Arthur Marshall (CT:V3125 F918 and *Argus* 11 January 1949:9). Walter, a clerk, and his brother Ronald Charles Marshall, poultry farmer, both of Yarrambat, owned the land from 1958 (CT:V8198 F:346). The Marshalls branched out into training, driving and breeding horses for harness racing. The Stud was called the Golden Wealth Trotting Stud. A 1974 aerial photograph shows a training track over most of the lot, with two other such tracks on the south side of Brown's lane; there is no evidence of the orchards shown on the 1930 topographic map (Dept. Crown Lands & Survey, 1974). A sign with the Marshall name still stands at the front of the property.

Description & Integrity

52 Kurrak Road, Yarrambat is a former farm complex located on the north side of Kurrak Road. The c.1916-1920 weatherboard farmhouse is located close of the road, east of a central driveway. A corrugated iron-clad shed is located to the west of the driveway. There are several other large sheds and structures to the rear of the residence and front shed.



Figure 1: Aerial view of 52 Kurrak Road (indicated in red). The weatherboard residence is indicated in blue, located at the south-east of the site near to the road.

The residence has an L-shaped footprint with a transverse gabled rear wing, a central hipped-roof section, and a projecting gable end towards the front. There is a single window centrally to the front gable, and the entrance is set back to the east. There is a skillion verandah around three sides of this front wing with timber posts and a (later) timber lattice balustrade. There are what appear to be later but early additions to the rear, one with a gable roof and one with a skillion roof. The house is minimally detailed and simply painted in a light grey / blue colour. The house is currently in a state of disrepair, sections of the verandah floor are missing, and the verandah is bowed at the front.

The shed adjacent to the residence at the west side of the driveway has a tall gabled roof, with walls and roof clad in corrugated iron. There are two additions to this shed on the north and the north-west corner. Outbuildings further north into the site are simple, utilitarian shed structures of corrugated iron and no distinguishing detail.

The site is open (likely providing training space for the trotting stud), with some mature trees along the south and east boundaries. The front fence to Kurrak Road is low height, timber post and wire, with a metal lattice gate. A property number sign at the front gate also bears the name 'Marshall'.



Figure 2: Front of weatherboard house, viewed from the road. Source: Trethowan Architecture, 2022.



Figure 3: West side of the residence. Source: Trethowan Architecture, 2022.



Figure 4: View of the central driveway, looking towards the rear outbuildings. Source: Trethowan Architecture, 2022.



Figure 5: View of the large shed to the west of the central driveway, as viewed from the street. Source: Trethowan Architecture.

Comparative Analysis

52 Kurrak Road, Yarrambat is associated historically with a prominent local family, the Marshalls who established the property in the 1920s and it is still in the same family ownership. The Marshalls were involved in mixed farming practice of orcharding and raising poultry, a common agricultural theme within the interwar period, and later introduced a trotting stud. This interwar period of development in the Shire was identified in the Shire of Nillumbik Heritage Gap Study Framework June 2009 as being a development period under-represented in the Heritage Overlay.

There are other examples of orchard farming properties already on the Heritage Overlay. However, most of these date from the late-nineteenth century when this industry was at its height in the area. Comparable examples include:

- 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89)
- 14-26 Browns Lane, Plenty (Recommended for HO).

760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89), significant for its association with the MacMillan family of orchardists over a long period of time, and as a pre-1920s weatherboard dwelling in the area. This property also contains pre-1920s outbuildings. 52 Kurrak Road is similar as an orchard farming property with a weatherboard farmhouse. However, the house and outbuildings at 52 Kurrak Road are later. The historical association to orcharding at 52 Kurrak Road demonstrates a different agricultural theme of interwar mixed farming as orcharding alone was not profitable.



Figure 10: The weatherboard farmhouse at 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek.

14-26 Browns Lane, Plenty is covered by interim Overlay HO270. It is a representative example of an interwar bungalow, originally part of a mixed farming property including orcharding and poultry. The mixed farming use is comparable to 52 Kurrak Road, and is representative of the interwar subdivision and agricultural practices of the area. Often orcharding alone was not financially viable, and farmers began to include other activities. Like 14-26 Browns Lane, the 1920s residence at 52 Kurrak demonstrates the typical single-storey timber construction, asymmetrical form, and wrap around verandah demonstrating styles popular in the earlier (Edwardian) period. 14-26 Browns Lane is distinguished by the more extensive verandah and the bay window with its own skillion roof.



Figure 7: Façade of house at 14-26 Browns Lane, Plenty. Note the box bay window and verandah within the sweep of the main roof including turned timber posts. Source: Citation for 14-26 Browns Lane, Plenty. Prepared by Context, 2021.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

52 Kurrak Road, Yarrambat is historically significant to the Shire of Nillumbik as an example of an interwar farmhouse, demonstrating interwar-era mixed farming practices combining orcharding and raising poultry.

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

N/A

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

N/A

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

The farm complex at 52 Kurrak Road, Yarrambat has representative value as a farm house from the 1920s (interwar period) in the Shire, with a modest character. The farmhouse is comparable to other examples of timber farmhouses associated with small mixed farming properties of the period in Nillumbik and retains its original form and main features including weatherboard cladding and return verandah at the front.

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

N/A

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

N/A

Statement of Significance

What is significant?

52 Kurrak Road, Yarrambat is significant to the Shire of Nillumbik. The original 1920s weatherboard residence including its form, materials and detailing contribute to the significance of the place. The setting of the place including its relationship to the road and the driveway separating the house from the outbuildings contribute to the significance of the place.

The corrugated iron outbuildings are not significant.

Later fabric, including the front fence and alterations to the house, are not significant.

How is it significant?

52 Kurrak Road, Yarrambat is of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

52 Kurrak Road, Yarrambat is historically significant as a surviving example of the interwar farmstead group connected with orcharding and poultry farming activity in the Shire of Nillumbik. The farmhouse is a modest example of the period and retains its original form and main features including footprint, weatherboard cladding and return verandah. It is also historically significant for the ongoing connection to the Marshall family since the 1920s. The Marshalls were one of the early orcharding and poultry farming families associated with the significant interwar agricultural theme of the area. (Criterion A)

The farm complex at 52 Kurrak Road, Yarrambat is significant as a representative farm house from the 1920s (interwar period) in the Shire. The farmhouse is an example of the period farmhouse in the Shire and retains its original form and main features including weatherboard cladding and return verandah at the front. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified by: Samantha Westbrooke.

References

Argus, as cited.

Australian Section Imperial General Staff, Great Britain, War Office General Staff, c1930, 'Victoria, Yan Yean Australian Section 1:63,360 topo series', State Library of Victoria (SLV) Map Collection.

Commonwealth Department of Defence Melbourne, Government Printer, 1920, 'Victoria, Yan Yean [cartographic material], Australia 1:63,360 topo series', State Library of Victoria (SLV) Map Collection.

Department of Crown Lands and Survey Victoria, 1974 'Yan Yean Photomap' State Library of Victoria (SLV) Map Collection.

Graeme Butler and Associates, "Nillumbik Shire Heritage Review," (Nillumbik: Nillumbik Shire, 1996),

Eileen Hooper, Centenary Year: Tanck's Corner 1878-1978, Yarrambat 1878-1978 (Yarrambat: Yarrambat State School 1978),

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

Peter Mills, "A History of Twenty-Acre Occupation Licenses on the Auriferous Lands of the Nillumbik Area," (Nillumbik Shire Council, 2013).

Morang Parish Plan

Title: Stuchbery Farm, Smugglers Gully, Latrobe Road, Yarrambat

Identified by: Samantha Westbrooke

Prepared by: Trethowan Architecture

Address: Plenty Gorge Parklands, Yarrambat

Name: Stuchbery Farm, Smugglers Gully	Survey Date: 2016
Place Type: Farm, dairy	Architect: Unknown
Grading: Significant	Builder: Unknown – likely owner / builder
Extent of Overlay: To extent shown	Construction Date: c1920



Aerial view showing the remnant farm structures within the parkland

Historical Context

Land to the west of Yan Yean Road, in the Parish of Marong, was sold at Crown land sales between 1840 and the early 1850s (Morang Parish Plan). The gold rushes brought an increase of population to the Diamond Valley and in their wake came the selectors who under the Selection or Land Acts of the 1860s, were able to purchase small holdings of land with the proviso that they improve them by clearing, fencing and building. Yarrambat, originally known as Tanck's Corner had a couple of gold rushes, one before 1860 and the other after 1900. However not enough gold was found to create a thriving township. The town was therefore primarily established by selectors. From the early 1860s commons were set up to allow settlers to graze livestock on Crown Land. The Greensborough Farmers' Common was gazetted in 1861. The land in the common was described as "mostly Stringy Bark Forest & barren" (Greensborough Farmers' Common File 907755, Item 21, Unit 892, VPRS242, PROV, *Argus*, 26 February 1861)

The lots on the north and south sides of Ironbark Road were the first to be taken by selectors Frederick Tanck and Thomas Reynolds in the early 1870s under sections 19 and 20 of the *Land Act 1869*, and they obtained their grants in the mid 1870s. Tancks Corner was a T-intersection where Ironbark Road meets Yan Yean Road. While the first land acts were mainly tailored to selection of blocks of viable farm size, gold miners and their associated service population lobbied for a system allowing small-holdings which would allow food gardens and keeping a horse and cow. Provision was soon made in the land acts for a system of occupation licenses for small areas of Crown land in auriferous areas. The resulting occupation licences on auriferous land, which were limited to twenty acres, were first introduced under Section 42 of the *Land Act 1865*. As gold was found in the area north of Nillumbik (Diamond Creek) relatively late, in the Tancks Corner locality twenty-acre occupation licenses were first taken up under Section 49 of the *Land Act 1869*. The first Section 49 licenses in the Tancks Corner area were taken up from c1883 ('Greensborough County of Evelyn', 1884).³¹⁸ These were close to the eastern edge of the auriferous land, next to Tanck's and Reynolds' selections. Further licenses were progressively taken up under Section 65 of the *Land Act 1884* over the whole of the auriferous area north of Nillumbik (Mills 2013).

While the occupation licenses did not at first allow for eventual alienation of the auriferous land, under political pressure allowances were made for purchase after a period of lease if it could be shown that mining was unlikely to occur in the future. The first alienations of twenty-acre lots near Tancks Corner occurred in the late 1880s, with alienation occurring gradually on the remaining twenty-acre lots into the 1920s (Mills 2013). This process of occupation also eventually led to the demise of the Greensborough Farmers Common, despite resistance by surrounding farmers (*Argus*, 14 March 1879:3). The Common was officially abolished in 1907 (Victoria Government Gazette, 10 July 1907, No.86 p.3330).

In the broad swathe of over 800 twenty-acre license holdings stretching from Nillumbik (Diamond Creek) to the north-east of St Andrews (Queenstown), the conjunction of these small lots and the hilly and relatively unfertile lands of the auriferous areas was a major stimulus to the establishment of the orcharding industry which was the mainstay of the area's economy well into the twentieth century. A large proportion of the catchment population of the Tancks Creek/Yarrambat population made their living this way. The Tanck's Corner school, which had opened in 1878 in response to the influx of selectors, closed in 1892, possibly because surrounding land was increasingly being bought for speculation (Butler 1996, p45; Hooper, 1978, p 8). The locals petitioned for reopening, at one stage listing forty-eight children within one-and-a-half miles of Tancks Corner (Hooper 1978:33). The reopening in c1900, along with the establishment of postal service and store around the turn of the century, was related to this new and intensive form of settlement.

Many of the people whose names became associated with Yarrambat did not settle there until the 1880s or 1890s. Henry Montague Pepper, with his wife and family, took up their selection in 1889. Thomas Collins, who had lived in Diamond Creek, moved with his wife to Yarrambat to start an orchard in 1886. Another early family, the Stuchbery's, did not select their land, but bought two acres of the Oatlands Estate in 1890. On the banks of the Plenty River, together with their twelve children, they established a market garden and built a house, dairy and stable. The name of the town was officially changed to Yarrambat in 1929. It is unknown why the name was changed however Yarrambat is named from an Aboriginal word meaning "high hills" or "pleasant views".

For a long period of time community life in the township centred on the school, which opened in 1878 on land donated by Thomas Reynolds. Although there was a blacksmith's shop and store at Yarrambat, the school was the only community building until the 1940s, when the fire station was built in 1947 (replaced in 2001) and the Yarrambat Hall in 1948. Parishioners of St Michaels, who met in the school, prior to having a dedicated church of

their own, worked from the 1930s to clear land and build their Church. It was officially opened in 1954. The original school building has been moved to Yarrambat Heritage Park (located adjacent to Yarrambat Golf Course).

History

Portion 2 of Section 12 Parish of Morang was sold to Peter Davis at a Crown land sale in 1853 (Argus 1 April 1853:9). William Dunsford purchased part of the land in 1888 (CT:V1185 F973), and from c1893 leased part of it to the Stuchbery family who built a timber cottage with walls “of local stone and clay packed between boards until set” (Hooper 1978:70).

In 1920 a number of adjacent titles were amalgamated into one, and then re-subdivided (CT:V4282 F314). In 1923 Alfred Stuchbery purchased 124-acres including the land he had been leasing (CT:V4796 F039). Presumably this included the house and whatever other infrastructure the Stuchberys had created during the period of their lease.

The Stuchberys engaged in mixed farming and constructed a water wheel on the Plenty River to pump water up to a vegetable plot and the house (Hooper 1978, 70). Remnant farming structures evident on site include a dairy, well, part of a barn, well, elements of the garden, and evidence of the water race and pigsty (RNE Place ID 100394 ‘Stuchbery Farm Complex’). The dates of these buildings and structures are not known.

Alfred Stuchbery died in 1934 And in 1935 the land went to Alfred’s wife Ada before it was acquired by their son Raymond and his wife Vida in 1938 (CT:V4282 F314). The land passed to Vida after Raymond’s death in 1958 (CT:V4282 F314). In 1974 she subdivided it into two lots separated by an extension of Latrobe Road, retaining the western portion containing the family’s remaining farm buildings (CT:V9045 F653 & CT:V9059 F654). The original farm building was demolished c1978 and replaced with a new dwelling (Hooper 1978a, p.70). Vida died 1980 and the land passed to her children (CT:V9059 F654).

Members of the Stuchbery family remained on the property until 1992/3 when the Melbourne Water Corporation acquired the land. In 1997 it was transferred to the Melbourne Parks and Waterways (CT:V9059 F654). The land is now part of the Plenty Gorge Park; the c1978 farmhouse that replaced the original has since been removed. A few non-native trees remain.

Description & Integrity

The following description relies on Samantha Westbrooke's site visit and description prepared in 2016. Access difficulties prevented a follow up site visit in 2022.

The remnants of Stuchbery Farm lie within the Plenty Gorge Parklands managed by Parks Victoria. The farm complex is bound by Smugglers Gully to the north, Plenty River to the west, Latrobe Road to the east and Plenty Gorge Parklands to the south.

Stuchbery Farm consists of a complex of remnant farm buildings comprising stone and mortar dairy, two wells, stone and mortar sheds (remains of three), two stone slab floors of other buildings, remnants of cattle bails, a garage, remnants of a pig pen, a chook pen (cage) and garden cypress trees. On the river flat below farm is the site of an old shed and washing/boiling urn used in preparation of vegetables grown there. The construction of most of the buildings incorporated materials from the property.

The dairy is the most intact and well-preserved building on the site. It is constructed of stone and earth mortar, and rendered inside and out with earth and lime. It has a verandah back and front, a corrugated iron roof over a plank lining, timber door in the front and a small window in each of the front and back walls. Trunk saplings have been used for the corner supports. There is a paling fence at the front. Inside are two timber benches and timber blocks on the floor to hold down the milk churn. The ceiling has been removed. There is no evidence of any shelving.

The barn is of the same construction as the dairy with stones held in a matrix of earthen mortar. The exterior has not been rendered. Saplings form the timber supports. Only sections of the walls and roof framing remain. The floor is of flat boulders.

The well has been cut out of the bedrock. Where the walls are earthen, they have been lined with a rendering of earth and lime. The square well is adjacent to the barn and other sheds to which it supplied water.



Figure 1. Former location of a farm shed on the river flats. Source: Samantha Westbrooke, 2016



Figure 2. Remnant buildings at Stuchbery Farm. Source: Samantha Westbrooke, 2016



Figure 3. Dairy building. Source: Samantha Westbrooke, 2016



Figure 4. Dairy, barn remains and corrugated iron clad garage. Source: Samantha Westbrooke, 2016



Figure 5. Barn remains and adjacent footings. Source: Samantha Westbrooke, 2016



Figure 6. Chicken coup. Source: Samantha Westbrooke, 2016



Figure 7. View to complex remains from east. Source: Samantha Westbrooke, 2016



Figure 8. View to river flats from the farm complex. Source: Samantha Westbrooke, 2016

Comparative Analysis

There are limited relevant comparators to Stuchbery Farm currently on the Heritage Overlay in Nillumbik. *HO267 (Batman Apple Tree and Pioneer Graves, 6A Hamish Court, Greensborough)* is typologically comparable to Stuchbery Farm as a demonstration of riverbank settlement and mixed farming of the 1890s.

HO267 is limited to trees and a former cemetery site identified by plaques. Stuchbery Farm has much greater potential to yield information that will contribute to an understanding of the settlement and farming along the riverbanks in Nillumbik. Stuchbery Farm retains more remnants of the original property and evidence of varied land uses.

Stuchbery Farm, therefore, compares favourably against HO267 and is, in fact, a better examples of a former riverbank settlement from the late nineteenth-century.

There are five places in Yarrambat that are either currently listed or recommended for inclusion on the Heritage Overlay. These places are:

- HO219 St Michaels Church, 469-475 Ironbark Road
- House, Farm 52 Kurrak Road
- 'Geebung', 166 Pioneer Road
- Farm Complex & Former Yarrambat State School, 651 Yan Yean Road
- Yarrambat General Store, 466 Ironbark Road

These places are not typologically comparable to Stuchbery Farm, and present different facets of the settlement of Yarrambat.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Stuchbery Farm is historically significant for its demonstration of mixed farming by farmers of little means, typical of the area and important to the development of Nillumbik. The scale of the property in the area and the form of tenure through leasing is atypical for the Nillumbik Shire. (Criterion A)

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

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

Stuchbery Farm has research potential for its ability to yield information about the key components and layout of an early riverbank settlement and mixed farming. The remnant buildings and in particular the dairy demonstrate vernacular building style and techniques and the use of local materials for construction. (Criterion C)

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

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

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is significant?

Stuchbery Farm, within the Plenty Gorge parklands, Yarrambat is significant to the Shire of Nillumbik. The original form, materials and detailing of the dairy, remnant farm buildings and footings and their setting including the river flats contribute to the significance of the place.

How is it significant?

Stuchbery Farm is of local historic and research significance to the Shire of Nillumbik.

Why is it significant?

Stuchbery Farm Complex is historically significant for its connection to a well-known family in the history of the Yarrambat locality/community, and a family with a 100 year presence on a single farm. It is historically significant for its demonstration of mixed farming by farmers of little means, typical of the area. The scale of the property in the area and the form of tenure through leasing is atypical for the Nillumbik Shire. (Criterion A)

Stuchbery Farm has research potential for its ability to demonstrate the key components and layout of the settlement and farming along the riverbanks in the Shire of Nillumbik. The remnant buildings and in particular the dairy demonstrate vernacular building style and techniques and the use of local materials for construction. (Criterion C)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Proposed Extent:



References

Advertiser (Hurstbridge), as cited.

Argus, as cited.

Edwards, Dianne H. 1979. *The Diamond Valley Story*: Shire of Diamond Valley.

Graeme Butler and Associates. 1996. Nillumbik Shire Heritage Review. Nillumbik: NillumbikShire.

Greensborough Riding of Heidelberg Shire Rate Books (RB), as cited.

Hooper, E 1978, *Centenary Year: Tanck's Corner, 1878-1978*, Yarrambat.

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

Peter Mills, "A History of Twenty-Acre Occupation Licenses on the Auriferous Lands of the Nillumbik Area," (Nillumbik Shire Council, 2013).

Register of the National Estate (RNE) Place ID 100394, 'Stuchbery Farm Complex, 85-87 Latrobe Road, Yarrambat', accessed online 12 November 2015.

