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<b>Name</b>	Warranbine	<b>Reference No</b>	
<b>Address</b>	125 Wattle Valley Road, Camberwell	<b>Survey Date</b>	27 September 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1892	<b>Previous Grading</b>	B



**Extent of Overlay**

To title boundaries.

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**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     Rec.    BPS Heritage Overlay

**History**

James Lambert Baillieu, a warehouseman and Michael Trohy (?), an accountant, owned Lot 24 on which a brick house was built in 1892.<sup>1</sup> James Baillieu moved from Lisson Grove, Hawthorn to this property and, according to rate books, owned and occupied the eight roomed dwelling until his death in 1900.<sup>2</sup> Michael Trohy(?) was also listed as an owner in 1895-96 and an occupier 1894-96.<sup>3</sup>

After James Baillieu's death Elizabeth Mary Baillieu, probably his widow, owned and occupied the property now named *Warranbine*, until after 1905-6.<sup>4</sup> A Mrs L. Baillieu occupied the residence in 1910 when it was purchased by John Johnson Smart, an architect.<sup>5</sup> Smart was the owner-occupier of *Warranbine* until his death after 1916 when the Executors for John J. Smart were listed as owners in the rate books and Amy Smart as the occupier.<sup>6</sup> The property was leased to William J.P. Howe, a civil servant, in the late 1920s and Miss G.M. Roberts in the 1930s.<sup>7</sup> During this time the land associated with the property almost doubled in size, from 170 feet x 300 feet in 1915 to 341 feet x 454 feet in 1920, and in rates from £70 in 1915 to £150 in 1920 and £200 in 1925.<sup>8</sup> Mrs Cora Halkyard purchased the property in the early 1930s but continued to lease it until in the late 1930s, she resided there with A.J.S. Halkyard.<sup>9</sup> Ivo K. Robb had become the owner-occupier of the residence by 1950.<sup>10</sup>

James Lambert Baillieu was born in 1855 and began his mercantile career as a junior with a firm known in 1900 as Paterson, Laing & Bruce. In the twenty-five years he worked for the firm he rose from correspondent clerk to manager of departments and a traveller in Tasmania. Having reached the highest post attainable in the firm, he commenced his own business in 1894 as a soft goods manufacturing agent, in partnership with a Mr. Austin. They represented a well known London firm Messrs. Bradbury, Greatorex & Company Ltd. Married but without children, he died at the age of forty-five years.<sup>11</sup>

(G Butler, Camberwell Conservation Study 1991)

### **Description & Integrity**

*Warranbine* is a symmetrical-fronted single-storey brick house set in a large garden though one section, the present No. 127, was subdivided from it in recent years. The east elevation, facing Wattle Valley Road, is dominated by two equal gables, expressing two bedrooms, half timbered and jutting out over a timber-framed verandah marked by a gablet at the centre, over the entry to the front door. The two major gables are tied together visually by a simple transverse ridge line running behind them. The verandah returns at each corner. To the north the elevations break up into asymmetry, in front of a family room and bedroom grouping on the north (Hampton Grove) side, and on the south a long elevation, punctuated by a canted bay out of the living room, pushes through toward the rear of the site. The front walls are stuccoed externally

The house was extended to the south and north in 1978, to designs by Richard Fakhry.<sup>12</sup> Other than for these works, the main alteration that has occurred is the overpainting of the exterior.

*Warranbine* was owned by the architect John James Smart between 1910 and 1916 and Graeme Butler has suggested that Smart may have undertaken earlier alterations. This has not been confirmed. The only previous recorded alterations to the house were unspecified, in 1936, and renovations with a small extension in 1951.<sup>13</sup> A swimming pool was being installed when the site was visited for this survey.<sup>14</sup>

The fence was replaced with another picket design in 1972, after a council deliberation on its height.

### **Historical Context**

This area was developed from the 1890s, with *Warranbine* one of the earlier residences to be constructed. The 1929 MMBW Detail Plan no 75 shows a series of substantial Victorian and Edwardian villas along the street; subsequent development occurred in the interwar period.<sup>15</sup>

