

The following extract is taken from the "Yarra Bend Conservation Plan", provided by Parks Victoria on 5 March 1999.

7b *Occupation / Area:* YARRA BEND NATIONAL PARK
Significant Feature: GOLF COURSE CLUBHOUSE
Plan Reference: GC

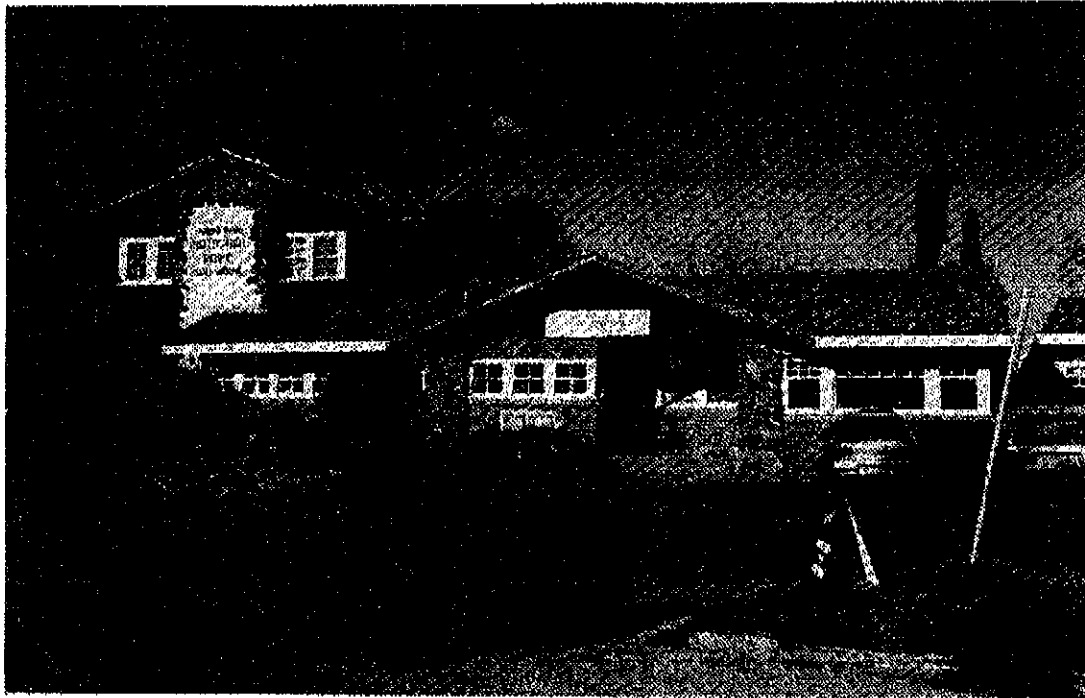


Fig 14. Yarra Bend Golf Course Clubhouse

History & Description

(Principal Reference: - Yarra Bend Park Golf Club House - Significance Analysis - (draft) Context Pty Ltd)

The club house was designed by Percy Everett, Chief Architect of the Public Works Dept., and is built of characteristic natural stone, clay and local timber external finishes. It was completed in 1936, having been designed to reflect the character and popularity of other successful parks with trademark structures such as Wattle Park and Mt. Buffalo Chalets.

The building is a two storey structure comprising club room, refreshment and change facilities on the ground floor, with the curator's residence above, accessed via an external stair which has been replaced in more recent times. It has undergone a number of alterations including the addition of a lower gable roofed extension to the south (1964), some alterations to its external door and window configuration and design, particularly on the east facade, and a number of internal walls and partitions on the ground floor, for the most part carried out in 1985. The first floor residence remains largely unchanged. Despite these changes however the overall character of the building remains intact.

The original external rustic timber log horizontal cladding to the first floor, taken from trees on the site, has been replaced with rough sawn vertical

boards. Remnants of this cladding survive only on three external doors. Most of the original curved eaves struts have been removed, and the eaves line cut back. However, despite the removal of these embellishments, the general rustic character of the building's design essentially remains.

Significance

The Golf Course Clubhouse is of individual State significance for its external rustic architectural character as a gabled Craftsman Bungalow form inspired by the Arts and Crafts movement and contemporary American country clubhouses. It is perhaps the only public building to follow this style in the State, and with its intact garden setting, its stylistic character remains generally intact today. The building's intact original landscape treatment, including clipped hedges, rock walls, paths and pond, are integral to that significance.

Physical Condition

Whilst the building is generally in sound structural condition, due to lack of adequate maintenance over an extended period it is deteriorating rapidly, with peeling paintwork, leaking roofs and decaying external timberwork and joinery. Unsympathetic repairs and services alterations add to the general run down appearance of the building.

Conservation Actions

Undertake an urgent and extensive program of repair and maintenance works to all exterior and interior fabric, to reverse the advancing deterioration of the building.

Maintain the use of the building as a public recreation resource, servicing the adjacent golf course.

Ensure any proposals for alteration or refurbishment of the building are planned and carried out with due sympathy for the retention of the building's significance. Refer any proposed works to appropriately experienced practitioners for heritage impact assessment.

Consider the reinstatement of the recently removed external embellishments in the building's refurbishment program, including the log panelling and curved eaves struts.

Refer any proposals for new structures in the vicinity of the clubhouse to appropriately qualified practitioners for heritage impact assessment.

Financial Considerations

At the time of preparation of this Report, proposals for complete repair and refurbishment of the building are being prepared by the building's leasee. It is recommended that a comprehensive scope of repair works is required to be included in the approval process by the lessor, the cost of these being borne by the leasee.