Title: Farm Complex & Former State School, 651 Yan Yean Road, Yarrambat

Identified by: Samantha Westbrooke
Prepared by: Trethowan Architecture

Address: 651 Yan Yean Road, Yarrambat

Name: Mayfields, River Glen	Survey Date: 2022
Place Type: Farm, house, outbuildings, school building, equipment	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To extent shown	Construction Date: 1856, 1920s, 1930s

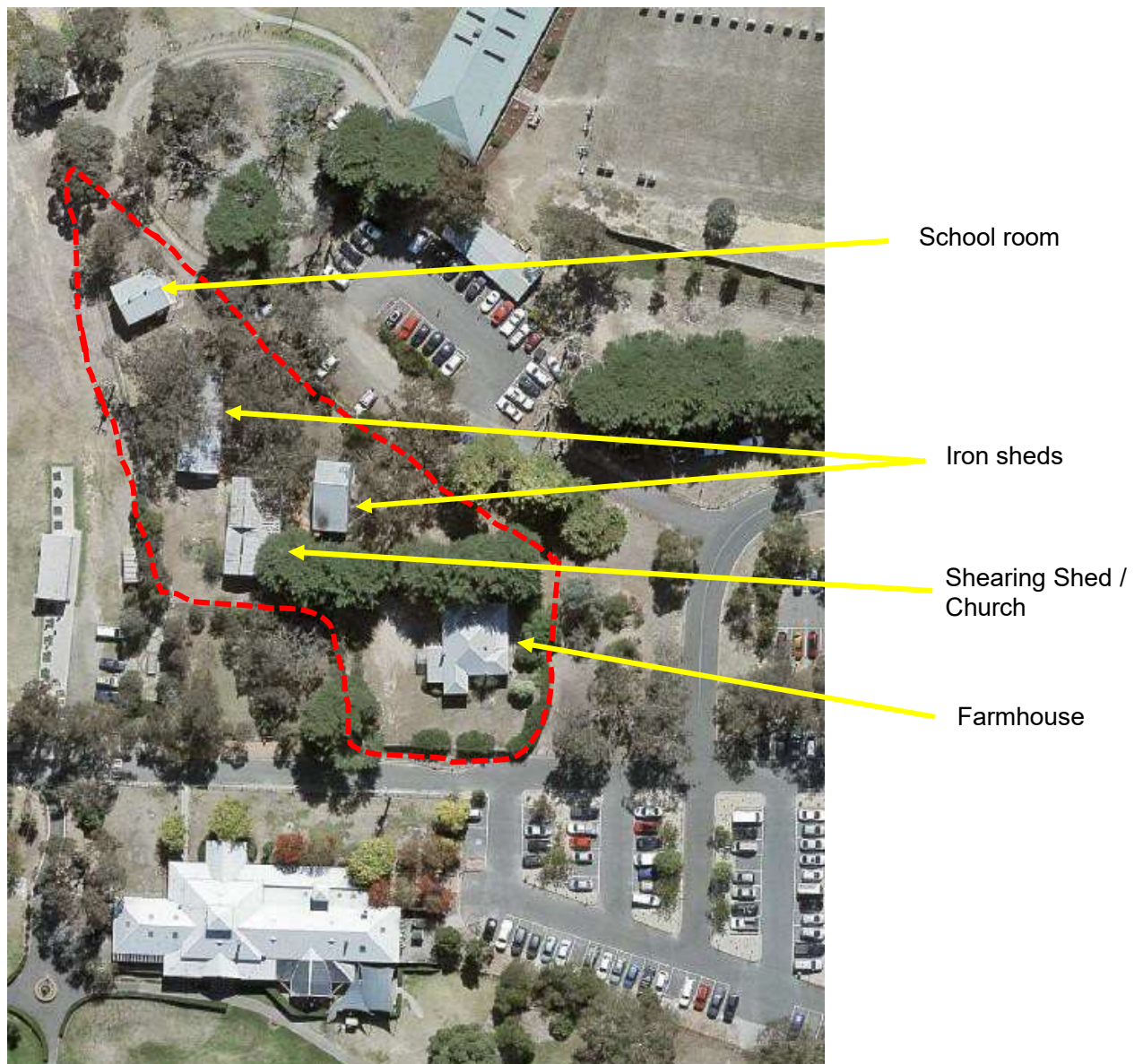


Figure 1: Aerial view of the site and complex of buildings.

Historical Context

Land to the west of Yan Yean Road, in the Parish of Marong, was sold at Crown land sales between 1840 and the early 1850s (Morang Parish Plan). The gold rushes brought an increase of population to the Diamond Valley and in their wake came the selectors who under the Selection or Land Acts of the 1860s, were able to purchase small holdings of land with the proviso that they improve them by clearing, fencing and building. Yarrambat, originally known as Tanck's Corner had a couple of gold rushes, one before 1860 and the other after 1900. However not enough gold was found to create a thriving township. The town was therefore primarily established by selectors. From the early 1860s commons were set up to allow settlers to graze livestock on Crown Land. The Greensborough Farmers' Common was gazetted in 1861. The land in the common was described as "mostly Stringy Bark Forest & barren" (Greensborough Farmers' Common File 907755, Item 21, Unit 892, VPRS242, PROV, Argus, 26 February 1861).

The lots on the north and south sides of Ironbark Road were the first to be taken by selectors Frederick Tanck and Thomas Reynolds in the early 1870s under sections 19 and 20 of the Land Act 1869, and they obtained their grants in the mid 1870s. Tancks Corner was a T-intersection where Ironbark Road meets Yan Yean Road. While the first land acts were mainly tailored to selection of blocks of viable farm size, gold miners and their associated service population lobbied for a system allowing small-holdings which would allow food gardens and keeping a horse and cow. Provision was soon made in the land acts for a system of occupation licenses for small areas of Crown land in auriferous areas. The resulting occupation licences on auriferous land, which were limited to twenty acres, were first introduced under Section 42 of the Land Act 1865. As gold was found in the area north of Nillumbik (Diamond Creek) relatively late, in the Tancks Corner locality twenty-acre occupation licenses were first taken up under Section 49 of the Land Act 1869. The first Section 49 licenses in the Tancks Corner area were taken up from c1883 ('Greensborough County of Evelyn', 1884).³¹⁸ These were close to the eastern edge of the auriferous land, next to Tanck's and Reynolds' selections. Further licenses were progressively taken up under Section 65 of the Land Act 1884 over the whole of the auriferous area north of Nillumbik (Mills 2013).

While the occupation licenses did not at first allow for eventual alienation of the auriferous land, under political pressure allowances were made for purchase after a period of lease if it could be shown that mining was unlikely to occur in the future. The first alienations of twenty-acre lots near Tancks Corner occurred in the late 1880s, with alienation occurring gradually on the remaining twenty-acre lots into the 1920s (Mills 2013). This process of occupation also eventually led to the demise of the Greensborough Farmers Common, despite resistance by surrounding farmers (Argus, 14 March 1879:3). The Common was officially abolished in 1907 (Victoria Government Gazette, 10 July 1907, No.86 p.3330).

In the broad swathe of over 800 twenty-acre license holdings stretching from Nillumbik (Diamond Creek) to the north-east of St Andrews (Queenstown), the conjunction of these small lots and the hilly and relatively unfertile lands of the auriferous areas was a major stimulus to the establishment of the orcharding industry which was the mainstay of the area's economy well into the twentieth century. A large proportion of the catchment population of the Tancks Creek/Yarrambat population made their living this way. The Tanck's Corner school, which had opened in 1878 in response to the influx of selectors, closed in 1892, possibly because surrounding land was increasingly being bought for speculation (Butler 1996, p45; Hooper, 1978, p 8). The locals petitioned for reopening, at one stage listing forty-eight children within one-and-a-half miles of Tancks Corner (Hooper 1978:33). The reopening in c1900, along with the establishment of postal service and store around the turn of the century, was related to this new and intensive form of settlement.

Many of the people whose names became associated with Yarrambat did not settle there until the 1880s or 1890s. Henry Montague Pepper, with his wife and family, took up their selection in 1889. Thomas Collins, who had lived in Diamond Creek, moved with his wife to Yarrambat to start an orchard in 1886. Another early family, the Stuchbery's, did not select their land, but bought two acres of the Oatlands Estate in 1890. On the banks of the Plenty River, together with their twelve children, they established a market garden and built a house, dairy and stable. The name of the town was officially changed to Yarrambat in 1929. It is unknown why the name was changed however Yarrambat is named from an Aboriginal word meaning "high hills" or "pleasant views".

For a long period of time community life in the township centred on the school, which opened in 1878 on land donated by Thomas Reynolds. Although there was a blacksmith's shop and store at Yarrambat, the school was the only community building until the 1940s, when the fire station was built in 1947 (replaced in 2001) and the Yarrambat Hall in 1948. Parishioners of St Michaels, who met in the school, prior to having a dedicated church of their own, worked from the 1930s to clear land and build their Church. It was officially opened in 1954. The original school building has been moved to Yarrambat Heritage Park (located adjacent to Yarrambat Golf Course).

History

Sales of land in the Parish of Morang were held in April 1840. Portion 13 Parish of Morang 555 acres was purchased by Robert Fleming. Portion 13 was subdivided into large lots that began to sell in 1898. Leslie Woodbourne Clarke of the nearby Doreen property 'Linton Grange' purchased a 217-acre lot in the centre of this land in 1918 (CT:V2547 F295).

William Mayfield purchased the land from Clarke in 1928 (CT:V4126 F026). Other sources indicate, however, that E. Lynch and family had lived on the property prior to this sale (Argus 3 September 1928: 19 and Advertiser (Hurstbridge) 10 August 1928: 2). Topographic maps of 1920 and 1930 show that a house was built, in the position of the current building, during the 1920s. (Cth Dept. of Defence 1920, and Australian Section, Imperial General Staff. c1930). In 1934 the Cunningham family were leasing the property for dairy farming (Advertiser (Hurstbridge) 12 June 1936: 1). It was described as: "one of the largest, if not the largest acreages of the [Yarrambat] district properties" (Advertiser (Hurstbridge) 20 April 1934: 1).

By 1936 Frederick Leonard Young and family occupied the property. (Advertiser (Hurstbridge) 14 August 1936: 4). The name of the farm may have been changed at this point as there is newspaper reference to F. Young of 'River Glen' Yarrambat in 1938 (Advertiser (Hurstbridge) 8 July 1938: 2). The Youngs may have had a lease at first, as titles indicate that the 217-acre lot was transferred to Frederick Young, farmer of Doreen, 1942 (CT:V4126 F024).

Frederick Snr died in 1951, and the land went to his son Len Young (CT:V4126 F024 and Age 2 June 1951: 11). Len bought the adjacent 100-acre lot to the south in 1949 (CT:V3914 F731). Another 55 acres to the north was purchased from Mr J. Jeffery (Len Young, 1998).

The Shire of Diamond Valley purchased the parcels of land in 1981 (CT:V4126 F024 and CT:V3914 F731).

Len Young recounts that the family lived at first in a "mud" house for a few years while the land was cleared. This may have been the house built by the Lynches in the 1920s. Len Young later built the existing weatherboard house (Len Young, 1998).

Relocated Buildings

There are two buildings relocated to this site – a former Church used as a shearing shed, and a former school room.

The shearing shed is a converted 150-year-old former Wesleyan Methodist Church. The structure was first erected as a church at Separation, west of Mernda, in 1856. The hall was purchased at auction in 1939, dismantled and moved to the Young's farm and re-erected as a shearing shed (Len Young, 1998). The shearing shed was restored in 2005-6 (YHS, 2015).

The Tanck's Corner School No.2054 opened on land donated by selector Thomas Reynolds in May 1878, in response to the wave of selection in the area following the Land Acts. The current Yarrambat Primary School still stands on this land at 552 Yan Yean Road. Butler states that it was remodelled in 1920 and moved to a new site nearby (Graeme Butler and Associates 1996, p.45). The differences between early photographs (probably pre 1920s) and later photographs (c1950s), such as roof pitch and plan, may indicate that a completely new schoolroom with shallow pitched was provided at this point (Blake 1973). In 2002, the Yarrambat Heritage Museum moved the Yarrambat Primary School classroom to this site (YHS 2005).



Figure 2: Former church / shearing shed (left) and former school room (right) relocated to this site. Source: Samantha Westbrooke, 2016.

Description & Integrity

The site is located in the north-east corner of the Yarrambat Golf Course. Formerly the Young farm, it retains the 1930s farmhouse, shearing shed (which is a converted church) and two other corrugated iron clad outbuildings, as well as the relocated school room (Figure 1).

Farmhouse

The farmhouse is a weatherboard building with a square floor plan and a main hipped roof with hip roofed projecting bays to the front (east) and to one side (south). The projecting wing to the front has a semi-circular bay window. The verandah runs along the east and south sides terminating at the projecting wings. The building is substantially intact. The original windows are box tripartite timber framed typical of a late 1930s – 1940s residence.

There is a row of pines in front of the residence and a palm tree at the south east corner.



Figure 3: View of the weatherboard house behind mature garden. Source: Trethowan Architecture, 2022.



Figure 4: Front (left) and side (right) views of the farmhouse. Source: Samantha Westbrooke, 2016.



Figure 5: North (left) and south (right) elevations of the house. Source: Samantha Westbrooke, 2016.

Farm buildings – shearing shed & outbuildings

The shearing shed is constructed of weatherboard and consists of a gable roofed nave/hall and a skillion addition to one side presumably added as part of its conversion to a shearing shed. There is a central arched door to the front gable end indicating the former use of the building as a church.

There are corrugated iron clad, steel framed sheds either side of the shearing shed.



Figure 6: View of the shearing shed. Source: Trethowan Architecture 2022.



Figure 7: View of an outbuilding / machinery shed. Source: Trethowan Architecture, 2022.



Figure 8: View of farm machinery adjacent to iron shed.

Former school room

The former Yarrambat Primary School classroom is a single-roomed weatherboard building with a near square footprint. It has a low-pitched gable roof clad in corrugated iron. There is a door and small window to the front elevation, two windows to the east elevation and it appears that a window has been removed from the west elevation.



Figure 9: View of the schoolroom. Source: Trethowan Architecture, 2022.



Figure 10: Side elevation of the school room. Source: Samantha Westbrooke, 2016.

Comparative Analysis

651 Yan Yean Road is an example of an interwar farm complex retaining the 1920s farmhouse and corrugated iron outbuildings, as well as the repurposed former Church used as a shearing shed. The relocated school room does not relate to the former farming use but contributes to the character of the place.

The former farming complex at can be compared with other interwar farm complexes (comprising house and outbuildings), and with other shearing sheds. Interwar farming properties are underrepresented in the Heritage Overlay (HLCD 2009).

The former school room can be compared with other late nineteenth-century school buildings already included on the Heritage Overlay. Relocation of school buildings was a common practice in the late nineteenth and early twentieth centuries based on need (Butler 2001). The school room at 651 Yan Yean Road, therefore, can also be compared with other examples of relocated school buildings.

Farmhouses

Weatherboard farmhouse & outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89) includes a c1905 weatherboard farmhouse and outbuildings dating pre-1920. The site is associated with the MacMillan family of orchardists and demonstrates the areas former fruit growing industry. The farm complex at 651 Yan Yean Road is a later example and is related to dairy farming rather than the prominent orcharding industry, or the interwar pattern of mixed farming on smaller lots. Nevertheless, both properties represent the changing farming practices that were seen in the early twentieth century. Both properties are constructed of timber, which was an economical and readily available building material.



Figure 11: MacMillan Farm. Source: Shire of Eltham Heritage Study, 1992.

860 Cottles Bridge-Strathewan Road, Arthurs Creek (HO28) is an orcharding property that incorporates a c1913 weatherboard house as well as a 1920s/1930s house. The later house demonstrates the transition to the bungalow style incorporating nested front gables, shingles to the gable ends, low roof pitch and timber detailing. The house at 651 Yan Yean Road is similar as a 1930s weatherboard dwelling, however it does not take on the emerging bungalow style seen at Cottles Bridge-Strathewan Road. The house at 651 Yan Yean Road demonstrates the conservative character and delayed adoption of stylistic trends.



Figure 12: View of the 1920s/1930s weatherboard bungalow at 80 Cottles Bridge-Strathewan Road. Source: Shire of Eltham Heritage Study, 1992.

14-26 Browns Lane, Plenty (c1924) is covered by interim Overlay HO270. It is a representative example of an interwar bungalow, originally part of a mixed farming property including orcharding and poultry. Both properties are representative of agricultural development in the interwar period, and are stylistically conservative. The house at 651 Yan Yean Road is later, but is stylistically similar to the Browns Lane house, eschewing the emergent Californian Bungalow style that had become dominant in suburban Melbourne.



Figure 13: Façade of house at 14-26 Browns Lane, Plenty. Note the weatherboard construction. Source: Citation for 14-26 Browns Lane, plenty prepared by Context 2021.

Outbuildings

Heffernan farm outbuildings, at 104 Thomson Crescent, Research (HO247) are a series of farm outbuildings including a corrugated iron clad gabled shed / workshop from the interwar period. Together the buildings demonstrate the areas pre-1950s economy which was principally agricultural.

The farm complex at 651 Yan Yean Road is comparable as a complex of farm buildings that demonstrate the district's former dominant industry. Both sites are surviving examples of vernacular, utilitarian construction.

School buildings

Christmas Hills Primary School 1362 at 1409 Eltham-Yarra Glen Road, Christmas Hills (HO53) is an example of a c1880 weatherboard school building. Both this building and the former school room at 651 Yan Yean Road are constructed of timber and are modest buildings with simple detailing. However, the Christmas Hills school is at a larger scale on

an L-shaped plan incorporating a teacher's residence. The Christmas Hills school remains in its original location and forms part of the current Primary School. This continuity of use and location distinguishes the Christmas Hills school as a more significant example of its type in Nillumbik.

Diamond Creek State School SS1003 at 85 Cowin Street, Diamond Creek (HO31) is a timber school building dating from c1870. The Diamond Creek school is a larger and more complex building demonstrating a later development in education compared with the single square school room at 651 Yan Yean Road. Nevertheless, both buildings demonstrate early local education in regional communities, and modest timber construction.

Primary (state) school 2105 and former residence at 275 Eltham-Yarra Glen Road, Kangaroo Ground (HO47) is a cluster of school buildings including a simple timber school room c1887. Both this school room and the one at 651 Yan Yean Road are constructed of timber and take simple orthogonal plans with gable roofs. Both buildings retain good levels of intactness and demonstrate early local education facilities in small communities.

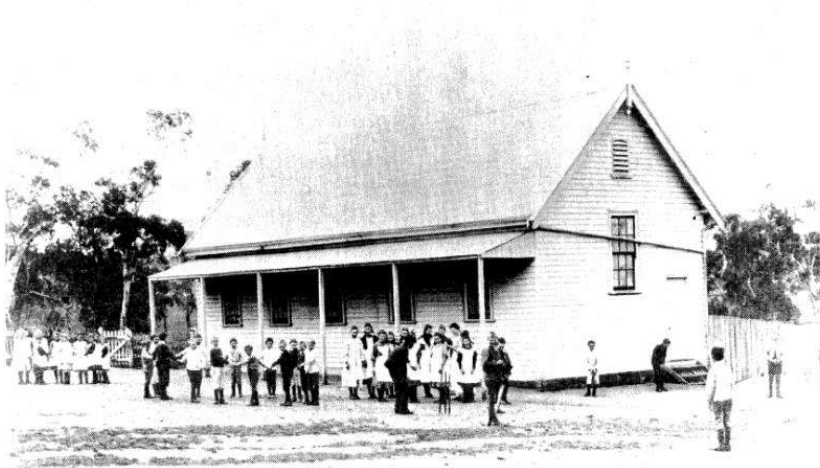


Figure 14: Historic image of the Kangaroo Ground school room. Source: Shire of Eltham Heritage Study, 1992.

Scout's Building – previously State School No 3939 buildings, at 20 Anzac Avenue, Hurstbridge (HO3) includes the 1886 former Gobur State School which was moved to the site in 1947. The former school building is a modest, rectangular, weatherboard building with a gable roof and simple detailing. It compares favourably with the former school room at 651 Yan Yean Road, as an example of an early school building relocated according to need.



Figure 15: Former State School 3939. Source: Shire of Eltham Heritage Study, 1992.

St Andrews State School No 128 Building, 35 Caledonia Street, St Andrews (HO20) includes an 1887 school building and part of the relocated 1876 Smith's Gully school. This is a modest, simply-detailed weatherboard school building of the late nineteenth century. Both this building, and the school room at 651 Yan Yean Road demonstrate the common practice of relocating school buildings. Both buildings are modest, timber structures with gable roofs demonstrating the simple, vernacular construction of the period.



Figure 16: St Andrews School. Source: Shire of Eltham Heritage Study, 1992.

The former farm complex at 651 Yan Yean Road demonstrates developing farming practices from the interwar period, as the district diversified away from the dominant orcharding industry. The house and outbuildings demonstrate the former use of the land, supported by the relocated timber church that became a shearing shed. It compares favourably against other examples of interwar farm complexes already included on the Heritage Overlay.

The school room does not relate to the former farming activities or the main period of development of the place. It does, however, demonstrate early educational development in regional areas and the common practice of relocating school buildings in the late nineteenth and early twentieth centuries. It compares favourably with other nineteenth-century timber school buildings, often remodelled and / or relocated to meet changing community requirements.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The farm complex and former state school at 651 Yan Yean Road is of historical significance as the former River Glen property, which was unusually large into the interwar period, and for the scale of the farming operation.