### **Comparative Analysis**

*Warranbine* is an early and assured example of a strongly Old English house of the 1890s. Its direct counterparts are GHM Addison's Brisbane essay in the Old English manner, published in the *Builder and Contractor's News* in 1890, and more locally Guyon Purchas' *Tay Creggan* in Yarra Street Hawthorn, being built the previous year. There had been a smattering of conspicuously Old English adaptations earlier, but as with *Tay Creggan*, *Warranbine* is in the process of adaptation to what would become Federation forms. In that, it has parallels with the similarly sized 622 Riversdale Road, built in the same year (q.v., B-graded). *Warranbine's* verandah has prominence and is a distinct episode readable in its own right (a Federation characteristic); it is played off in a direct juxtaposition against the projecting half-timbered gables, as in developed Federation houses. As in Federation houses, the composition is tied together with a simple roof profile dominating and controlling the two large gables facing Wattle Valley Road. The timber-framed verandah is a reaction to characteristic 1880s cast iron versions, and typifies the early Federation outlook in architecture. The composition is simple but forceful and the relative plainness of the massing works well in conjunction with the garden. The windows are plain sashes, as distinct from the elaboration and casements that dominate in the Federation period. As a type, *Warranbine* relates to an established Camberwell mode: the large, single-storey house, but is distinguished from other examples which were more typically in the Italianate mode.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria*

*CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.*

The historical associations with early owners, James Baillieu and John J Smart are of interest but are not considered to elevate the significance of the place.

*CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

*Warranbine* is an early example in Camberwell of a large single-storey villa to adopt a style other than the Italianate, in this case a distinctively Old English mode. The design is distinguished by a strong, simple composition on its Wattle Valley Road frontage, which meshes well with its imposing and lush garden. Much of its interest derives from its early date of construction; appearing in the early 1890s and combining aspects of the developing Federation mode with elements of earlier approaches to design, as in its symmetry. The additions have been unobtrusive and are visibly sympathetic, although the overpainting of the exterior detracts from the presentation of the building.

### Statement of Significance

*Warranbine* is of local architectural and historical significance as an early example in Camberwell of a large single-storey villa to adopt a style other than the Italianate, in this case a distinctively Old English mode. The design is distinguished by a strong, simple composition on its Wattle Valley Road frontage, which meshes well with its imposing and lush garden. Much of its interest derives from its early date of construction; appearing in the early 1890s and combining aspects of the developing Federation mode with elements of earlier approaches to design, as in its symmetry. The additions have been unobtrusive and are visibly sympathetic, although the overpainting of the exterior detracts from the presentation of the building.

### Grading Review

Unchanged.

### Recommendations

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

### Identified By

G Butler, Camberwell Conservation Study, 1991.

### References

*General:* G Butler, Camberwell Conservation Study, 1991.

*Specific:*

<sup>1</sup> Shire of Boroondara Rate Books, 1891-92, 232; 1892-93, 966.

<sup>2</sup> Shire of Boroondara Rate Books, 1893-94, 938 1900-1, 332.

<sup>3</sup> Shire of Boroondara Rate Books, 1894-95, 339; 1895-96, 332.

<sup>4</sup> Borough of Boroondara and Camberwell Rate Books, 1905-6, 290.

<sup>5</sup> *Sands & McDougall Directory of Victoria* 1910; Town of Camberwell Rate Books, 1910-11.

<sup>6</sup> City of Camberwell Rate Books, 1915-16, 591; 1920-21, 864.

<sup>7</sup> *Sands & McDougall Directory of Victoria*, 1925; 1930; 1935; City of Camberwell Rate Books, 1930-31, 16711; 1934-35, 15341.

<sup>8</sup> City of Camberwell Rate Books, 1915-16, 591; 1920-21, 864; 1925-26, 15110.

<sup>9</sup> City of Camberwell Rate Books, 1915-16, 591; 1920-21, 864; 1925-26, 15110; *Sands & McDougall Directory of Victoria*, 1940; 1945-46.

<sup>10</sup> *Sands & McDougall Directory of Victoria*, 1950.

<sup>11</sup> *Australian Storekeepers Journal*, VII-VIII, 1901-2, 31.1.1901.

<sup>12</sup> Drawings dated 7 March 1978 sourced from the City of Camberwell Building Index, #62836, dated 5 April 1978.

<sup>13</sup> Details sourced from the City of Camberwell Building Index, #6585, dated 18 May 1936 (unspecified); and #6908, dated 22 March 1951 ('repairs and renovations'). Outside the house, Cockrams replaced the earlier picket fence, #51950, dated 26 October 1972, and put in a carport: #67293, dated 3 July 1975.

<sup>14</sup> City of Boroondara Building Index, BS-1245/20060022, dated 26 July 2005.

<sup>15</sup> G Butler, Camberwell Conservation Study, vol. 3, citation for Precinct 7.