It is historically significant for the two timber buildings relocated to this site. The shearing shed is a former Methodist Church dating from the 1850s. The school room dates from 1878 and was remodelled / relocated in the 1920s. It was again relocated to this site from the current Yarrambat Primary School site. This demonstrates the common practice of relocating school buildings according to need.

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

N/A

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

N/A

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

The farm complex and former state school at 651 Yan Yean Road is of aesthetic significance for the substantially intact 1930s farmhouse, 1920s school building and 1856 church converted to a shearing shed. Each of the three main buildings retain many original details and their original purpose and appearance are easily legible.

The complex of buildings incorporates corrugated iron clad sheds, farm machinery and mature trees.

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

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

N/A

Statement of Significance

What is significant?

The complex of buildings comprising the former farmhouse and outbuildings; and the relocated school room and shearing shed, located within the Yarrambat Golf Course at 651 Yan Yean Road, Yarrambat is significant to the shire of Nillumbik.

The original form, materials and detailing of the farmhouse, shearing shed, two corrugated iron clad outbuildings, school room, and their setting including pine rows and palm trees contribute to the significance of the place.

No part of the later golf course, its related buildings and carpark are significant.

How is it significant?

The former farm complex and relocated buildings are of local historic and representative significance to the Shire of Nillumbik.

Why is it significant?

The former farm complex is historically significant as the former River Glen property, which was unusual in Yarrambat in remaining a relatively large lot of 217 acres into the inter-war period. The tenure of the Youngs from 1936 represents the introduction of modern and relatively large-scale sheep farming to the district.

The site is also of historical significance because it also contains two relocated buildings. An 1856 Wesleyan Methodist Church was purchased at auction in 1939, dismantled and moved to the farm and re-erected as a shearing shed. The c1920 former Yarrambat Primary School classroom relocated here in 2002 from the site of the existing Yarrambat School. (Criterion A)

The complex comprising the former farm & relocated buildings is aesthetically significant for the substantially intact 1930s farmhouse, the 1920s School building and the 1856 former church, converted to a shearing shed. The farmhouse is a typical example of a 1930s farmhouse that retains many of its original features including its overall original form with hipped roofs and projecting wings, the semicircular bay window and the timber framed tri-partite windows. The corrugated iron clad sheds and the established trees contribute to the setting of the place and indicate the former use of the site as a farm. The school building demonstrates a typical standard Education Department style and is instantly recognisable as a classroom building. The shearing shed is unusual as a converted church from the 1860s. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Recommended Extent



Identified By Samantha Westbrooke

References

Advertiser (Hurstbridge), as cited.

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Blake, L.J., ed. 1973. *Vision and Realisation : a centenary history of state education in Victoria*
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Land Victoria, *Certificates of Title (CT)*, as cited

Morang Parish Plan. *The Colonist (Sydney)*, 25 April 1840 p3

Victoria, Yan Yean [cartographic material], Australia 1:63,360 topo series, Commonwealth Dept. of Defence Melbourne, Govt. Printer 1920, SLV Map Collection.

Victoria, Yan Yean [cartographic material] / prepared by Australian Section, Imperial General Staff. Great Britain. War Office. General Staff. Australian Section, c1930, 1:63,360 topo series. SLV map collection.

Yarrambat Historical Society (YHS) Website,
<http://yarrambathistoricalsociety.org.au/about-us/4590002084> accessed 8 December 2015.

Young, Len. 1998, 'The Len Young Woolshed' interpretation board on site

Title: Landfall, 15 Castle Road, North Warrandyte

Identified by: Samantha Westbrooke June 2020

Prepared by: Trethowan Architecture

Address: 15 Castle Road, North Warrandyte

Name: Landfall	Survey Date: February 2022
Place Type: House	Architect: Harry J Little
Grading: Significant	Builder: Unknown
Extent of Overlay: To property boundary	Construction Date: 1938



Historical Context

Warrandyte was the site of the first registered goldfield in Victoria in 1851, when gold was discovered in Andersons Creek (now located within the Warrandyte State Park). It became established as a thriving small township, comprising mainly miners, orchardists and farmers (Warrandyte Historical Society, undated). Around the beginning of the 20th century Warrandyte became a haven for artists, architects and sculptors. The undulating and verdant region caught the eye of Heidelberg School painters in the early 1900s. In 1908, artist Clara Southern, who was part of the School, took up residence in the Warrandyte township and formed an artistic community, which included artists Penleigh Boyd and Louis McCubbin (Warrandyte Historical Society, n.d). It was soon followed by a group of artists, craftspeople and design professionals, including sculptors Danila Vassiliev and Inge King, potters Reg Preston and Gus McLaren; furniture designer Fred Lowen, and architects Fritz Janeba and John Hipwell (Reeves, 2020). The area also attracted day trippers and holiday makers, who were allured by the tranquil river scenery and bushland surrounds. Its reputation for striking river scenery was further enhanced with the establishment of the Warrandyte State Park in 1975 (Warrandyte Historical Society, undated)

During the postwar era, the bush landscape gradually punctuated by innovative, architect-designed dwellings. Their designers included Hipwell, Janeba, Marcus Barlow, Robin Boyd and John and Phyllis Murphy. Many of these houses, however, were destroyed in the 1962 bushfire. However, the incident also paved ways for a new wave of considered housing development in the ensuing decades (Reeves, 2020).

History

Aaron Aarons (later known as James Aron) was born to a Jewish family of tailors at Brick Lane in the East end of London in 1860. Together with his father Philip Aarons and mother Jael, he arrived in Melbourne in 1871. James was believed to be in Kalgoorlie during the gold rush of the 1880s, before returning to Melbourne where he operated successfully as a Pawnbroker. James Aron (53 years) married Helen Mary Gumley (23 years) on 26th June 1913 in Melbourne. In the early 1930s the family started to take holidays in Warrandyte. The family decided to move permanently to Warrandyte around 1935 and rented "The Castle" in Castle Road. In 1936 James Aron purchased the subject land, comprising two titles (CT:V3884 F727 and CT:V3807 F203).

The Aron family enjoyed life in Warrandyte and soon became friendly with local artists including Adrian Lawlor, Jimmy Flett and Jo Sweatman. Helen collected the works of many Warrandyte artists, either as direct purchases or through the exhibitions mounted at the Penleigh Boyd Studio by Connie Smith, the wife of a local real estate agent. Helen became closely involved with the Koornong School and its founder Clive Nield. Two of her children attended the school and David, the elder of these, also later taught Mathematics at the school. It was through Koornong that the family formed a close relationship with the modernist émigré artist Danila Vassilieff and acquired a number his paintings.

On the 10th January 1938 the land was transferred to Helen Aron for "Love & Affection" from James Aron who died on 24th March 1938. Helen also purchased properties for her children in the area – including one for her daughter Beatrice (Betty) in Brackenberry Street next to the Warrandyte RSL. Helen Aron constructed the house, later known as "Landfall" in 1938 to the designs of architect Harry J. Little.

While Helen took great pride in her new home, a number of converging issues made life difficult. The great fire of 1939 had spared the house but devastated the immediate surroundings. As a widow with a family to support, the large house and grounds required considerable work and the coming of war complicated matters further. With considerable reluctance she decided to sell Landfall in January 1941 and moved to Caulfield where she lived until her death in 1948.



Figure 1: The house soon after completion. Source: Peter Fry

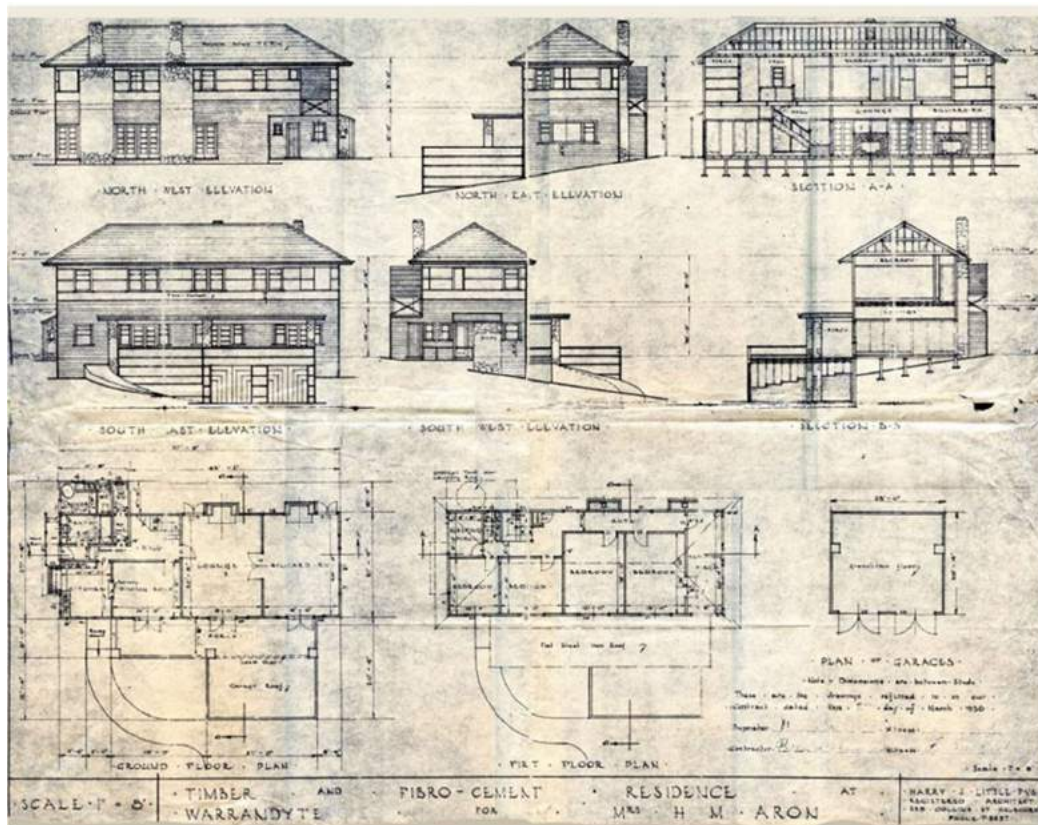


Figure 2: Harry J Little's architectural drawings of the residence. Source: Peter Fry

With Helen Aron's departure, Arthur Watkin Wynne, journalist and son of prominent Sydney newspaper proprietor Watkin Wynne, acquired Landfall in January 1941 for £1,500. Wynne had followed his father into the newspaper business and held the position of manager at the Melbourne Herald.

The Wynne family remained at Landfall for ten years, before selling the property to Henry Beecham in 1951. Beecham retained the property for 17 years, selling on 27 March 1968 to Evelyn Fine Arts Pty Ltd, the business entity behind prominent Melbourne artist Ernest Buckmaster. The Archibald Prize-winning artist, a great favourite of conservative Melbourne art lovers, unfortunately died later that year, living at the house for just six months before his death.

Buckmaster's family retained the house until 1972 and, after passing briefly through the hands of a third party (Maxwell Bruce Watson Shire Secretary and Dorothy May Watson), it returned to the Beecham family when it was purchased by Henry's son Henry Croll Beecham (Timber Merchant with own Company H Beecham and Co.), and his wife Marjorie. Marjorie was a daughter of the prominent Pizzey family, which included a number of notable members such as Dorothy Pizzey, headmistress of St Catherine's Girls School, Toorak and Graham Pizzey, popular writer and naturalist.

Marjorie and Henry made Landfall a focus for the arts in Warrandyte, especially ceramics, the field in which Marjorie had excelled since her early career as an occupational therapist at the Repatriation Hospital at Heidelberg. Henry Beecham died in 2000 and Marjorie lived at Landfall until her death in November 2017, bringing to an end the Beecham family's 62-year association with the property. Marjorie ran the Warrandyte Arts Association Pottery School for over 55 years.

The Architect

The house was designed by Harry J. Little. The architect was chosen by Helen Aron, as she liked a block of flats designed by Little that was built opposite the former Aron home at 4-6 Kingsley Street in Elwood.

Other buildings designed by Harry Little include the Collingwood United Masonic Temple in Gipps Street Collingwood, entrance foyer and Lower Town Hall at Maryborough and Temple Court in Collins Street Melbourne (as part of the firm Grainger, Little, Barlow & Hawkins). The builder is not known.

Description & Integrity

The site is situated at the top of a hill at the junction of Castle Road and Lewis Road, North Warrandyte. Yarra River forms the eastern boundary of the site. The property still comprises two lots and includes the house, pottery studio and extensive garden with tennis court.



Figure 3: Aerial View of 15 Castle Road, North Warrandyte (property boundaries, showing the two lots, indicated approximately in red). Source: Nearmap.



Figure 4: Front of the House c.2018. Source: Peter Fry



Figure 5: Helen Aron standing under the original pergola on the north side of the house between the stone chimneys. Source: Peter Fry

The House

The house is a two-storey timber-framed building with weatherboard cladding on the ground floor and fibre cement sheeting on the first floor. The hipped roof is clad in Marseilles tiles. The original floor plan (Figure 2) was largely a simple rectangle and takes advantage of the sloping terrain with a projecting double garage at lower ground level to the front (south side). An open terrace accessed from the ground floor rooms was originally over the double garage, but this has been filled in to form a sunroom.

On the north side, two dominant feature chimneys of fully exposed rough-hewn local stone are flanked on both sides by pairs of French doors. This area provides another terrace, paved with local stone paving and sheltered by a pergola.

Local stonework is also featured on the kitchen stove chimney at the west end, pillars either side and between the garage doors and pillars on the front terrace. The timber-framed doors and windows to the main original rectangular house are intact and enhance the appearance of the house, clearly demonstrating the 1930s design. The original windows are single double-hung, twin double-hung or have a fixed central pane and a double-hung sash either side. The framing and mullions are wide – demonstrative of the 1930s period. The doors have wide frames with horizontal mullions only.

There were originally sleep out porches on the first floor – one across the east end and one as a corner sleep-out on the north-west corner. Both of these have since been filled in. A north-west corner wing has also been added to the building with timber framing and weatherboard cladding. This wing has a carport to the ground floor and rooms to the first floor. The location of this wing on the north-west corner means it interrupts the original rectangular form of the building.

The ground floor is entirely devoted to family activities with all bedrooms on the first floor. At the ground floor the interior features timber panelling to the walls to door head height, and dominant stone fireplaces in the main living rooms.

The Pottery Studio

The pottery studio was built for Marjorie Beecham and constructed circa 1970s for her use and for the teaching of others. Located to the north-west corner of the house, it is a split-level building of mud brick construction with rustic timber framing and a low-pitched gable roof. The roof has a large overhang on two sides forming an entry porch on one side and deep verandah on the other. There is frameless glazing below the eaves to door height. The front doors to the studio are barn style doors, possibly recycled from another building.

The Garden

Just after Helen Aron built the house, the area was engulfed by the Black Friday bushfires of 26 January 1939. The new house survived but the garden was destroyed. The garden was subsequently replanted and features significant areas of local stonework including low garden walls, paths, steps, terracing, paving and stone pillars either side of the entrance to the property. These features are throughout the garden creating an intricately landscaped garden across the whole site. The garden also contains a tennis court with a tall cyclone wire fence around it. On the west side of the garden are the footings and chimney from a demolished cottage, which apparently housed an elderly family member of the Beecham family in the 1950s. The garden also features a stone paved curved terrace with low concrete balustrade overlooking the river.



Figure 6: Front gate to property. Source: Sam Westbrooke, 2020.



Figure 7: Driveway entry showing stone edging. Source: Sam Westbrooke, 2020.



Figure 8: Front (south) elevation showing double garage.. Source: Sam Westbrooke, 2020.



Figure 9: Front porch entry. Source: Sam Westbrooke, 2020.



Figure 10: Rear (north) elevation with French doors, pergola and stone chimneys. Source: Sam Westbrooke, 2020.



Figure 11: South-west corner with carport and later addition. Source: Sam Westbrooke, 2020.



Figure 12: West end entrance. Source: Sam Westbrooke, 2020.



Figure 13: Garden terrace overlooking the river. Source: Sam Westbrooke, 2020.



Figure 14: Examples of stone edging and steps in the garden. Source: Sam Westbrooke, 2020.



Figure 15: Marjorie Beecham Pottery Studio. Source: Sam Westbrooke, 2020.

Comparative Analysis

There are several 1930s houses comparable to 15 Castle Road already listed on the Heritage Overlay in Nillumbik, including:

Stonygrad House, 34 Hamilton Road, North Warrandyte (HO58), constructed in 1939 from local mudstone. This property is historically significant for the association with Danila Vassilief, well-known artist and teacher at the local Koorng Experimental School. It is technically significant for the use of the local mudstone in its construction.

15 Castle Road compares favourably with Stonygrad House in terms of their construction date, scale, use of natural stone materials, and their associations with members of the local artistic community. The two properties are stylistically different but similar in their approach to local materials and relationship with the land. Stylistic variation is characteristic of the inter-war period which both properties date from.



Figure 16: Stonygrad House, showing the use of natural local stone. Source: Shire of Eltham Heritage Study, 1992.



Figure 17: View of the front of Stonygrad House. Source: realestate.com.au

Former Headmaster's House 25 Koorng Crescent West, North Warrandyte (HO110), dating from 1939 to a design by Best Overend. It is architecturally and historically significant for the association with noted architect Best Overend, and for the early modernist design. It is historically significant as the only major remaining structure from the Koorng Experimental School to survive the 1950s bushfires. It is significant for its association with Clive Nield, academic and founder of the Koorng School; and teacher and artist Danila Vasillieff.

15 Castle Road compares favourably with 25 Koorng Crescent as both are large homes from the 1930s associated with long-term members of the local community. Both homes are designed by noted architects, and demonstrate simple, innovative architecture and early modernist ideas. Both houses survived the 1950s bushfires and are rare, remnant examples of larger scale homes of the 1930s.



Figure 18: Views of 25 Koornong Crescent. Source: Shire of Eltham Heritage Study, 1992.

Three Bears Cottage, 105 Gongflers Drive, Bend of Islands (HO205) dates from 1936 and constructed of unusual materials with a design influenced by the Griffin school. It is historically and architecturally significant, and for its association with the Haughton family who were instrumental in the development of this area.

Three Bears Cottage differs from 15 Castle Road in its small scale but is similar in the use of stone and 1930s design invoking early modern stylistic ideas. The houses demonstrate different development patterns and lifestyles of the 1930s, but are both associated with long-term residents who shaped Nillumbik.



Figure 19: Three Bears Cottage at 105 Gongflers Drive, Bend of Islands. Source: Heritage Assessments, Shire of Nillumbik C13, Graeme Butler & Associates, 2006.

There are other houses in North Warrandyte already listed on the Heritage Overlay, including:

- HO224 Arnold House, 20 Kangaroo Ground-Warrandyte Road, North Warrandyte Robin Boyd 1960s
- HO181 Mackey House, 6 Castle Road, North Warrandyte inter war bungalow c1918
- HO22 Miners Timber Slab Cottage, 2 Castle Road, North Warrandyte
- HO156 Sloan's Cottage, 193 Research-Warrandyte Road, North Warrandyte 1880s miners cottage
- HO101 The Robins – Penleigh Boyd House and Outbuilding, 13 Kangaroo Ground – Warrandyte Road c1913

- HO103 Nichol House, 49 Kangaroo Ground-Warrandyte Road Robin Boyd 1950s
- HO144 Dwelling, 28 Osborne Road, North Warrandyte 1890s cottage

These houses, however, are not comparable to 15 Castle Road. They are of different periods and are stylistically diverse.

In summary, Landfall at 15 Castle Road, compares with other dwellings from the 1930s that demonstrate a thoughtful approach to material use and early modern design ideas, and associations with important local residents involved in the artistic community. 15 Castle Road is a good example that meets the threshold set by comparators.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Landfall, 15 Castle Road, is one of just a few large, architect-designed houses in Warrandyte that survived the great bushfires of 26 January 1939. Designed by architect Harry J Little in 1938, the two storey, cream brick house is more akin to a design you might see in more built up suburbs and is an unusual style of house seen in Nillumbik. The house reflects the inter-war development pattern of the area as weekend retreats subdivisions became permanent suburban dwellings.

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

N/A

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

N/A

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

N/A

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

Landfall, 15 Castle Road, is an excellent, substantially intact example of a late 1930s home retaining and demonstrating key features of the period including the cream brick, Marseille tile roof, pergola with stone paving, timber-framed 1930s style windows and French doors, stone chimneys and other feature stone pillars.

The landscaped gardens contribute to the aesthetic significance of the place with the paths, steps, stone paving, terracing and stone edging to garden beds, and stone pillar entrance to the property.

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Landfall, 15 Castle Road, is associated with the local artistic community of Nillumbik, that was centred around North Warrandyte and Eltham. The area around Research Road, north of the Yarra River, was established as an artist community from the early 20th Century.

This artistic connection was supported by the Beecham family, who were associated with the artist community of North Warrandyte. Henry Croll and Marjorie Beecham made Landfall a focus for the arts in Warrandyte. The mud brick ceramics studio on the site was built for Marjorie for her own use and for teaching others. Marjorie also ran the Warrandyte Arts Association Pottery School for over 55 years. Marjorie also ran the Warrandyte Arts Association Pottery School for over 55 years. The mud brick pottery studio on the site demonstrates Marjorie Beecham's occupation and pottery activities on the site. Given the long association and evidence of the Beecham's occupation, and their longstanding role in the community, the association reaches a threshold of significance at the local level.

Landfall, at 15 Castle Road, was also briefly occupied by noted artist and Archibald Prize winner, Ernest Buckmaster. However as the association was brief and not evident in the fabric of the place, this association does not reach a local threshold of significance.

Statement of Significance

What is significant?

Landfall, 15 Castle Road, North Warrandyte is significant to the Shire of Nillumbik.

The form, original features and materials of the cream brick residence and mud brick studio and the landscaped garden features including the stone edging to garden beds, paths, stone paving, steps, terracing and entrance pillars contribute to the significance of the place.

The later north-west corner wing consisting of a ground floor car port and rooms above does not contribute to the significance of the place.

How is it significant?

Landfall, 15 Castle Road, North Warrandyte is of local historic, aesthetic and associative significance to the Shire of Nillumbik.

Why is it significant?

Landfall is of local historical significance as one of just a few large, architect designed houses in Warrandyte built before the great bushfires of 26 January 1939 that also survived the fires. (Criterion A)

Landfall, 15 Castle Road, is an excellent, substantially intact example of a large late 1930s home retaining and demonstrating key features of the period including the cream brick, Marseille tile roof, pergola with stone paving, timber-framed 1930s style windows and French doors, stone chimneys and other feature stone pillars. Designed by architect Harry J Little in 1938, the two storey, cream brick house is more akin to a design you might see in inner Melbourne suburbs and is an unusual style of house in the Nillumbik Shire. The architectural style and scale is distinctive in the Shire. The landscaped gardens contribute to the aesthetic significance of the place with the paths, steps, stone paving, terracing and stone edging to garden beds, and stone pillar entrance to the property. (Criterion E)

Landfall, 15 Castle Road, is significant for its association with the local artistic community of Nillumbik, that was centred around North Warrandyte and Eltham. The area around Research Road, north of the Yarra River, was established as an artist community from the early 20th Century. This artistic connection was supported by the Beecham family, who were associated with the artist community of North Warrandyte. Henry Croll and Marjorie Beecham made Landfall a focus for the arts in Warrandyte. The mud brick ceramics studio on the site was built for Marjorie for her own use and for teaching others. Marjorie also ran the Warrandyte Arts Association Pottery School for over 55 years. The mud brick pottery studio on the site demonstrates Marjorie Beecham's occupation and pottery activities on the site. (Criterion H).

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

External Paint Controls <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls	No

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

Recommended Extent



Recommended extent shown in red (original property extent of 2 Lots)

Identified By

Mills & Westbrooke

References

Landfall Heritage Brochure prepared by Peter Fry (grandson of James and Helen Aron), 2019

Manningham Art Gallery and Warrandyte Historical Society Oral History Project, Potters Cottage 1958-2003

Mills, Peter and Samantha Westbrooke, 2016, 'Nillumbik Shire Thematic Environmental History, revision 2016', prepared for Nillumbik Shire Council

Warrandyte Historical Society Website whsoc.org.au

Title: Plenty Heritage Park

Prepared by: Trethowan Architecture

Address: 2-6 Memorial Drive, Plenty (Lot 2 PS817427)

Name: Plenty Heritage Park, 2-6 Memorial Drive, Plenty	Survey Date: 20/1/2022
Place Type: Individual Place	Architect:
Grading: Significant	Builder:
Extent of Overlay: To Title Boundaries,	Construction Date: Hall (1930-31, additions 2010), CFA Fire Station (1970, additions 1979, 1994), Church (1924, relocated to site 2018, additions 2020)



Figure 1. Plenty Hall, built 1930-31 (Source: Context June 2021).



Figure 2. Plenty Methodist, later Uniting Church, built 1924, relocated to this site 2018 (Source: Context June 2021)

Historical Context

Plenty is a semi-rural district north of Greensborough, located 20 km northeast of Melbourne. The name Plenty is drawn from the nearby Plenty River, which had been proclaimed by Joseph Tice Gellibrand in 1835. Gellibrand chose the name to reflect the promising countryside of the area (Victorian Places).

In 1840, Crown land sales of the area began with blocks ranging from around 300 to 800 acres. Alexander McKillop was the first to purchase a block; Crown Portion 5 Parish of Morang constituting 820 acres. The Crown continued to auction the other blocks in 1853; Patrick Mornane obtaining Portion 3 Section 4, and L.C Luscombe purchasing 308 acres Portion 2 Section 4 (Westbrook 2016).

The settlement of the land between Plenty River and the early Yan Yean Road, (now partly Heard Avenue and partly Yan Yean Road), was gradually subdivided up until the early twentieth century. From this time the need for smallholdings increased substantially and land was divided more frequently as a result (Westbrook 2016).

This initial, ad hoc settlement pattern varies to other settlements in the Nillumbik Shire and relates to selection and the take-up of occupation licences in and around the auriferous areas. 'Glenaulin' on Portion 2 Section 12 of the Parish of Yan Yean further north, was subdivided into 108 2-acre lots and 72 1-acre lots advertised in early 1854. The selling of the lots, however, was unsuccessful (Westbrook 2016).

The alignment of the Greensborough Road (now Yan Yean Road) was altered from the original survey line with a series of curves to the west in 1869 (Argus, 23 June 1869:2). This new road formed a boundary for a number of subsequent subdivisions (Westbrook 2016).

Those who owned large blocks of land towards the north in Yan Yean Parish attempted ambitious early subdivisions into several smallholder blocks. Portion 2 Section 4 of Yan Yean, to the north of Plenty, was subdivided by Henry and John Cooke who advertised the blocks as, 'Egglestone Estate' c1885 (Westbrooke 2016).

The 1870s marked a more traditional pattern of subdivision in the area where larger blocks were divided into two or three lots. This pattern lasted up until 1900 with only few significant homesteads erected during this time.

The early twentieth century marked the height of a subdivision trend in the area. This was likely influenced by the success of smallholders, particularly orchardists, in surrounding areas such as Arthurs Creek. Leslie Woodbourne Clarke, a grazier from the Doreen property Linton Grange, is seen to have inspired this trend in 1905 having bought the northern lot of the northern half of the Crown Portion 5 and subdividing it into 9 lots from 10 to 28 acres. The first plot was purchased in 1906 and 8 had been sold by 1914, and the last selling in 1927 (CT: V3098 F446). The southern edge of the subdivision included a private road, Clarkes Road, now Worn's Lane. This success led to an increase in subdivision in the Plenty area where most smallholdings ranged from 10 to 30 acres.

Portion 5 west of Yan Yean Road, owned by Bank of Australia Ltd (presumably the rebadged Real Estate Bank Ltd which had purchased the land in 1888) was subdivided into 17 lots of approximately 20 acres each in 1911. Browns Road provided a central dividing line for the subdivision. 14 had sold by 1916 (CT: V2020 F836).

Arthur Grenbry Outhwaite of 'Tallarook', Walsh St South Yarra purchased 496 acres, the section of Portion 3 Section 4 west of the Yan Yean Road, from John Butler's executors in

April 1912 (CT: V2326 F062). He subdivided his property into 40 lots immediately (CT: 3589 F730). The Lierse brothers (previously of Oatlands Road) bought the 38 acres at the western end of the subdivision in 1925, which included a number of the weekender lots (CT: V3589 F 730). When Outhwaite died in 1938, only two lots remained unsold (CT: V3589 F730).

Plenty's new landscape was celebrated in an article in the Advertiser 1925, declaring it 'the Toorak of the northern suburbs, where you get a panoramic view of the surrounding landscape for miles; a grand health resort, and only fifteen miles from the GPO. 'It is also notable that the area is described to be 'thrown open for selection' in 1913, which is likely referring to the recent surge in subdivisions, that a school had been built, that 'fine dwellings (were) built here and there' and the Plenty Social Club and Progress Association had formed (Hurstbridge Advertiser, 31 July 1925:4).

Plenty's town centre was established in the 1920s when the first group of facilities was established such as the school, Methodist church and store (Westbrook 2016). In 1928-29 the Heidelberg Shire resumed 10 acres of land in Portion 2 Section 4 to create a 'pleasure ground and place of public resort'. In May 1930, the Plenty Progress Association began to raise funds to build a hall on this new recreation reserve (Hurstbridge Advertiser, 9 May 1930:4). Tenders were called in May 1931 and the hall was opened in July 1931 (Hurstbridge Advertiser, 9 May 1930:4; 23 May 1930:1).

After World War II, additional community facilities were built. The Plenty reserve became a War Memorial Park with memorial gates, toilets, a playground and trees planted by schoolchildren on Arbour Day. (Pearce and Plenty Historical Society 2009). A fire station shed was erected on the corner of Howell Road (Westbrook 2016).

History

The subject site is on part of Crown Portion 2, Section 4, in the Parish of Morang, a 308 acre lot which was purchased by LC Luscombe in 1853 from the Crown. In 1875 a fifty-acre parcel of this land was purchased by Thomas Bennet with the land being sold again in 1888 to John Pritchard, Butcher and Thomas Bodycoat, farmer (CT: V1144 F732; CT: V2043 F454). Thomas Bodycoat became the sole proprietor of the 35 acres of the original 50 acre parcel in 1889. Thomas Bodycoat died in 1905 with the land passing to his widow Alice and Joseph, Farmer and Frederick Bodycoat, Farmer (CT: V2166 F010). It appears that up to this time the land was largely undeveloped, and may have been used for farming. In 1922 the land was purchased by orchardists Frederick and Annie Deumer (CT: V4586 F140). In 1929, the Deumers sold the land to Edward Jacob Cane. Cane subdivided the land, and sold the subject site to the President, Councillors and Ratepayers of the Shire of Heidelberg shortly after (CT: V2166 F536). Ownership of the site was transferred to the President and Ratepayers of the Shire of Diamond Valley in 1982 and then to the Nillumbik Shire Council in 1997 (CT: V2166 F536).

The site was recently subdivided to allow for the building of a new CFA building on its western half. Now known as the Plenty Heritage Park, 2-6 Memorial Drive, Plenty, the site incorporates the following individual elements:

- The Plenty Hall (HO248)
- Plenty Fire Station
- Bell and Time Capsule
- Former Plenty Uniting (Methodist) Church (HO250)

The Plenty Hall

The Plenty Hall (HO248), facing Memorial Drive, was constructed on the site opening in 1931. The Plenty Progress Association had held a series of fund raisers through the 1920s,

collecting £700 to build the hall. The Association asked Council that they had the building inspector prepare plans for the hall in November 1930 (Plenty Historical Society Inc 2020, Hurstbridge Advertiser 21 November 1930:6). The opening of the hall in July 1931 was marked by a large dance inside the new building Hurst Bridge Advertiser 10 July 1931:2). The Plenty Hall Trustees were first rated for the hall in 1932- 33, with an annual value of £15 (Hermes record for 'Plenty Hall, 103-107 Yan Yean Road, Plenty').



Figure 3 The Plenty Hall in 1945, circled in red. (Source: Landata)

Within a few years the hall was already proving too small, and extensions have been undertaken intermittently since, reflecting its integral position in the local community. Electricity was introduced to the area throughout the late 1940s and early 1950s, and the hall was likely to have been electrified at this time. Additions include a kitchenette and hall ceiling, a concrete toilet block added to the northwest of the hall in the 1960s (demolished 2009), weatherboard clad wings to the north (two bays since demolished) and west sides (three bays), as well as an open porch at the side entry (now demolished).

In 2010 the rear of the hall was extended, almost doubling its size. The extension included a new hall kitchen, storage areas and bathrooms. (Hermes record for 'Plenty Hall, 103-107 Yan Yean Road, Plenty'; K Fitzmaurice, Plenty Historical Society Inc 2020, pers. comm, 6 July 2021, Dennis Ward architects 2008).

There is a record of continued use of the hall by a variety of community organisations, including the Girl Guides who have used the site almost continuously from the mid-1960s. The local social and cricket club (one of the earliest clubs in the area established in 1946) and the Plenty Progress Association are also associated with the site. The hall has hosted regular dances and concerts, and its grounds were regularly used for large community picnics in the 1950s and 1960s. Some of the groups currently using the hall include a dancing group for disabled children, the Girl Guides and a local art group (K Fitzmaurice, Plenty Historical Society Inc, pers. comm, 6 July 2021).

Plenty Fire Station

The Plenty branch of the Country Fire Authority was formed c1961, at a time when many CFA branches were established in the area. (Mills & Westbrooke 2016:7). This date is indicated by the plaque commemorating the rededication of the cast iron bell on the corner of Yan Yean Road and Memorial Drive, which states that 2011 marked the fiftieth anniversary of the Plenty branch. Like other early CFA stations, the Plenty station was

originally an iron shed (Figure 4). This building was located in what is now the car park at the corner of Howell and Yan Yean Roads (Plenty Historical Society Inc 2012).



Figure 4. 1972 aerial showing the Plenty Hall outlined in red, the 1970 Plenty CFA building outlined in green, and the original tin shed used by the CFA outlined in blue (Source: Landata).

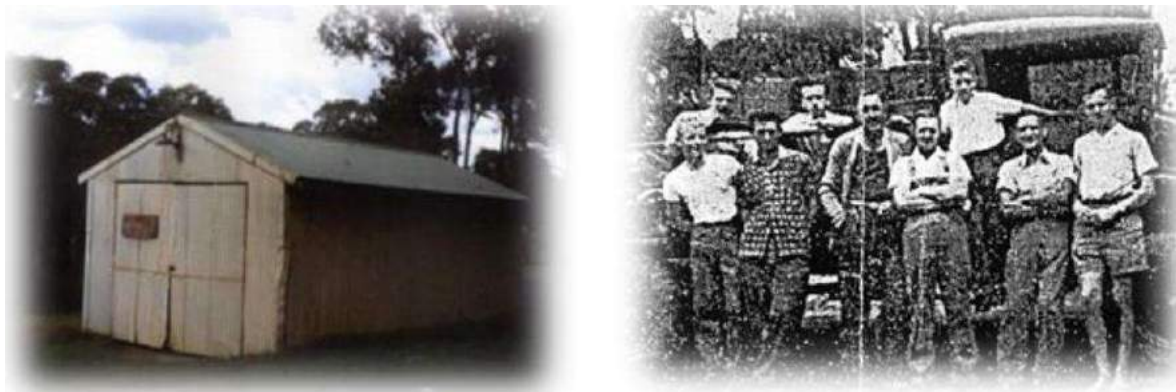


Figure 5. An image of the original Plenty Fire Station on the left (likely c1960s) and early volunteers on the right. (Source: Plenty Historical Society Inc 2012, Plenty Heritage Walk, www.plentyhistoricalsociety.com.au)

The fire station building appears to have been completed in three stages, with the southern portion of the building being constructed first. This section of the building was opened in 1970, as commemorated on the granite plaque located on the front of this portion of the building (Figure 6). The central section of the building appears to have been added in 1979 for a cost of \$9,500. The northern section, sited forward of the rest of the building, was built in 1994 for a cost of \$30,000 (Shire of Diamond Valley Building Card). The latter two stages of the building are built in slightly different coloured bricks.



Figure 6. An image of the plaque on the front of the Plenty Fire Station, noting its opening date in 1970. (Source: Context May 2021)

In February 2009, the Plenty Brigade was involved in fighting the Black Saturday fires. These fires were one of the worst bushfires in Australian history and were responsible for the worst loss of life in the Nillumbik area.

The building has been used for various other civic and community functions. These include functions connected to local sporting clubs, serving as a polling booth, as well as providing a meeting place for the Plenty Historical Society.

In 2021, construction begun on the new Plenty Fire Station, to the north of the Plenty Hall.

Bell and Time Capsule

A time capsule was buried at the site near the corner of Yan Yean Road and Memorial Drive in c1984-85 to mark the 150th anniversary of Victoria. The capsule is set to be opened in 2034-35 (Figure 8).

In 2011, a cast iron bell (Figure 7) was rededicated at the site, and placed above the time capsule. The rededication commemorated the fiftieth anniversary of the Plenty Branch of the Country Fire Authority. Discussions with the Plenty Historical Society indicate that the bell was originally located at Larundel Mental Asylum in Plenty Road, Bundoora. The Bell was relocated to the Upton's property in Browns Lane, Plenty in the 1940s and was rung in conjunction with a siren on the shop in Yan Yean Road to warn of fires. It is thought that the bell was moved to its current location in 1984-5 when the time capsule was buried. This coincided with the closure of the Plenty State School (HO213) in Howell Road.



Figure 7. Cast Iron Fire Bell outside the Plenty CFA Fire Station. (Source: Context May 2021)



Figure 8. Time Capsule underneath the Fire Bell outside the Plenty CFA Fire Station (Source: Context May 2021)

Former Plenty Uniting (Methodist) Church

Originally built for Methodist worship, the Plenty Uniting Church was erected at 171 Yan Yean Road, Plenty (near the corner of River Avenue) in 1924 (Figure 9). The parcel of land, part of Crown Portion 3 Section 4 in the Parish of Morang, County of Evelyn, was part of a larger property of sixteen acres owned by farmer Alfred Hill, who purchased it in 1919 (CT: V4189 F837625). He later subdivided the land, becoming one of nine joint proprietors of the existing land parcel, Lot 3, Subdivision No. 6039, in November 1925 (CT: V5065 F1012881).

The church was built with funds raised by local Methodists, encouraged by the Victorian Methodist Church offer of £50 to communities who could raise £100 to put towards construction costs (History Victoria 2018). Aside from worship, the church hosted local events including weddings, harvest festivals, Sunday School and gatherings (Hurstbridge Advertiser, 28 March 1930:2, 17 May 1935:5 and 31 May 1935:5). The building was extended on the west side in 1967.



Figure 9. Former Plenty Uniting (Methodist) Church at its original location in Yan Yean Road. (Source: Yarra Plenty Regional Library)

In 1977 the church became part of the Uniting Church in Australia. The church was closed in 1985 and was later used as an artist's residence and then a gift shop (Hermes record

for 'Plenty Methodist, later Uniting Church'). The church building was included in the Heritage Overlay as HO250 in 2009, with the following statement of significance:

Plenty Methodist, later Uniting Church is significant for its long association with religious community gatherings and activities in the Plenty farming area, since its construction in the 1920s, and one of a group of much valued civic structures in the immediate area.

The building was subsequently acquired from the Uniting Church by the Major Roads Projects Authority. It was relocated to its present site, north of the Fire Station in the Plenty Heritage Park in Memorial Drive, Plenty, in September 2018 (Figure 10). The relocation was necessitated by the reconstruction of the Yan Yean Road, and was undertaken following a review and heritage assessment by an independent panel (McCullough, T & Walters 2012).



Figure 10. The former Plenty Methodist Church being relocated from its original site at 171 Yan Yean Road, Plenty to its current location on 12 September 2018 (Source: www.rbaarchitects.com.au accessed July 2021)

As part of its relocation the church building has been restored. Skillion additions made to the west side of the church in 1967 have been removed and the roof was reclad in corrugated galvanised iron, four new cylindrical roof vents were also installed. Changes to the building in 2020 have included the relocation of the entry doors from the south side to the north side of the porch, the addition of a disabled ramp along the northern side of the building and the addition of a lower gabled roofed section at the rear of the original 1924 church.

The building is available for community use and is the home of the Plenty Historical Society who campaigned for its protection (Plenty Historical Society Inc 2020).

Description & Integrity

The Plenty Hall, Plenty CFA Building and Plenty Methodist (later Uniting) Church are located within the Plenty Heritage Park at 2-6 Memorial Drive, Plenty. The site is bound by Howell Road to the north, Yan Yean Road to the east, Memorial Drive to the south and extends through to Butlers Road at the corner of Howell Road. The site falls north to south and is largely gravelled, providing car and pedestrian access to the site from both Memorial Drive and Yan Yean Road. The site is characterised by unstructured plantings of Australian native trees which provides an informal bush setting for the buildings. The site is largely unfenced with the exception of a low timber post and rail fence enclosing a small lawned

garden area at the corner of Yan Yean Road and Memorial Drive, and a high cyclone wire fence that encloses a utility area at the back of the CFA building.



Figure 11. Map of the now subdivided site at 2-10 Memorial Drive, Plenty. The Plenty Fire Station is highlighted in red, the location of the bell and time capsule is highlighted in yellow. The Plenty Hall is highlighted in blue; the former Methodist (later Uniting) Church in green. Note, the area to the west of the Plenty Hall is the location for the new CFA building. At the time of a site inspection on 22 January 2022 the site works for the new building had commenced. (Source: Nearmap 24 December 2021, with property boundaries shown in yellow)

The Plenty Hall (c1931)

The Plenty Hall is single storey bullnose weatherboard building located along Memorial Drive midway between Yan Yean Road and Butlers Road. The building is rectangular in plan with a gable Colourbond corrugated iron roof with several skylights penetrating the rear section of the roof.

The building was constructed in two main stages. The taller front section of the building facing Memorial Drive is the original Hall building constructed in 1930. The lower rear section is an addition built in 2010. The front section of the building is distinguished by its unusual, chamfered eaves lined with open timber slats. The later addition has standard boxed eaves.



Figure 12. Eastern elevation of the Plenty Hall showing the taller original building built in 1930-31 and the lower extension added in 2010. (Source: Context June 2021).

Skillion roofed additions that sit below the gutter line run along three quarters of the western face of the hall and a verandah runs along the eastern façade to the northern half of the building.



Figure 13. South west corner of the Plenty Hall showing the skillin roofed additions along the building westernside. Note the chamfered open slatted eave detail of the original Hall building. (Source: Context June 2021)

The principal elevation facing Memorial Drive is symmetrically arranged with vertical timber double hung sash windows either side of a pair of flush panel doors. Access to the building is via a concrete ramp with a painted tubular steel balustrade. A large sign attached to the wall above the doors reads 'PLENTY HALL'.



Figure 14. Principal elevation of the Plenty Hall facing Memorial Drive, Plenty. (Source: Context May 2021).

Along the eastern elevation there are four equally spaced vertical timber framed sash window and a single timber panelled door on the front section of the building. There are a pair of flush panel doors under the verandah of the rear section. The western elevation is utilitarian in nature with high horizontal windows that provide light and ventilation to the service area of the building.

The Plenty CFA Fire Station (1970)

The Plenty CFA Fire Station is located in the southeast of the site, near the corner of Yan Yean Road and Memorial Drive.

The building is a utilitarian single storey rectilinear building constructed in beige-coloured brick. Its function as a fire station has dictated its overall form. It has a simple corrugated iron clad skillion roof which falls east to west.

The eastern elevation, facing Yan Yean Road, is the building's principal façade. This elevation contains the main pedestrian entry, as well as four large entries for fire trucks. The building projects forward at its northern end, housing a tall double-width garage door with inset glazed upper panes. Three further single-width garage doors are centrally located on this elevation: are solid and one is inset with glazed upper panes. Between the two solid doors a small granite plaque is set into the wall noting its official opening in 1970. To the south of this elevation, a glazed door is placed between two natural aluminium framed windows. 'Plenty Fire Brigade' is visible in white lettering above the two solid garage doors.



Figure 15. Principal elevation of the Plenty CFA Fire Station facing Yan Yean Road. (Source: Context May 2021)

The northern elevation has a centrally set window. The southern elevation has had a verandah added. The western elevation is predominantly face brick, with various small windows. All windows are framed in natural aluminium and are functional in purpose providing light and ventilation to the service areas of the building.



Figure 16. North elevation of the Plenty CFA Fire Station. (Source: Context May 2021)

Figure 17. Southeast corner of the Plenty CFA Fire Station showing the addition of a pergola structure. (Source: Context May 2021).

Bell and Time Capsule

A small area of garden located on the corner of Memorial Drive and Yan Yean Road is set behind a low post and rail timber fence. A cast iron fire bell is located within this garden. The bell is painted red and set on a simple frame of dark stained timber. A small metal plaque on this frame commemorates the rededication of the bell in 2011 to mark the Plenty CFA's fiftieth anniversary. Around the top of the bell are cast the letters reading Vickers Sons & co Limited Sheffield 1875 Patent Cast Steel 6316. A time capsule was buried under the bell in c1984-85 to mark the 150th anniversary of Victoria.

Former Plenty Methodist (later Uniting) Church (1924, relocated to this site 2018)

The former Plenty Methodist Church is located towards the northern end of the site behind the Plenty Hall. The building faces Yan Yean Road and is set back a distance from the road allowing for a gravel carpark in front. The relocated church is positioned on the highest point of the land and elevated on concrete stumps (concealed by open timber base boards). It is a simple rectangular weatherboard building with a steeply pitched galvanised corrugated iron gable roof with exposed rafter ends and four cylindrical roof vents, pointed window openings and projecting front vestibule. These features are characteristic of the interwar Carpenter Gothic style.

The building has been constructed in two sections, with the front taller section being the original church built in 1924 and the rear section being added in 2020. The original section of the building features two pointed arched opening on its northern and southern elevations. These openings are fitted with timber double hung sash windows. The bottom sashes are divided into four and are glazed with opaque ripple glass. The top sections are divided into six clear glazed panes centred on a stylised Y-shaped tracery element. Along the southern elevation towards the rear of the original church building is a single vertical boarded door that is elevated above the ground. A disabled ramp and timber steps have been added to the northern side of the building, these provide access to a pair of vertically boarded doors on the northern side of the front projecting vestibule. The rear, lower addition to the church has been built to mimic the detailing of the original building with a steeply pitched gable roof, exposed rafter ends and a timber slated air vent on the gable end.



Figure 18. Relocated former Plenty Methodist (later Uniting) Church showing northern elevation and the entry vestibule. Note the lower rear section of the building was added in 2020. Source: Context June 2021).

Figure 19. Relocated former Plenty Methodist (later Uniting) Church showing southern elevation. (Source: Context June 2021).

The Plenty Hall at 2-6 Memorial Drive, Plenty is largely intact with some changes visible to original or early fabric. The building's original gable roofed form with a as built in 1930 remains clearly legible. The building retains its original pattern of openings and window joinery. Changes to the building include the addition of skillion roofed sections to the western elevation and a large gabled roof addition at its northern end in 2010. These additions are clear identifiable leaving the original hall building clearly legible.

The Plenty Fire Station at 2-6 Memorial Drive, Plenty is largely intact with some changes visible to original or early fabric. The buildings original built form as built in 1970 is still legible and retains it skillion roofed form and pattern of window and door openings that retain their original fittings.

Changes to the building include two addition to its northern end (1979 and 1994) that doubled the size of the building. These additions have been designed to seamlessly merge with the earlier section of the building although they have used a different colour brick making the early section of the building clearly distinguishable.

The former Plenty Methodist (later Uniting) Church at 2-6 Memorial Drive is largely intact with some changes visible to original or early fabric. The buildings original 1924 gable roofed form with projecting gable roofed entry vestibule remains clearly legible. The building retains its original pattern of pointed arch window openings and joinery. Changes include the moving of the entry doors from the southern side to the northern side of the entry vestibule, construction of a ramp and steps along the northern side of the building, recladding of the roof with galvanised corrugated iron and a gable roofed addition to its western end in 2020. These additions are clear identifiable leaving the original church building clearly legible. While the building has been relocated to this site in 2018 this site is only 430 meters from its original location and retains the original bush setting of the building.

Comparative Analysis

Church buildings

Churches played an important role in the lives of early settlers to the Shire, becoming the centre of the spiritual and social lives of communities. Many miners who came to Victoria were of Protestant, nonconformist background and, as a result, many of the earliest churches in the former goldmining towns in the shire were Methodist. Eltham and Diamond

Creek are noted as being one of the earliest areas in Victoria to establish primitive Methodist churches with services conducted out of a home in Eltham in 1850 (Mills & Westbrooke 2017). The first Wesleyan Church was built on the corner of Susan and Bridge streets, Eltham in 1860. The Diamond Creek community built a small chapel in 1861 and a Nillumbik church was built in 1871. Other congregations followed soon after. In some situations, due to the small and fluctuating population of a district, the church was constructed many years after a congregation was present. In the interim, other community buildings were used for services until a township was stably established (Mills & Westbrooke 2017).

There are only eight other churches represented on the Shire of Nillumbik's Heritage Overlay. Of these, four date from the nineteenth century (St Margaret's Anglican Church, Eltham c1860-1 (HO154); St Andrew's Anglican Church, St Andrews c1868 (HO21); Presbyterian Church, Kangaroo Ground (HO46); Uniting Church, originally Methodist Church, Eltham 1880 (HO118). Two date from the early twentieth century (St Matthews Church, Hall, War Memorial and Plantings, Panton Hill c1900-1920s (HO96); Hurstbridge Uniting Church and Hall originally Methodist Church, Hurstbridge (1925 HO60). One dates from the 1950s (St Michaels Anglican Church, Yarrambat 1954 (HO219) and one dates from the 1970s (St Peters Anglican Church', Hurstbridge c1970s (HO62).



Figure 20. St Andrews Anglican Church 15 Caledonia Street, St Andrews c1868 (HO21 Shire of Nillumbik).



Figure 21. Presbyterian Church 265 Eltham-Yarra Glen Road, Kangaroo Ground c1878 (HO46 Shire of Nillumbik)



Figure 22. Uniting Church (originally Methodist) 810 Main Road, Eltham 1880 (HO118 Shire of Nillumbik)



Figure 23. St Matthews Church 575 Kangaroo Ground-St Andrews Road, Panton Hill c1900-1920s (HO96 Shire of Nillumbik)



Figure 24. Hurstbridge Uniting Church and hall (originally Methodist) 998 Heidelberg-Kinglake Road, Hurstbridge c1925 (HO60 Shire of Nillumbik).



Figure 25. St Michaels Anglican Church 469-475 Ironbark Road, Yarrambat 1954 (HO219 Shire of Nillumbik)

While built much earlier than the Plenty Methodist Church, the St Andrew's Anglican Church (HO21), the Kangaroo Ground Presbyterian Church, (HO46) and the Eltham Uniting Church (HO118) all have a similar built form and scale to the subject site and are also designed in the Carpenter Gothic style.

The Carpenter Gothic style was used for churches of modest size, commonly in country areas when the economy and simplicity of construction was important. This style followed through from the Victorian to Federation eras and into the interwar years. The most directly comparable to the subject site is St Andrews Anglican Church (HO28) built in 1868. It is of timber construction and has an almost identical form with simple pointed arch openings.

Although larger in scale the most comparable church on the Heritage Overlay to the subject building is the Hurstbridge Uniting Church (HO60). Built in the same year (1925) for the Methodist Church, both buildings having a similar Carpenter Gothic form with pointed arch windows divided into panes that form a stylised Y-shaped tracery in the upper sashes. St Mathews Church, Pantom Hill (HO96) is also of a similar scale, materiality and style to the subject church building although it was built earlier. It is interesting to note that St Michael's Anglican Church, Yarrambat (HO219) is still employing a Carpenter Gothic form in 1954.

What all these churches share is their historical, social and spiritual importance to fledgling communities as they established themselves within the district.

Community Halls

The earliest halls in the Nillumbik area usually took the form of mechanics' institutes and free libraries. The mechanics' institute movement started in Scotland in 1800 with the intention of improving the education of working men (Mills & Westbrooke 2017). Several of these early halls were either destroyed by fire or demolished over time. For example, the Diamond Creek Public Hall and Literary Institute was possibly the earliest hall in the area, opening in 1868. The hall was used to house the infant grades of the state school when there was a rapid increase of pupils in the early 1870s (Mills & Westbrooke 2016:103). A new hall incorporating sections of the old was built in 1905 however this building was destroyed by fire in 1969 (Mills & Westbrooke 2017). At Kangaroo Ground a hall, which became known as Stevenson Hall after its builder, was built in 1885. It did not have a library, but did host the typical list of entertainments and meetings and was noted for its good dance floor. The Shire ordered the demolition of the dilapidated hall in 1969. (Mills & Westbrooke 2017)

Surviving community halls in the Shire include:

- Christmas Hills Mechanics Institute, 775 – 787 Ridge Road, Christmas Hills, rebuilt in 2013 (HO243)
- St Andrews Hall, 1 Proctor Street, St Andrews 1925
- Arthurs Creek Mechanics Institute, 906 Arthurs Creek road, Arthurs Creek
- Gibson Hall, 575 Kangaroo Ground-St Andrews Road, Panton Hill c1924 (HO96).



Figure 20. Christmas Hills Mechanics Institute, 775 – 787 Ridge Road, Christmas Hills rebuilt in 2013 (HO243 Shire of Nillumbik). Source: <https://christmashillshall.org.au/>



Figure 21. St Andrews Hall, 1 Proctor Street, St Andrews built 1925. Source: <https://www.standrewscommunitycentre.org/history-of-st-andrews-hall.html>



Figure 22. Arthurs Creek Mechanics Institute, 906 Arthurs Creek road, Arthurs Creek Source: <https://www.creativespaces.net.au/space/arthurs-creek-mechanics-institute-inc>



Figure 23. Gibson Hall, 575 Kangaroo Ground-St Andrews Road, Panton Hill built in c1924 (HO96). Source: <https://commons.wikimedia.org/wiki/File:PantonHillGibsonHall.JPG>

The Christmas Hills Mechanics' Institute and Free Library (HO243) opened in 1877. It was funded partly by public donations and partly by a government grant and was located on a temporary Crown land reserve (Mills & Westbrooke 2017). Destroyed by fire in 1894, the hall was rebuilt on its current site in 1895 and again in 2013. Other than the subject building this is the only hall on the Shire of Nillumbik's Heritage Overlay. Although still in use as a hall this building is not directly comparable to the Plenty Hall as it was rebuilt in 2013.

Fundraising for the Queenstown Mechanics' Institute and Free Library started in 1882 with the building opening in 1883. In 1889 the building was moved to a more central position in the town, as it had been too inaccessible. The institute was reopened in 1899 and was an important part of the community until 1924 when it was destroyed by fire. It was rebuilt in 1925 at its current location and is now known as the St Andrews Hall (Mills & Westbrooke

2017). It is most comparable to the Plenty Hall for its interwar build date and for being of a similar materiality and form.

Tenders for the erection of a mechanics' institute and library at Arthurs Creek were let in 1887 by architect Edgar J Henderson. The Institute was opened in September of that year (Mills & Westbrooke 2017). The hall is still in use. Although of a much earlier build date this hall is somewhat comparable to the subject building for its materiality and form and for being in continual use as a community hall.

There is also a small timber hall building adjacent to the St Matthews Church at 575 Kangaroo Ground-St Andrews Road, Panton Hill. Known as Gibson Hall and built in c1924 the building is within the curtilage of HO96 and is comparable to the Plenty Hall having a similar materiality, form and interwar build date. Like the subject building it has also been in continual use as a hall since built.

Compared to the above examples The Plenty Hall is a rare surviving purpose-built community timber hall that has been in continual for 90 years without being destroyed by fire and re-built or significantly altered.

CFA Fire Stations

In the early twentieth century there was little organised firefighting in the Nillumbik area. Bush fire brigades were established throughout Victoria in the aftermath of the Black Sunday 1926 fires. The Panton Hill and Diamond Creek bush fire brigades were both formed in 1927 (Advertiser (Hurstbridge), 16 September 1927:33; 21 December 1928:2). The Eltham town brigade, formed in 1926, often helped in bush firefighting in surrounding areas outside of the town itself. Few buildings relating to firefighting survive from the pre-World War II period. Small towns and settlements have always made varied use of their few public buildings, and this extended to a range of activities concerning fire management. Public meetings to call for the formation of fire brigades were often held in halls after fires. These halls were also used for public meetings held to organise the raising of money for victims of the fires and fundraising concerts and balls were held in the same venues.

In the aftermath of the Black Friday bushfires of 1939 additional fire brigades were established within Nillumbik. The Hurstbridge, Panton Hill and St Andrews bushfire brigades were all formed around 1939 and the Diamond Creek bush fire brigade was formed in November 1940. When the Country Fire Authority (CFA) was established in 1945, volunteer bush fire brigades became the basis of bushfire fighting in Victoria. The CFA soon began to provide new equipment for brigades, including trucks, and corrugated iron sheds to house them.

There are several CFA fire stations in the Shire of Nillumbik. The majority of these Fire Stations appear to have been built after the 1950s, with some more recent station buildings, such as that at Diamond Creek. Fire stations are a utilitarian typology, designed to respond to their function. They are often altered to meet changing demands faced by emergency services.

To date, no fire station building has been included on the Shire of Nillumbik Heritage Overlay. The fire bell, located at the Eltham CFA Fire Station at 909 Main Road, Eltham, has been included as HO129.

The following CFA Fire Stations are comparable to the subject site for their postwar build dates and their utilitarian single storey rectilinear built form where the function of the building as a fire station has dictated their design:



Figure 26. Eltham CFA Fire Station, 909 Main Road, Eltham. (Source: Google maps)



Figure 27. Kangaroo Ground CFA Fire Station, 50 Kangaroo Ground- St Andrews Road, Kangaroo Ground. (Source: Google Maps)



Figure 28. Research CFA Fire Station, 3 Research-Warrandyte Road, Research. (Source: Google Maps)



Figure 29 Diamond Creek CFA Fire Station, 83 Main Hurstbridge Road, Diamond Creek. (Source: Google Maps)

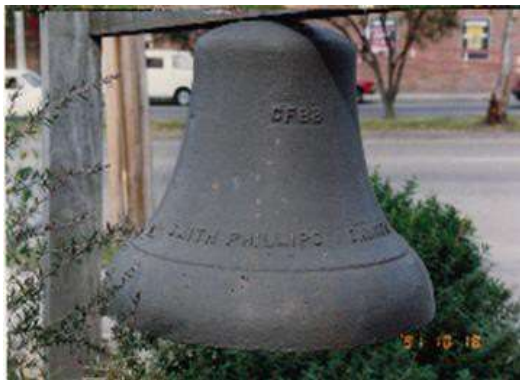


Figure 30. Eltham CFA Fire Station (left) and bell (right). (Source: Hermes)

Country Fire Authority fire stations have been included on Heritage Overlays outside the Shire of Nillumbik. However, these buildings tend to be of an earlier construction date, pre World-War II, and are not directly comparable.

The Plenty Fire Station is distinguished from the Nillumbik example above by its inclusion within a civic precinct that forms the centre of the town of Plenty. The building's location on a prominent corner within this precinct setting highlights the importance of fire service in towns in the Shire of Nillumbik.

Catastrophic events like the 2009 Black Saturday bushfires form the basis of a strong and enduring collective memory for those in the area. The Plenty Fire Station would have played a pivotal role in protecting the township during that time. Further, the nearby proximity of the Plenty Hall is important, due to the known community connections between public halls and fire stations in times of crisis in the Shire. The volunteer nature of the organisation also provides a close tie to the local community.

Conclusion

As a collection of buildings on a site that has been in Council ownership since 1929, the Plenty Hall, Plenty CFA Fire Station and relocated former Plenty Methodist (later Uniting) Church are significant for the tangible evidence they provide of the early settlement and growth of the township of Plenty. This is reinforced by the site close proximity to Plenty High School site (HO213) at 17 Howell Road and the Plenty War Memorial Gates (HO249) at 109-115B Yan Yean Road. In this way the group of buildings is comparable to a number of other early groups of buildings in the Shire that form civic precincts. These include those at Kangaroo Ground which includes the Presbyterian Church (HO46), State School (HO47) and General Store and Post Office (HO48), those at Panton Hill which include the St Matthews Church and Memorial Cross (HO96), Panton Hill Primary School and Maud Rattray Memorial Bell (HO97) and the Panton Hill Primary School residence (HO98) and those at St Andrews which include a shop and residence (HO18), St Andrews Hotel (HO19), St Andrews State School (HO20) and St Andrews Anglican Church (HO21).

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Taken together, the buildings on the site demonstrate a strong and clear connection to important themes in the history of the Shire. These include the story of living with natural processes, particularly fire, in the municipality (the former fire station and bell). The church and hall relate strongly to the theme of building community life, particularly maintaining spiritual life (the former church) and establishing meeting places (the hall).

The informal bush character that is distinguished by its natural topography, unstructured plantings of indigenous trees and unpaved, gravelled surfaces with no kerbing, also contributes to the setting of the place, evoking the original settings of the buildings that have been moved.

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

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

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

The Plenty Hall is of representative (architectural) significance. It is a largely intact, highly representative example of a utilitarian timber community hall built in the interwar period. It is characterised by its simple rectangular plan with corrugated iron gable roof and double hung timber sash windows and double door openings. Of note are the unusually detailed chamfered timber slated eaves. Similarly, the former Methodist (later Uniting) Church building is a largely intact, highly representative example of a country interwar timber church. It is characterised by its simple rectangular plan with a steeply pitched galvanised corrugated iron gable roof with exposed rafter ends and four cylindrical roof vents, pointed

window openings and projecting front vestibule. These features are characteristic of the interwar Carpenter Gothic style.

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

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

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

The Plenty Heritage Park has a long and continuing associations with the local Plenty community, and specific local groups within the broader community, including the CFA, Plenty Cricket Club, Plenty Girl Guides and Plenty Historical Society. The site as a whole has played an ongoing role in the social life of the local Plenty community since 1931, when the hall opened.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is significant?

The Plenty Heritage Park at 2-6 Memorial Drive, Plenty, comprising the Plenty Hall (1930-31) and former Plenty Methodist (later Uniting) Church (1924, relocated to this site 2018) and its natural bush setting, is significant.

Elements that contribute to the significance of the place include:

- the Plenty Hall building (1930-31);
- the former Plenty Methodist (later Uniting) Church (1924);
- the cast iron fire bell;
- the time capsule;
- the informal natural bush landscape of the site which includes its natural topography, indigenous trees and plantings and gravelled surfaces with no hard paving or kerbing.
- the ongoing social use of the site for local community activities.
- The Plenty CFA Fire Station building, and the additions made to the Plenty Hall in 2010 and to the former Plenty Methodist (later Uniting) Church in 2020 are not significant.

How is it significant?

The Plenty Heritage Park at 2-6 Memorial Drive, Plenty, is of local historical, representative and social significance to the Shire of Nillumbik.

Why is it significant?

The Plenty Heritage Park is historically significant as a parcel of land purchased by the Council in 1929 for the purpose of being reserved for public use by the local community. This resulted in the construction of community facilities on the site that forms the centre of the town of Plenty. The relocation of the former Methodist (later Uniting) Church in 2018 reinforces this historical significance of the site, continuing and expanding its use for community purposes. The informal bush character with its natural topography, unstructured plantings of indigenous trees and unpaved, gravelled surfaces with no kerbing evokes the original settings of the buildings that have been moved. (Criterion A)

The Plenty Hall is of local historical significance. The Plenty Progress Association held a series of fund raisers through the 1920s to build a hall on the site which culminated in the Association asking Council that the building inspector prepare plans for the hall in November 1930. Within a few years the hall was already proving too small, and extensions have been undertaken intermittently. This reflects its integral role in providing a central hub for local community activities. It continues to be used for its original purpose. (Criterion A)

The former Methodist (later Uniting) church is historically significant for its long association with religious gatherings and activities in the Plenty farming area since its construction in 1924. It is one of a group of much-valued civic structures in the immediate area. Although no longer used as a church, the building continues to be used for community purposes. (Criterion A)

In line with the intention of the site being used for community facilities, the Plenty CFA initially built a tin shed on the site in the 1960s, replacing it with the current building in 1970 (additions 1979 & 1994). The long-time association of the fire service with the civic precinct setting highlights the importance of fire services to towns in the Shire of Nillumbik. The building has also been used for various other civic and community functions. These include functions connected to local sporting clubs, serving as a polling booth, as well as providing a meeting place for the Plenty Historical Society. As a marker of the site's significance to the local community a cast iron fire bell was relocated to the site in 1984-85 and a time

capsule placed under it to commemorate Victoria's one hundred and fiftieth anniversary. (Criterion A)

The fire bell is historically significant as a relatively rare surviving example of a cast iron fire bell and because it has played an important part in the community life of Plenty, warning of local fires since the 1940s (Criterion A)

The Plenty Hall is of representative (architectural) significance. It is a largely intact, highly representative example of a utilitarian timber community hall built in the interwar period. It is characterised by its simple rectangular plan with corrugated iron gable roof and double hung timber sash windows and double door openings. Of note are the unusually detailed chamfered timber slated eaves. (Criterion D)

The former Methodist (later Uniting) Church building is of representative (architectural) significance. It is a largely intact, highly representative example of a country interwar timber church. It is characterised by its simple rectangular plan with a steeply pitched galvanised corrugated iron gable roof with exposed rafter ends and four cylindrical roof vents, pointed window openings and projecting front vestibule. These features are characteristic of the interwar Carpenter Gothic style. (Criterion D)

The Plenty Heritage Park is of local social significance for its long and continuing associations with the local Plenty community, and specific local groups within the broader community, including the CFA, Plenty Cricket Club, Plenty Girl Guides and Plenty Historical Society. The site as a whole has played an ongoing role in the social life of the local Plenty community since 1931, when the hall opened. The hall has served the community for 90 years for various functions and activities, including dances, concerts and meeting for local groups. Local CFA volunteers have used the site as their home base since the 1960s. The site continues to be used exclusively for civic purposes including as a polling both for local, state and Federal elections. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

External Paint Controls <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted	Yes

<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Samantha Westbrooke Pty Ltd, Context Pty Ltd

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

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Title: Kangaroo Ground War Memorial Park

Identified by: Peter Mills and Samantha Westbrooke

Updated and Prepared by: Trethowan Architecture

Address: 385 Eltham-Yarra Glen Road, Kangaroo Ground

Name: Kangaroo Ground War Memorial Park	Survey Date: 22 January 2022
Place Type: Memorial Park	Architect: Harold Herbert (designer), Percy Meldrum (Architect)
Grading: Significant	Builder: Mr Rousell
Extent of Overlay: Property Boundaries	Construction Date: 1919-1926, with later additions



Historical Context

The following history is based on Peter Mills Revised Citation 'HO 49 Memorial Park, Kangaroo Ground' (Final draft 12 October 2020) and Victorian Place (Monash University and University of Queensland, 2015).

The area now known as Kangaroo Ground is part of the lands of the Wurundjeri. There is evidence that the landscape of Kangaroo Ground may have been managed by the Wurundjeri with fire to create productive open ground for animals and plants, which also

favoured hunting. There is unfortunately little written evidence of other aspects of Wurundjeri occupation of Kangaroo Ground.

Dispossession of the Wurundjeri from their lands by pastoralists began in the mid-1830s. Interpolating from the wider history of dispossession in Victoria, it is likely the Wurundjeri were driven from their lands by a number of strategies and impacts. Squatters actively destroyed Aboriginal people's means of livelihood including their houses, encampments and fish traps. Stock trampled and destroyed Aboriginal food plants and waterholes, and game was driven away. Aboriginal people starved and resorted to killing the squatters' stock, which resulted in violent reprisals. The influx of European population in the gold-rushes only accelerated this process, and the 1850s saw a steady decline in the Aboriginal population in the area.

The area, in which the summit later known as Garden Hill was located, was marked by relatively open woodland with good soil. The area was named 'Kangaroo Ground' as it attracted grazing kangaroos. A village was settled in 1842, and a farming community, predominantly of Scottish descent, began to grow following the land selection in the 1850s. Kangaroo Ground had been good for cereal and wheat production, and was dominated by market gardens and orchards. From 1854 to the 1880s, gold mining in the Diamond Creek and Warrandyte areas provided a market for Kangaroo Ground farmers. Notably early landholders and pastoralists in the area included James Donald Bruce, George Kirk and the Alexander Thomson family. In 1851, a school and Presbyterian church were established in the area and in 1864 a hotel opened. By the 1880s, the Garden Hill summit had become a well-known feature on tours of the district. In 1892, the Kangaroo Ground Fire Brigade was formed and remains a significant community focus until this day (Herald Sun, 22 March 2017). In 1921, a War Memorial Park was created at 385 Eltham Yarra Glen road.

The area remained a predominantly rural and agricultural area up to the 1970s.

History

Summary History of the Memorial Park
Prepared by Dr Peter Mills June 2020

The land prior to establishment of the Memorial Park

The area now known as Kangaroo Ground is part of the lands of the Wurundjeri. There is evidence that the landscape of Kangaroo Ground may have been managed by the Wurundjeri with fire to create productive open ground for animals and plants, which also favoured hunting. There is unfortunately little written evidence of other aspects of Wurundjeri occupation of Kangaroo Ground.

Dispossession of the Wurundjeri from their lands by pastoralists began in the mid-1830s. Interpolating from the wider history of dispossession in Victoria, it is likely the Wurundjeri were driven from their lands by a number of strategies and impacts. Squatters actively destroyed Aboriginal people's means of livelihood including their houses, encampments and fish traps. Stock trampled and destroyed Aboriginal food plants and waterholes, and game was driven away. Aboriginal people starved and resorted to killing the squatters' stock, which resulted in violent reprisals. The influx of European population in the gold-rushes only accelerated this process, and the 1850s saw a steady decline in the Aboriginal population in the area.

The Kangaroo Ground run, in which the summit later known as Garden Hill was located, was held by James Donald Bruce from 1840, and by Brown and Draper from 1844-49. Brown and Draper had a fenced-off cultivation area on the ridge 600m to the north of the

summit. This part of the Parish of Nillumbik was surveyed in the late 1840s, and at the Crown land sales that followed soon after Allotment 4 Section 2, on which the summit of Garden Hill was located, was purchased by investor George Kirk. Kirk's land was leased by Scottish immigrants Jane and Alexander Thomson and family. Allotment 3 Section 2, just to the east of the summit of Garden Hill, was purchased by Andrew Harkness in 1848.

The open woodland of Kangaroo Ground around Garden Hill was progressively cleared and cultivated. The southern half of Allotment 4, which had been acquired by the Thomsons, was purchased by James and Jane (Stevenson) Mess in 1891. The summit of Garden Hill soon gained a wide reputation as a lookout and picnic area with expansive views in all directions. The Eltham-Yarra Glen Road followed the surveyed government road reserve on the south side Allotments 4 and 3, passing conveniently close to the summit. By the 1880s the Garden Hill summit had become a well-known feature on tours of the district.

Establishing the Memorial Park

After James Mess died in 1901 the property known as 'Garden Hill' was farmed by his sons. Towards the end of World War 1 Eltham Shire councillors began to consider creation of a memorial park with a monument at Garden Hill. Two acres at the southeast corner of Allotment 4 was purchased from the Mess brothers in 1919 and the land was ploughed and cleared of rocks. Planting of ornamental trees including rows of Cyresses on the four boundaries began in 1920. A small block of land to the east was donated by Frances (Harkness) White to create an entrance road, which was soon marked by a timber archway and gate. The Shire of Eltham Memorial Park was opened in September 1921.

In 1922 a delegation of members of the Panton Hill Returned Sailors and Soldiers Imperial League of Australia attended an Eltham Shire Council meeting and suggested that a memorial to fallen soldiers from the district should be built in the park, taking the form of a cairn of local stone crowned with a monument. The Council allocated £250 to the project, a War Memorial Committee was appointed, and fundraising events followed. The Anzac Day memorial service held in the Memorial Park in 1923 was attended by 1000, starting with a procession of school children and a band from the Shire Hall (then in Kangaroo Ground) to Garden Hill.

A rounded cairn of field stone with a flagstaff above was in place by 1924. That year the Eltham Shire Memorial League was formed to plan and raise funds for a more substantial memorial. A design competition was held with entries invited from Melbourne monumental masons and technical schools, but the resulting proposals were considered too polished, when a more rustic effect was desired. A competition entry design for a 70ft lookout tower in local stone by the shire engineer was chosen.

Local resident Basil Hall recalled in 1963 that at a gathering at his house, presumably soon after the competition, artist Harold Herbert had sketched up a design inspired by watch towers built on the Scottish-English border from the 1450s and ca1600. Architect Percy Meldrum then volunteered to produce architectural drawings. By early 1925 the League had approved Meldrum's drawings for a 50ft tower, and this was reduced to 40ft because of cost constraints. The Shire arranged for sandstone to be brought to the tower site from a quarry on the nearby farm of Dr Ethel and Professor William Osborne. Builder Mr Rousell used cast-concrete quoins and dressings with the local stone as rubble veneer in between. The main structure of the tower was in reinforced concrete.

1500 people attended the opening of the tower on Armistice Day 1926. School children from Eltham, Panton Hill, Hurstbridge, Kangaroo Ground, Research, and Queenstown formed a guard of honour for the Governor General and Lady Stonehaven as they

approached the tower and unveiled the temporary honour board painted on the panels on either side of the doorway. A pair of captured German field guns were arranged on either side of the tower in ca1929 but were mysteriously taken away during World War II.

Interwar and World War 2 history of the Memorial Park

With the rise of motor travel, the lookout tower became a very popular stopping point on day tours from Melbourne. A series of returned-soldier caretakers were employed to look after the site, with a one-room caretaker's cottage built in ca1927 from the same local rubble stone as the tower. In September 1930 a "handsome" bronze tablet costing over £100 and bearing the names of the fallen was erected on the tower above arch of the doorway. Returned soldier and ex prize-fighter William 'Tiny' Carroll was the most conspicuous of the early caretakers, living at the tower from c1934 to ca1938 and providing vivid interpretation for visitors.

Four cast iron direction plates were fitted to the lookout balustrades in 1931. The timber doors in the entrance were replaced with wrought iron gates in ca1936. The inside of the tower was painted white in ca1938 in an effort to improve the lighting of the stairs. The park and tower were considered somewhat neglected by 1939, and extensions to the caretaker's cottage to allow a married couple were considered. When the tower was rededicated by the Governor Sir Dallas Brooks in 1951, with new plaques for the names of the fallen in World War II, a new fibro house had been built for the caretakers.

Post World War 2 history of the Memorial Park

The potential of the tower for fire spotting was first canvassed in 1939, but the first spotter started in 1948. In 1966 the need for the addition of a spotter's cabin to the top of the tower was pushed by the Forestry Commission and opposed by the local Returned Services League branches. University of Melbourne architecture professor Brian Lewis and the aging Percy Meldrum advised that a suitable design

would not compromise the tower, and a prefabricated cabin was finally erected by crane in 1974. The Shire of Eltham purchased another block of land to the west in 1973, with the intention of providing better road access to the park.

Another rededication ceremony was held in 2001, with plaques installed to honour the fallen from the Korea, Borneo, Malaya and Vietnam conflicts. In 2008 the Moor-rul viewing platform, which functioned as a lookout for those unable to climb the stairs in the tower, was built on the upper part of the land acquired in 1973. The platform also accommodated interpretation panels. A new fire spotting cabin, this time raised above the original lookout level, was installed in 2010, as well as a new steel spiral staircase inside the tower.

Description & Integrity

The site

The Memorial Park site consists of the original two acre rectangular park at the top of a hill and a piece of land containing the driveway entry at the south east corner, as well as the triangular piece of land to the west of the park and sloping down toward the Kangaroo Ground township, acquired in 1973.

The original area of the Memorial Park is defined by perimeter plantings of Cypress trees on the north, east and south boundaries, dating back to the 1920s. It is thought these trees were planted as a boundary demarcation but also had a memorial association in that they were evergreens. It is acknowledged that these trees are in poor health and will require replacement within 10 years. Planting of replacement trees that retain the landmark

contribution, boundary demarcation and evergreen memorial association would be considered acceptable in retaining the significance of this historical boundary planting.

The War Memorial Tower (opened in 1926) is located at the highest point of the hill with a diagonal pedestrian path leading from the driveway entry to the tower entrance. A small stone clad former caretaker's cottage, built c1927, sits on the northern boundary and the 1951 caretaker's house is located in the north eastern corner and is fenced off from the park with a residential yard around the house.

The driveway is accessed from Eltham-Yarra Glen Road at the south east corner and follows the southern boundary, curving around the south west corner and along the eastern boundary of the original rectangular park to the asphalt car park.



Entrance driveway along southern boundary of the rectangular original rectangular park



North west corner car park of the original park



View towards 2010 toilet building on north boundary platform of the original rectangular park



View west towards Moor-rul viewing platform

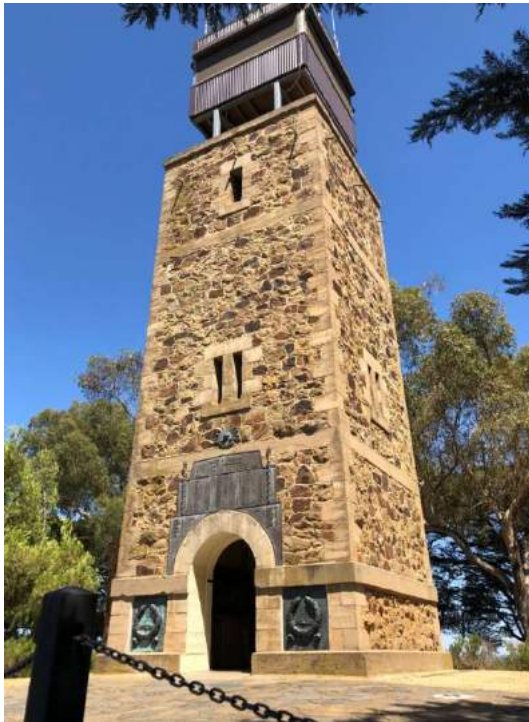
At the top of the later acquired triangular parcel of grassland is the Moor-rul viewing platform, a roofed, steel and timber structure constructed in 2008.

There is a scatter of other memorials on the site including cairns, seats, interpretation panels and a 'Lone Pine' planted in 2005.

Seats and tables were added to the site in 2004 and a toilet building located adjacent to the car park on the central north side of the site was constructed in 2005 and replaced the earlier 1969 toilet block.

Other tree species on the site include five Chusan Palms (*Trachycarpus fortunei*), which were planted in 2001 most likely as replacements of the original (7) Cabbage Palms, a Cedar (*Cedrus deodara*) between the tower and the cottage and two early Sugar Gums (*Eucalyptus cladocalyx*) and a Manna Gum (*Eucalyptus viminalis*) to the west of the tower likely to have been planted in the 1920s.

War Memorial Tower



The tower has a square plan and tapers slightly towards the top. The tower has a concrete plinth and has cast-concrete quoins and dressings with local sandstone, quarried from a nearby site, as rubble veneer in between. The main structure of the tower is reinforced concrete. A rendered string-course runs around the tower below the springing line of the arch. Reinforced concrete ring beams are located at the levels of the landings inside the tower. The internal walls still show the lines of formwork for the reinforced concrete structure.

The tower is 16 metres high with an arched entry facing east and a large bronze tablet above the doorway listing 79 names of men from the Shire who died in World War One and 28 from World War Two. Two bronze plaques with wreaths for the Korea, Borneo Malaya and Vietnam conflicts were installed in the panels on either side of the doorway of the tower in 2001. Because of the 2009 bushfires, the current fire spotting cabin at the top of the tower was installed in 2010 and replaced the previous 1974 fire spotter's cabin, which was a prefabricated structure hoisted onto the top of the tower and that involved the removal of the original stone structure around the rooftop exit door. The old ladders inside the tower were replaced in 2010 with a steel spiral staircase.

A square-shaped area of earth/ grass immediately around the tower base was originally implied and differentiated from the rest of the park by rubble edging (visible in photographs of the tower in the 1930s). The square-shaped area around the tower base was formalised in 1994 by leveling the area and defining it with a low stone retaining wall (replacing the original rubble edging), and the entry to the tower paved. Rosemary planting has been added along the top of the stone retaining wall.

c.1927 Caretakers Cottage



The single room caretaker's cottage is also random course rubble sandstone facing, over cast concrete walls. The rubble sandstone was most likely left over from construction of the tower. It has a simple gable roof clad in terracotta Marseille tiles, with a single door and window on the front (south) elevation and a chimney on the west end.

1951 Caretaker's Residence



The 1951 caretaker's residence has a t-shaped plan and is constructed of rendered brick walls with intersecting gable roofs clad in corrugated iron and timber framed openings. The residence has four rooms and separate yard bounded by a timber-paling fence.

Comparative Analysis

Other surviving World War 1 Memorials in Nillumbik Shire are as follows:

- Former Memorial Park (HO260), 36 Greys Harps Road Hurstbridge. Created in 1923 on ten acres of land adjacent to the railway, which was purchased from Sharp's orchards. Volunteers built sports ovals and a picnic area.
- Eltham War Memorial Cenotaph (HO126), 903–907 Main Road, Eltham. A granite obelisk erected in a prominent position at the corner of Main Road and Bridge Street in 1919, which was moved to the front of the Eltham RSL building in the 1950s, and to a new Main Road site in 2012.



Image Source: Google Street View 2022

- Memorial Cross (HO96), 575 Kangaroo Ground-St Andrews Road, Panton Hill. Residents of Panton Hill chose to erect a Memorial Cross in the yard of St Matthews Church of England opposite the Soldiers' Memorial Hall, which was dedicated in 1926.



Image Source: Google Street View 2022

- Diamond Creek War Memorial, Reserve Circuit-Main Hurstbridge Road Diamond Creek. In 1921 the citizens of Diamond Creek erected a red-granite column in Collins Street, Diamond Creek. In 1996 this memorial was relocated to Reserve Circuit and re-dedicated to cover the loss of all lives in conflicts since the Great War.



- Christmas Hills Memorial Park, Eltham-Yarra Glen Road, Christmas Hills. Planted with Oaks and Kurrajongs and equipped with garden seats. A granite tablet memorial was unveiled in the Christmas Hills Memorial Park in 1921.



- Yarrambat War Memorial Park, 448 Ironbark Road, Yarrambat.

Although there were other impressive parks and memorials constructed in the Shire following World War 1, the Memorial Park and War Memorial Tower has more significance to the whole Shire due to its establishment and construction as a whole-of-Shire memorial honouring all of those in the Shire who served and died in the wars rather than just from an individual town or locality within the Shire. In addition, the construction of the War Memorial Tower at the summit of the park as a memorial to those who died was seen as the highlight of the Shire's inter-war memorial building activity. A Shire holiday was declared for the opening of the tower on Armistice Day 1926. It is also distinctive as an all-encompassing memorial site with a park and monument rather than just one of these.

The War Memorial Tower, constructed in 1926, is one of only six War Memorial Towers constructed in Victoria to memorialise World War 1. The Kangaroo Ground Memorial is unusual in its location in a rural rather than town setting and its rustic styling compared to the more formal other examples. Apart from the water tower at Portland, which had the lookout function added at a much later date (1996), the Kangaroo Tower is the only other lookout tower of these examples. The other five memorial towers are shown below:



Ringwood War Memorial Clock tower
1928



Bright War Memorial Clock Tower 1929



Woodend War Memorial Clock Tower 1927



Mildura war memorial clock tower
1921



Portland War Memorial Lookout Tower – the 1930s water tower
was converted to a memorial lookout at 50th anniversary of end of WW 2 - 1996

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The Memorial Park is historically significant for its role in civic commemoration of all those who enlisted in the wars, from the former Shire of Eltham. The park, established in 1921 following World War One, as the 'Shire of Eltham Memorial Park', intended to serve the whole Shire rather than an individual town or locality. In addition, the construction of the War Memorial Tower at the summit of the park as a memorial to those who died was the highlight of the Shire's inter-war memorial building activity. A Shire holiday was declared for the opening of the tower on Armistice Day 1926.

The Memorial Park and War Memorial Tower are of historical significance for demonstrating the promotion of the idea that the war effort of the young nation proved its right to be on the world stage. The visiting governors and bishops were the symbolic carriers of this knowledge. This nationalistic role was linked in speeches to the view from the lookout of the successfully settled land.

The Memorial Park is of historical significance as a site that has been used as a tourist and picnic destination since at least the 1860s, long before the establishment of the Memorial Park and when the popular summit lookout was known as Garden Hill. This role of the site as a tourist and picnic destination that is further enhanced by the presence of a lookout tower, continues to the present day.

The Memorial Park is of historical significance for its association with the repatriation scheme for returned soldiers who were employed to establish and maintain the grounds as well as employed as caretakers, first living in the Caretaker's Cottage constructed c1927 and later in the larger residence constructed in 1951. The Caretaker's residences also indicate the importance of the park to the Shire indicating that it had to be cared for and demonstrating those early methods of care with an on-site caretaker.

The Memorial Park is of historical significance for its role in the fire history of the area with the use of the tower for fire spotting since 1939 to the present day.

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

The War Memorial Tower is of significance as a rare form of a World War One memorial, which more commonly took the form of a stone obelisk located in the centre of a town. There are only five other known War Memorial Lookout Towers in the State. The War Memorial Tower is also unusual for its rustic architectural expression using local rubble stone and minimal ornamentation, which was purposefully chosen for the tower, to reflect the largely rural character of the Shire and to set it apart from the more polished urban manifestations of memorialisation.

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

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

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

The Memorial Park is of aesthetic significance for its setting on a prominent hill with landmark evergreen plantings (Cypress trees) to the north, south and west boundaries of the original park, other specimen plantings and stone tower at the highest point offering magnificent views of the district. The views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting.

The War Memorial Tower and c.1927 Caretaker's Cottage are of aesthetic significance for their rustic styling and use of random rubble stone quarried locally, reflecting the largely rural character of the former Shire of Eltham.

The fire spotter's cabin on the top of this tower installed originally in 1974 and replaced with the current cabin in 2010 detrimentally impacts on this aesthetic significance.

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

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

The Memorial Park is of social significance as a commemorative focus for the Nillumbik community to remember those who fought in the Wars. The primary role of a memorial was to enable commemoration of the enlisted and fallen. In the early years there was great immediacy with the presence of the parents of the fallen at the services.

The Memorial Park is of social significance for its representation of community strength demonstrated by the involvement of locals in its establishment through community committees and leagues, fund raising efforts and continuing community involvement in its care and how it has evolved. This is also demonstrated in the ongoing need to honour, memorialise and tell stories at the site, including the need to acknowledge the previously unacknowledged traditional owners of the land, which saw the construction of the Moor-rul viewing platform in 2008.

The Moor-rul viewing platform also extends the educative role the site has played in teaching children and other visitors, initially about the young nation and ideas of loyalty and duty but also providing stories of the developing nation and its changing values over time.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The Memorial Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground including, the original rectangular park, triangular parcel of land acquired in 1973, eastern parcel of land containing the driveway entry, the 1926 War Memorial Tower, c.1927 Caretaker's Cottage, 1951 Caretaker's Residence, diagonal path to the tower, Cypress trees to the north, west and south boundaries of the original rectangular park, Cedar (*Cedrus deodara*) between the tower and the cottage and two early Sugar Gums (*Eucalyptus cladocalyx*) and Manna Gum (*Eucalyptus viminalis*) to the west of the tower.

How is it significant?

The Memorial Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground is rare, and historically, aesthetically and socially significant to Nillumbik Shire.

Why is it significant?

The Memorial Park, established in 1921 as the Shire of Eltham Memorial Park, is historically significant for its role in civic commemoration of all those who enlisted in the wars, from the former Shire of Eltham and was intended to serve the whole Shire rather than an individual town or locality. In addition, the construction of the War Memorial Tower opened on Armistice Day 1926 at the summit of the park as a memorial to those who died was the highlight of the Shire's inter-war memorial building activity to commemorate the fallen. The Memorial Park is of historical significance for its association with the repatriation scheme for returned soldiers who were employed to establish and maintain the grounds as well as employed as caretakers, first living in the Caretaker's Cottage constructed c1927 and later in the larger residence constructed in 1951. The Caretaker's residences also indicate the importance of the park to the Shire indicating that it had to be cared for and demonstrating those early methods of care with an on-site caretaker.
(Criterion A)

The Memorial Park is also of historical significance as a site that has been used as a tourist and picnic destination since at least the 1860s, long before the establishment of the Memorial Park and when the popular summit lookout was known as Garden Hill. This role of the site as a tourist and picnic destination that is further enhanced by the presence of a lookout tower, continues to the present day (Criterion A).

The Memorial Park is of historical significance for its role in the fire history of the area with the use of the tower for fire spotting since 1939 to the present day. (Criterion A)

The War Memorial Tower is of significance as a rare form of a World War One memorial, which more commonly took the form of a stone obelisk located in the centre of a town. There are only five other known War Memorial Lookout Towers in the State and this is the only one in the Shire of Nillumbik. The War Memorial Tower is also unusual for its rustic architectural expression using local rubble stone and minimal ornamentation, which was purposefully chosen for the tower, to reflect the largely rural character of the Shire and to set it apart from the more polished urban manifestations of memorialisation. (Criterion B)

The Memorial Park is of aesthetic significance for its setting on a prominent hill with landmark evergreen plantings (Cypress trees) to the north, south and west boundaries of the original park, other specimen plantings and stone tower at the highest point offering magnificent views of the district. The views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting. The War Memorial

Tower and c.1927 Caretaker's Cottage are of aesthetic significance for their rustic styling and use of random rubble stone quarried locally, reflecting the largely rural character of the former Shire of Eltham. The fire spotter's cabin on the top of this tower installed originally in 1974 and replaced with the current cabin in 2010 detrimentally impacts on this aesthetic significance. (Criterion E)

The Memorial Park is of social significance as a commemorative focus for the Nillumbik community to remember those who fought in the Wars. The primary role of a memorial was to enable commemoration of the enlisted and fallen. In the early years there was great immediacy with the presence of the parents of the fallen at the services. The Memorial Park is of social significance for its representation of community strength demonstrated by the involvement of locals in its establishment, through community committees and leagues, fund raising efforts and continuing community involvement in its care and how it has evolved. This is also demonstrated in the ongoing need to honour, memorialise and tell stories at the site, including the need to acknowledge the previously unacknowledged traditional owners of the land, which saw the construction of the Moor-rul viewing platform in 2008. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

The recommended revised (increased) extent for the HO49 Heritage Overlay listing is provided below:



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

External Paint Controls <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	Yes – mature planting including Monterey Cypress, English oak,

	Eucalyptus botryoides, & Livistona australis, 'Lone Pine', chusan Palms (Trachycarpus fortunei), Cedar (Cedrus Deodara), Sugar Gum (Eucalyptus cladocalyx), Manna Gum (Eucalyptus viminalis)
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – caretaker's cottage
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	Yes
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

References

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Title: Charnwood, 870 Arthurs Creek Road, Arthurs Creek

Identified by: Trethowan

Prepared by: Trethowan Architecture

Address: 870 Arthurs Creek Road, Arthurs Creek

Name: Charnwood	Survey Date: 2022
Place Type: Orchard Farming	Architect: Unknown
Grading: Individually Significant	Builder: Unknown
Extent of Overlay: To property boundary	Construction Date: From c.1863 – c.1900



View of Charnwood from rear of Arthurs Creek Mechanics Institute. Source: Samantha Westbrooke, 2015.

Historical Context

The first squatters arrived in the Arthurs Creek area in 1837. The Reid's run 'Hazel Glen', where the original stone and mud house survives, lay on the southwest. The Bears' 'New Leicester' lay on the northwest, the Macfarlane's 'Ard Chattan' lay between Running Creek and Arthurs Creek, and the Smiths 'Glen Ard' lay to the west of Running Creek (Hicks 1988:6). Most of the land west of the Plenty River was sold by the mid-1840s. The land to the east, including the Arthurs Creek area, which was forested and hilly with poor sedimentary soils, was considered 'cattle country' and remained under grazing leases for longer (Hicks 1988:13).

The more open undulating country between the Yan Yean Reservoir and Arthurs Creek/Deep Creek was bought at Crown Land sales in the mid-1860s (PROV, VPRS 16171/P1/6, Linton-2). Under the 1860 Land Act, the remaining grazing leases were revoked. The eastern margin of the Parish of Linton, including the Arthurs Creek locality,

was surveyed in 1856 but remained unsold. Lots 16, 17 and 24 of this survey were the first to be selected in c1861 by C. Vaughan, M. McLaughlin and W. Watson (Department of Crown Lands and Survey, 1856). The remainder of the Arthurs Creek area became the Upper Plenty Farmers' Common (later Whittlesea Common) in 1861. An area to the east of Arthurs Creek was proclaimed as the Arthurs Creek Common in 1871 (Vic Gov Gazette, 26 March 1861, No.48:632; PROV, VPRS 0242/P0, file C90869). Most of the European settlers in the area were orchardists and dairy farmers, the most famous of which were the Ryders and Drapers (PROV, VPRS 16171/P1/6, Linton-2). The homesteads of the 1860s such as those of the Ryders and Murphys were typically slab huts (PROV, VPRS 627/ P1, Unit 235, File No 19301). Butter, eggs and poultry were often the first source of income.

A village began to appear in the early 1870s, with the Primitive Methodist church established in 1873, the school opened in 1876 and the Mechanics' Institute in 1878. The Arthur's Creek Fruitgrowers' Association formed in 1890 and held meetings and competitive exhibitions of fruit at the Mechanics' Institute (Argus, 14 May 1890:6). Daily mail services started in 1889. By 1899 George Murphy had built a post office and store (E&WSA& DCVA, 26 April 1918 :3; Payne 1975:191). The settlement would expand little after this point. In the late 1880s there were 1500 acres under fruit within a three-mile radius of Arthur's Creek. The extension of the railway to Yan Yean in 1889 made transport to market easier and quicker (Argus, 21 October 1889:9).

Poor prices during the Depression compounded the decline, and by the late 1930s all but the largest and most progressive orchards were unprofitable. Orchards were cleared and the land turned over to sheep. Markets for lamb and wool were variable and while the larger farms survived on sheep, the smaller holdings reverted to dairying and pigs. By the 1970s beef cattle were becoming more profitable. Orchardling continued at Glen Ard, which by 1975 was reputedly the largest orchard in southern Victoria (Five Pear Trees, Apted's Glen Ard Orchard, 120997). The township had about 350 residents at the 1996 census (Hunter-Payne, 2008).

History

Charnwood

Charles Draper, his wife Catherine and their children, arrived from Liverpool to Hobson's Bay in April 1853. Charles was a wheelwright and worked at Fulton's Foundry in Melbourne. The family became tenant farmers at the Donaldson's property at Kangaroo Ground (Payne 1975:78). Charles Draper first selected land under the mainstream selection provisions of the Land Act 1862, Sections 21 and 22, acquiring Lots 28A and 28B Parish of Linton. Between 1862 and 1876 the Drapers obtained freehold over their selection, as well as the adjacent Lot 2B Parish of Queenstown (Vic. Dept. Land and Survey 1856 and 1888). The earliest homestead buildings, on the west side of Running Creek near its junction with Deep Creek, probably date to around 1863 at the beginning of their freehold. The first two acres of fruit trees were planted in 1864, with the next planting in 1867 (Payne 1975:90).

The whole property was named 'Charnwood' after the forest in Leicestershire. Charles was said to have brought his first trees from the orchards of Kangaroo Ground (Payne 1975:90). The Drapers were not the first orchardists in the area. Robert Whatmough's orchard on the Plenty River just north of Greensborough was bringing in £700 a year during the gold rushes (EO&S&EBR 28 February 1890:3). It was noted in 1865 that the orchardists of the Plenty River had the best crops of apples and pears. On Diamond Creek, orcharding closely followed gold. Orchards started to replace vines in East Bourke by 1867 (Edwards1979:70).

By 1875 the Drapers had forty acres of orchard and were adding a further two to four acres annually. Dairying was carried on at first to make a living while the trees were growing.

Charles' treatment of trees was unorthodox for the time, as he did not prune during the winter, allowing the trees to "grow as nature pleased". Still, his yields were high, and other local growers followed his example. He also successfully stored apples in "camps" on the ground, surrounded by palings. The orchards ran in strips along the creeks, with occasional areas on the hillsides (*Australasian* 29 June 1889:15). At its peak Charnwood had around 160 acres of orchard. The Drapers took pride in the great number of fruit varieties grown, often with only a few trees of each, and there were over 400 varieties in the Draper's apple orchard alone (*Australasian* 29 June 1889:15).

In the 1890s James Draper's third son James began to take over the running of the orchards from his father. James had been instrumental in the formation of the Arthurs Creek Fruitgrowers' Association in 1890 and continued as an office bearer (*EO&S&EBR* 16 May 189:3 and 28 October 1898:5). He also began to appear as an exhibitor of fruit (*EO&S&EBR* 18 March 1892:2 and 22 February 1895:2). In c1900 James Draper moved a few miles west to the grazing property later known as 'Barton Hill' where he built a new house (*EO&S&EBR* 22 March 1901:2). It appears that James' attention was now focused on his new property, as in 1901 tenders were invited for the lease of a portion of Charnwood orchard (*EO&S&EBR* 19 April 1901:2). In 1903 the 335 acres of Charnwood were subdivided into five lots; four were sold over the next few years, but the homestead lot of 78 acres was retained (*Reporter (Box Hill)* 13 November 1903:7, CT:V2919 F583754 and S&McD 1903).



Figure 1: Subdivision plan of the Charnwood property. The homestead is at Lot 2, not for sale. Source: Sands & McDougall Ltd, 1903, State Library of Victoria.

Charles died in 1909 and after legacies were accounted for the estate was valued at over £14,000 (*EO&BER* 16 November 1906:2, *Bendigo Advertiser* 2 June 1909:7). Probate papers show the 77-acre homestead block included a four-roomed brick house, a four-roomed timber house, stables and other outbuildings (PROV, VPRS 28/P3, 111/626). The sale advertisement shows that the homestead block was divided into seven paddocks with seven acres of orchard, two acres in vines, and seven acres in crop. Improvements

consisted of a weatherboard house of nine rooms (presumably the same house referred to in probate papers, but does not mention the brick house), brick kitchen, two conservatories, stable, and outbuildings (*Argus* 10 July 1909:3).

Titles reveal that James Draper purchased the Charnwood homestead block and the adjoining 23-acre lot in September 1911 (CT:V3277 F655383). Now the only living son, James continued to manage the orchards at Charnwood. A number of orchards in the area were beginning to replace old trees of many varieties with better stock and less variety, as demanded by the market (*Australasian* 3 September 1910:10). James, however, may have put more energy into 'Barton Hill' for in 1913 he was fined for failing to eradicate black spot and codlin moth from his orchard at Charnwood (*EO&EBR* 20 June 1913:3). By 1918 the decline in orcharding throughout the district had largely taken its course.

Maria Pickard (Charles Draper's daughter) remained living in the big house at 'Charnwood', but the farm was no longer active (*E&WSA&DCVA* 26 April 1918:1). When Maria died in 1925 she owned no real estate (*Argus* 25 July 1925:16). It appears that no one lived at Charnwood for a number of years after Maria's death. The remains of the orchards were probably removed during this period. In 1939 James was still managing Charnwood, but by the time he died in 1940 the land was being used for grazing and the Charnwood homestead block featured only "an old disused house and stable out of repair" (*E&WSA* 28 June 1940:2). At James' death Charnwood passed to Thomas Barton Draper and James Chester Draper. By 1960 James Chester Draper of East Brighton was the sole owner (CT:3277 F655383). Arnold Mervyn Draper of 'Barton Hill' acquired the property the following year. After his death in 2004, Henry Chester Draper acquired the property in 2007. The land is now used for grazing.

Charles Draper

Charles Draper, alongside John Ryder, was instrumental in the development of the orcharding industry in the district. Both men selected land on the same day in 1863 and established orchards (TEH 2016:69). Charles' fruit was exhibited at various international exhibitions between 1873 and 1895 including in Sydney, Vienna, Philadelphia, Melbourne and London. At the 1895 Intercolonial Fruit Show in Hobart Draper won a 'champion prize' for the finest collection of apples and gave a lecture on filberts (related to hazelnuts) which he had grown at Charnwood (*Australasian* 2 November 1895:13).

Charles was prominent in a number of organisations pursuing the interests of fruit growers. From the early 1870s Charles displayed fruit at the shows of the Horticultural Society of Victoria and was an office bearer in the society (*Argus*, 8 March 1872:7; 3 May 1872:3 and *South Bourke Standard* 22 March 1872:3). Charles helped to establish, and was the first president of, the Arthurs Creek Fruitgrowers' Association, formed in 1890 (*Argus* 14 May 1890:6) and a member of the Whittlesea Agricultural Society (*Yea Chronicle* 29 April 1909:2).

Charles was active in many other aspects of the community life of the district. He became a magistrate of the central bailiwick in 1878 and a Justice of the Peace in 1885 (*Argus* 16 November 1878:8 and 11 July 1885:10.). He was also a councillor and several times president of the Shire of Whittlesea (*Yea Chronicle* 29 April 1909:2). He was a trustee for both the Mechanics Institute and the Linton (Arthurs Creek) Cemetery (Draper, 2010). Draper, along with other local identities, was instrumental in establishing Doreen's first school, a non-denominational Common School opened in 1867 (TEH 2016:68). And as part of the Arthurs Creek Fruit Growers association which campaigned for a local railway and hoped to establish a cool store in the district (THE 2016:69).

Description & Integrity

The property at 870 Arthurs Creek Road, known as Charnwood, is a large tract of land in a pastoral setting (Figure 2 and Figure 3). Deep Creek, Running Creek and Arthurs Creek run through the property, with the latter forming its eastern boundary. The property is accessed via a driveway from Arthurs Creek Road at the south-west, near the Arthurs Creek Primary School. Built structures are concentrated at the north-west of the site, and include a farmhouse, stables and various outbuildings (Figure 2 and Figure 4). The present-day site boundaries match Lot 2 of the 1903 subdivision (Figure 1).



Figure 2: Aerial view of Charnwood at 870 Arthurs Creek Road (large central property, the built structures are circled) within the local context. Source: Nearmap, image dated February 2022 accessed April 2022.



Figure 3: Planning map showing the property boundaries (indicated in blue). Source: VicPlan, accessed April 2022.



Figure 4: Closer view of the built structures at Charnwood, as labelled. Source: Nearmap, image dated February 2022, accessed April 2022.

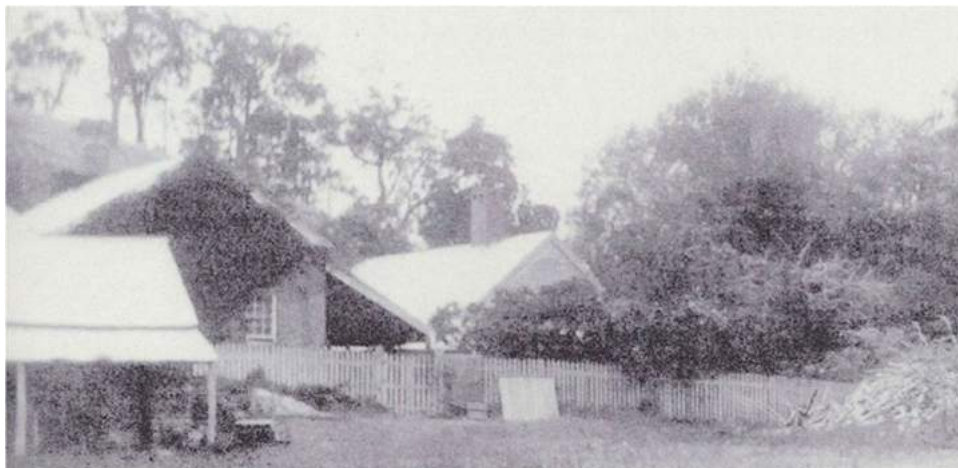


Figure 5: An early photograph of Charnwood c. 1940s (original timber slab house in the bottom left corner). Source: Provided by Charles Draper.

The built structures at Charnwood (Figure 4) include the early brick house with additions, brick stables, which are substantially intact and the ruins of the glasshouses and other outbuildings. The packing shed, which must once have been a hive of industry does not survive and neither does the early timber slab hut, however there may still be evidence of this building, which was in close proximity to the existing brick house (Figure 5). There may be remnants of the original garden surrounding the house.

Both the house and the stable are of soft bricks, which were made on site using clay from a pit at the rear of the stables (B Draper, pers. Comm., 16 June 2015) The house comprised a gabled structure and a half gable, half hip wing. Aerial imagery shows the house now comprises two gabled sections, parallel but offset from each other, and the half gable, half hip wing projecting perpendicular (Figure 6). It is possible that a second gabled wing was added as a later addition to the house. There is also a deck area at the north of the house.

The stables are a simple gable form with three windows and two doors on the front elevation.

There are a few fruit trees, which are remnants of the large orchard, remaining on the creek flats at Charnwood. The site also contains recent sheds and outbuildings.



Figure 6: Closer view of the farmhouse, note the second gabled section at the east. Source: Nearmpa, image dated February 2022, accessed April 2022.

Comparative Analysis

Charnwood at 870 Arthurs Creek Road can be compared with other early farming complexes, particularly orcharding properties, and nineteenth-century brick houses. Orcharding was a dominant industry in the district from the late nineteenth century until the interwar period. Other orcharding properties already on the Heritage Overlay include 830 Cottlesbridge-Strethewen Road, Arthurs Creek (HO29) and 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). Both these properties, however, date from the 1920s, after the industry's peak. Charnwood, on the other hand, dates from the beginnings of this industry and demonstrates all phases up to the industry's decline.

Farming Complexes

Ryder's House and Barton Hill Complex, 75 Running Creek Road, Arthurs Creek (HO245) is historically and architecturally significant to Nillumbik for its association with local pioneering family the Drapers, and as an illustration of early twentieth century orcharding.

Barton Hill was established by James Draper, son of Charles, in about 1900. James relocated John Ryder's old slab dwelling there, from Arthurs Creek. John Ryder and Charles Barton were two of the earliest selectors at Arthurs Creek. In 1862 Ryder selected land on the site of the present township of Arthurs Creek and erected his dwelling on the area known as Ryders Flat, near where Arthurs Creek school now stands. Ryders Dwelling has been used as a kitchen and pantry at Barton Hill (Gould, 1991).

Both Charnwood and the Barton Hill complex retain early buildings associated with the original farming practices, and both are associated with the important Draper family. However, Charnwood has a greater connection to both the Draper family and the establishment of the dominant orcharding industry.

Tregowan Farm complex, 310 Doctors Gully Road, Doreen (HO193) is historically significant for its association with the fruit growing industry in Doreen in the 1860s.

The complex comprises three main groups of buildings, a remnant orchard of plum and pear, and mature trees. Outbuildings include timber packing shed, barn and a hayshed. The homestead comprises four buildings, the earliest is a two room house probably built in 1866 from local timber. The kitchen was also a living and sleeping space, and includes two fireplaces. A food storage room is located on the cool south side of the house (Gould, 1991).

Tregowan Farm was established c1866 by Richard Bassett, one of the earliest settlers to Doreen. Both Tregowan Farm and Charnwood are associated with important pioneer families associated with orcharding, and involvement in various civic organisations. Gould notes that both Tregowan Farm and Charnwood were 'at the forefront of orchard development in the late nineteenth century' (Gould, 1991). The properties are comparable in terms of historical and associational significance to Nillumbik.



Figure 7: Aerial view of the buildings at Tregowan Farm. The original kitchen with two chimneys is visible at left of the main house, top of image. Source: Nearmap, image dated February 2022, accessed April 2022.



Figure 8: View of the original kitchen (used as a living space) with its two brick chimneys, dated c2010. Source: realestate.com.au

Thornholme Residence, 180 Doctors Gully Rd, Doreen (HO192) is significant as a Victorian (c1870) and Edwardian-era farm complex associated with the pioneering Creighton family, who have been in the district since the mid-nineteenth century (TEH 2016:68). The complex comprises a variety of weatherboard buildings including a house (extended), stables, cottage and woolshed, with a variety of later outbuildings.

Thornholme and Charwood are comparable as examples of early farming properties that are associated with significant pioneering families. The complex at Thornholme retains several original structures and elements, providing evidence of the variety of structures required for farming. Charnwood retains only the farmhouse and stables.

The Charnwood farmhouse is distinguished as a rare example of a brick farmhouse. The majority of farm structures of this period were of timber, which was a more economical and easily sourced material.



Figure 9: Timber stable complex at Thornholme. Source: Shire of Whittlesea Heritage Study, 1991.

Brick Houses

Brick House, 88 Pitt Street, Eltham (HO155) dates from c1861 house and is historically and aesthetically significant to the Shire of Nillumbik. It is associated with the prominent local builder and bricklayer, George Stebbing, who built it as his own home. Stebbing was also responsible for the construction of some of Eltham's principal township buildings, some of which are also in a Heritage Overlay (HO146, HO459, HO118 and HO154). It is aesthetically significant as a rare surviving example of the modest homes constructed for and by artisans within the early Eltham township. (Bick & Kellaway 1992)

Both houses at Pitt Street and Charnwood are modest, gable-roofed structures reflecting the development of early vernacular construction. Charnwood compares favourably as a rare example of a Victorian-era brick farmhouse, a typology that is more commonly of timber.



Figure 10: Brick house at 88 Pitt Street, Eltham. Source: Bick & Kellaway, 1992.

Vicarage (Dendy House) at St Margaret's Anglican Church, 79-83 Pitt Street, Eltham (HO154) dates from the 1860s and is significant for its association with local builder George Stebbing, and for its connection to the oldest church in the area. The site is also listed on the Victorian Heritage Register (VHR H0459).

The brick farmhouse at Charnwood is a more modest structure, but both dwellings are of simple gable-roofed forms. The Vicarage is distinguished by the use of polychromatic brick and the association with the early church community. The house at Charnwood is unusual as an example of a brick farmhouse.



Figure 11: Brick Vicarage at 79-83 Pitt Street, Eltham. Source: Bick & Kellaway, 1992.

Shillinglaw Cottage, 4 Panther Place Eltham (HO146) dates from c1878-1880 and is historically significant as one of the Shire's oldest buildings, and for its association with pioneers George Stebbing (builder) and Phillip Shillinglaw. The cottage was relocated and reconstructed in the 1960s. The original dark-coloured brick ends and Flemish bond laying pattern remain and are unusual.

Shillinglaw Cottage is distinguished by its fine and unusual brickwork, associated with noted early builder George Stebbing. Both this and the farmhouse at Charnwood are modest, gable-roofed structures, and are very early structures within the Shire. Both are associated with important pioneers and demonstrate different aspects of the Shire's development.



Figure 12: Shillinglaw Cottage. Source: Bick & Kellaway, 1992.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

Charnwood, at 870 Arthurs Creek Road, Arthurs Creek is of historical significance as one of the first settlements in Arthurs Creek, settled as a result of the 1862 Land Act. It is significant for its demonstration of the former prominent orchard industry in the area and in particular for its associations with orchardist Charles Draper. Charnwood represents one of the shire's key historical development periods - the heyday of fruit-growing industry between 1880 and 1910. At its peak in the 1880s, Draper's property was one of Victoria's most important orchard properties with around 160 acres of orchard.

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

N/A

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

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

Charnwood, at 870 Arthurs Creek Road, Arthurs Creek is a representative example of a former nineteenth-century orcharding property. Its representative significance as a surviving early orcharding complex lies in its composition of the 1860s red brick farmhouse and a stables located in a picturesque setting on Arthurs Creek. Both the house and stables are constructed from bricks made on the site using clay from a pit to the rear of the stables. The early and extant buildings are evocative of the pioneering spirit and although diminished, the remnant garden and orchard provide an indication of the expanse and productivity of Draper's orchards in their heyday

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

N/A

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Charnwood, at 870 Arthurs Creek Road, Arthurs Creek is significant for its association with Charles Draper. Draper was a pioneer orchardist and active in Nillumbik's community through his involvement as the first president of the Arthur's Creek Fruit growers' Association, a fellow of the Royal Horticultural Society, and as a member of the Whittlesea Agricultural Society. Draper, with others, was instrumental in establishing Doreen's first school, a non-denominational Common School opened in 1867. Arthur's Creek Fruit Growers' Association in 1890, which helped campaign for a local railway and established a cool store in the district.

Statement of Significance

What is significant?

Charnwood, 870 Arthurs Creek Road, Arthurs Creek is significant to the Shire of Nillumbik. Significant elements include the original location, form, materials and detailing of the farmhouse and stables dating to c.1865 and added to up to c.1900.

How is it significant?

Charnwood, 870 Arthurs Creek Road, Arthurs Creek of local historic, representative and associative significance to the Shire of Nillumbik.

Why is it significant?

Charnwood, 870 Arthurs Creek Road, Arthurs Creek is of historical significance as one of the first settlements in Arthurs Creek, settled as a result of the 1862 Land Act. It is significant for its demonstration of the former prominent orchard industry in the area and in particular for its associations with orchardist Charles Draper. At its peak in the 1880s, Draper's property was one of Victoria's most important orchard properties with around 160 acres of orchard. (Criterion A)

Charnwood is of representative significance as a surviving early orcharding complex comprising the 1860s red brick farmhouse and a stables located in a picturesque setting on Arthurs Creek. Both the house and stables are constructed from bricks made on the site using clay from a pit to the rear of the stables. The early and extant buildings are evocative of the pioneering spirit and although diminished, the remnant garden and orchard provide an indication of the expanse and productivity of Draper's orchards in their heyday. (Criteria D)

Draper was prominent in a number of organisations pursuing the interests of fruit growers. From the early 1870s Draper displayed fruit at the shows of the Horticultural Society of Victoria, Sydney, Vienna and Philadelphia, and was an office bearer in the Society. Draper was the first president of the Arthur's Creek Fruitgrowers' Association, which was formed in 1890. He was also a fellow of the Royal Horticultural Society and a member of the Whittlesea Agricultural Society. Draper was active and contributed in many aspects of the community life of the district. (Criterion H)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Trethowan

Proposed Extent



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Title: Oak, former Sylvadale homestead 477 Broad Gully Road Diamond Creek

Identified by: Peter Mills and Samantha Westbrooke

Prepared by: Trethowan Architecture

Address: 477 Broad Gully Road Diamond Creek

Name: Oak, former Sylvadale homestead	Survey Date: N/A
Place Type: Tree	Architect: N/A
Grading: Locally Significant	Builder: N/A
Extent of Overlay: Tree Protection Zone	Construction Date: c.1898





The former homestead, much altered, with oak indicated.

Historical Context

Early History of Diamond Creek

Although Crown Land in Nillumbik Parish was offered for sale in 1852 there were few buyers. A government township was reserved on the west of the Diamond Creek at this time but it was neither subdivided nor sold until 1866. In 1863 the Diamond Reef was discovered on land purchased by Dr John Blakemore Phipps in 1854 east of the creek. The rush to Diamond Creek began and soon Phipps was renting sections of his land, which he later subdivided to miners. In effect the development of Phipps land for gold mining was the beginnings of Diamond Creek, which was soon bustling with gold seekers. In 1866 the government proclaimed Diamond Creek as a township. Many of the important community buildings were established by the early 1870s. By the second half of the 1880s the locality was being carved up rapidly into a dominant pattern of numerous small lots of around 20 acres. These were taken up under occupation licenses, first under Section 49 of the *Land Act 1869* and later under Section 65 of the *Land Act 1884*. Diamond Creek's population peaked around the turn of the century then seemed to fall away again in the early twentieth century (Graeme Butler & Associates 1996, p.36).

Site History

477 Broad Gully Road

An 1882 plan of the Greensborough Parish shows the subject site as part of Lot 37 Section A, 128 acres. Milthorpe and Larson Roads are not yet formed ('Greensborough County of Evelyn', J. Folwarczny, 20 March 1882, Department of Lands and Survey Melbourne, SLV map collection). By 1893 the northern part of the lot defined by the formation of Milthorpe Road on the west and Larson Road on the south was divided from west to east into three Section 65 occupation license holdings. These were held by C. Norman, I. (Isabelle) W. Apted and G.J. Apted. They appear to be early Section 65 licenses, with the Apteds having Lands Department file numbers 5 and 7 ('Greensborough, County of Evelyn', T.F. McGauran, 1893, Department of Lands and Survey Melbourne, SLV Map Collection). G.J. Apted's license, which encompassed the subject site, commenced in 1888. By 1893 he was having difficulties paying the rent and this was compounded by damage by the big bushfire, which hit Diamond Creek in 1894. In 1894 G.J. Apted was living at Arthur's Creek

and there was no residence on the land (Thomas Jackson Wadeson File No.5954/42.44, VPRS 5357/P0 Unit 3308).

In 1895 G.J Apted and his wife Isabelle W. Apted applied to transfer their licenses (by this time described as occupying Lots 37c and 37d Section A) to R. Wadeson. The land was fenced but there were no buildings on either lot. The land was reclassified as not auriferous and suitable for selection, and Thomas Jackson Wadeson applied to select the 38 acres under Section 42 of the Land Act 1890 in 1898. It appears that at first Thomas Wadeson leased Lot 37d and his wife Priscilla Wadeson leased Lot 37c (Thomas Jackson Wadeson File No.5954/42.44, VPRS 5357/P0 Unit 3308).

Priscilla Lean and Thomas Jackson Wadeson, both of Diamond Creek, married in 1891, and their child Lancelot was born in Diamond Creek in 1894 (BDM Victoria Events 6851/1891, 19989/1894. The Age, 5 December 1891:5). Priscilla was born in 1872 at Diamond Creek to William John Lean and Mary Ann (Edwards). Thomas Jackson Wadeson's father Thomas and mother Ann (Jackson) had selected Lot 11 Section 22 Parish of Nillumbik, 25 acres, on the northwest edge of the Township of Diamond Creek, and obtained freehold in 1874 (Nillumbik Parish Plan sheet 1). At Thomas Wadeson senior's death in 1891 Thomas Jackson Wadeson's brother Edward Dawson Wadeson inherited Lot 11 Section 22 (Thomas Wadeson will File 47/836, VPRS 7591/P2 Unit 189).

The 1901-2 Heidelberg Shire rate book shows Priscilla on Lot 37c with a house, and Thomas on 37d with no house. Thomas also occupied lot 39b, 19 acres immediately to the south, which he may have purchased (Heidelberg Shire Greensborough Riding rate book 1901-2, VPRS 2870/P0 Unit 14). In 1904 T.J. Wadeson applied for another lease for the consolidated lot of 37c and 37d. The Wadesons had now occupied the block for 6 years and had built a 4- roomed weatherboard house with attached kitchen, as well as stable, chaff house in paling, and hay shed and wagon shed in dab (probably sapling and dab) with iron roof. 11 acres had been cleared and planted with orchard. The remaining 28 acres had been ringbarked and "scrubbed" (Thomas Jackson Wadeson File No.5954/42.44, VPRS 5357/P0 Unit 3308). It thus appears that the oak was most likely planted once the Wadesons occupied the block in c1898 (Thomas Jackson Wadeson File No.5954/42.44, VPRS 5357/P0 Unit 3308).

The Wadesons obtained freehold to the land, now described as Lot 45 Section A, in 1910. The description of the house at this point remains the same as in 1904, and the orchard had increased to 13 acres (Greensborough Parish Plan. Selected under Sections 42 and 44, Lands Dept. File No. 5954). In 1910 Thomas also selected Lot 39, 16 acres just across Broad Gully Road, and he obtained freehold in 1915.

The property was known as 'Sylvadale' by 1914 (Evelyn Observer & Bourke East Record, 6 November 1914:3). By 1919 Thomas had also acquired Lot 39c, 19 acres to the south of Lot 39b (Heidelberg Shire Greensborough Riding rate book 1919-20, VPRS 2870/P0 Unit 179). The homestead was now at the centre of an orchard property of 95 acres, built up out of 5 former Section 65 holdings.

Description & Integrity

The large oak, appearing to be over a century old, stands near to the former homestead. The house contains a substantially altered weatherboard c.1900 residence facing east to Broad Gully Road. There is also a large pine nearby. There are two large outbuildings on either side of the rear drive behind the house and what may be remnant orchard plantings to the north east and south of the residence. The site demonstrates the seizing of opportunity of Section 65 blocks, with the successful accumulation of close to 100 acres over 30 years. The old chimney emerging from surrounding later house indicates old

dwelling was likely incorporated into the new homestead, but it has been extensively redone. The age of the outbuildings is not known, but they do not appear to be original and are utilitarian in design and of predominantly corrugated iron construction.

Comparative Analysis

Comparators are provided for the oak tree, which is the only extant intact heritage item on the site.

The Oak

The Oak canopy spread is approximately 13m radius as measures from Google Earth, which seems comparable with a small group of the largest oaks already included in the Heritage Overlay, and more healthy than others of the scale. This tree is the only one associated with theme of small lot settlement. The tree appears to be around the same age/size as other oaks on the Heritage Overlay. Other comparable oak trees on the HO include:

- The 13m radius is similar to the radius of the oak at 'Trenowin' 83 Lambert Road, Diamond Creek (HO166). The tree is individually listed HO176 and historically associated with Laurey family.
- Wippel's Oak HO99 c1880 Large example but in declining health 14m canopy spread. As per Donaldson's Oak, seed collected in England.
- Donaldson's Oak HO39 c1880 English Oak, of provenance supposedly from acorn collected from Great Windsor Park 1878 by the "pioneer settler" Donaldson and "one of the largest in the shire" (VHD). The radius measured at 11.5m.
- HO241 includes English oaks at the rugby field end of Pitt St Eltham. One tree here appears on Google Earth to have a 14m radius.
- Two English Oaks (3 on citation) are included in HO235 270 Mt Pleasant Rd. These are about 10m radius and are noted as "typical plantings for early farms in the area which now are uncommon at this maturity" (VHD)
- HO171 Mrs Meglin's House and Special School 3 contains oaks only about 8m radius.
- HO102 Pigeon Bank – residence 450 Kangaroo Ground –Warrandyte Rd, Kangaroo Ground Only about 10m radius

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the Shire of Nillumbik's cultural or natural history (historical significance).

The site is of historical importance for its association with the prominent Wadeson and Apted families who were prominent orchardists. It is of historical importance for its demonstration of the orcharding industry in the area, which was a common source of livelihood around the 1900s in the Shire. The house has been enveloped by new structures, with only the old chimney visible. The age of the outbuildings is not known, but they do not appear to be original and are utilitarian in design and of predominantly corrugated iron construction. For these reasons only the oak is notable as an extant reminder of the former homestead and its historical associations. The size of the oak close to the residence demonstrates the settlement on the land in the late 1890s, and the exotic planting represents the favour at the time given to European species in domestic settings.

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

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

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

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

The oak tree located adjacent to the house is of aesthetic significance for its scale and span and is a landmark demonstrating the early settlement of the area.

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

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

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the Shire of Nillumbik's history (associative significance).

Statement of Significance

What is Significant?

The oak tree at 477 Broad Gully Road, Diamond Creek, is significant.

How is it significant?

The oak tree at 477 Broad Gully Road, Diamond Creek is of local historic and aesthetic significance to the Shire of Nillumbik.

Why is it significant?

The property at 477 Broad Gully Road, Diamond Creek is of local historic significance for its association with prominent families in the Nillumbik Shire - the Wadeson and Apted families and for its association with their occupation of this site at the turn of the twentieth century. The size of the oak close to the residence demonstrates the settlement on the land in the c.1900s. (Criterion A)

The oak tree at 477 Broad Gully Road, Diamond Creek is aesthetically significant for its scale and span and is a landmark demonstrating the early settlement of the area. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Nillumbik Planning Scheme.

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

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

Identified By

Mills & Westbrooke

References

Butler, Graeme & Associates. (1996). Nillumbik Shire Heritage Study Stage 1, Review, Heritage Survey and Environmental History. Greensborough: Shire of Nillumbik.

Evelyn Observer & Bourke East Record, as cited.

Heidelberg Shire Greensborough Riding rate book, as cited.

Public Records Office of Victoria

Victorian Heritage Directory.