

The Bend Heritage Precinct Precinct Citation



Burwood Highway, Belgrave

Prepared for

Shire of Yarra Ranges

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Precinct	The Bend Precinct, Belgrave		
Streets	Burwood Highway, Belgrave	Survey Date	2 October 2008, 24 June 2009



Figure 1: Burwood Highway, Belgrave, looking north-east.



Figure 2: Clockwise from top left: 1607 Burwood Highway (c. 1919 ?); contributory); 1609 Burwood Highway (c. 1923; contributory); 1611 Burwood Highway (c. 1921; contributory); 1613 Burwood Highway (c. 1924; contributory).



Figure 3: 1615 Burwood Highway (c. 1923; contributory)



Figure 4: The Bend, c. mid 1920s. Both 1609 and 1611 Burwood Highway are visible.

Source: Picture Collection, State Library of Victoria



Figure 5: The Bend, Main Road Belgrave, late 1920s, looking north-east. 1609 is visible at left, with 1611 visible through the trees.

Source: Picture Collection, State Library of Victoria.



Figure 6: Main Road, Belgrave, c. 1930s, looking west. From right to left: 1615; 1613, prior to alteration; 1611, prior to construction of projecting first floor bay in place of verandah and projecting lower level and demolition of garage; 1609.

Source: Picture Collection, State Library of Victoria.



Figure 7: Cover page, Certificate of Title, Vol. 3299, Folio 720, dated 10 September 1908. The detail shown in the preceding image is the upper-most section of the land shown here.

Source: Land Victoria.

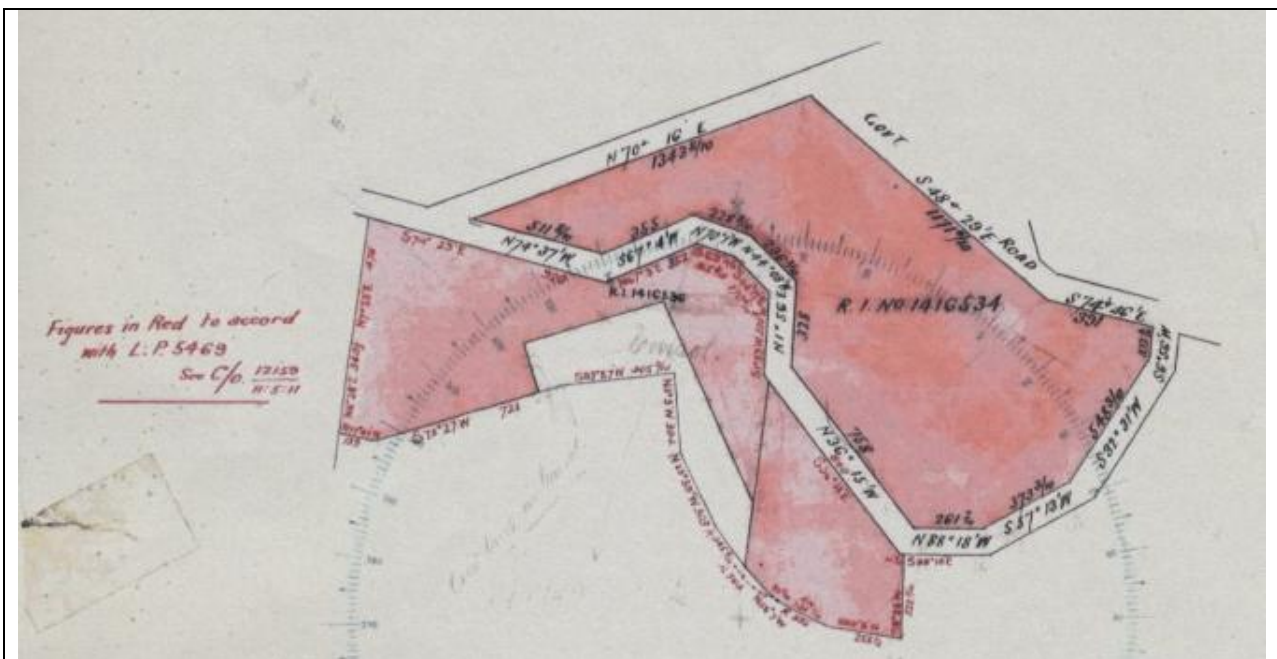


Figure 8: Detail from Certificate of Title, Vol. 3299, Folio 720, dated 10 September 1908. The delineation of the Burwood Highway / Main Street divides the land holding. Wattle Avenue is at top. Source: Land Victoria

History¹

Belgrave is one of the larger towns in the Dandenong Ranges. For many years now its progress has been closely linked with the Puffing Billy railway which begins its journeys eastwards, from the town.

Belgrave was one of the more distant spots in pastoralist James Clow's *Corhanwarrabul* run. Later subdivisions saw the spot incorporated in the Glenfern run. Early settlement focused on the area now known as Tecoma with the present Belgrave site being established with the coming of the railway, in 1900. Belgrave, the name of an English town in Leicestershire, was so called after the property of a local councillor, E.W. Benson.

Located atop a saddle formation, Belgrave has formed something of a gateway to the southern section of the Dandenong Ranges. Its early development was centered around the timber industry, subsequent prosperity due in part to strategic positioning on the roads and then the railway into the higher hills. Opened in 1900, the narrow gauge railway included a station in the town, officially named Monbulk but later changed to Belgrave. Arrival of the line improved transport to the region and Belgrave became the focus for considerable traffic from Monbulk, Kallista, Olinda and The Patch.

The development of Belgrave township proper dates from the years immediately following the opening of the railway when land near the station in the vicinity of the present township was subdivided. Until 1908, much of the land which today forms the Belgrave township was owned by local sawmiller Charles Thomas Alexander, with allotments progressively sold off from this date onwards.² John Thomas Mahony, a real estate agent, timber merchant and businessman, bought several of these allotments in the years following, on-selling some allotments and erecting shops and dwellings on others.³

The town became an increasingly important tourist focus from this date, with a significant spurt in growth immediately after World War I. Shops, coffee palaces, cinemas, guest houses and cafes all developed to service the burgeoning tourist industry, as well as the growing permanent population.⁴ In the 1920s a concerted effort to promote Belgrave as a resort was launched, with 'Joy Week' a seven-day carnival of festivities taking place in 1924, with one of the attractions being rides around

the mountains in bullock wagons.⁵ The resulting influx of visitors, including weekenders and holiday-makers, provided the catalyst for the development of Belgrave's first 'cinema'. Films were initially shown in the Memorial Hall, before the establishment of the Cameo Cinema, which opened in 1935.

Residential development in the years after World War I saw the small turn-of-the century weatherboard cottages augmented by the popular gabled 'bungalow' style residence (see discussion of this under 'typology' below), constructed of weatherboard and strapped cement sheet, with half timbering or shingles infilling the gables, being the more common building materials. The houses were often set high on sloped or steep allotments with sizeable undercover or undercroft areas beneath, which were sometimes later enclosed to become overflow internal space or storage and garage areas. The houses located near the entry to Belgrave on the main road from Melbourne, known as 'The Bend', are examples of this building form.

The style was also particularly favoured by the newer guest houses, which were often located on steep and elevated allotments, with generous verandahs providing views. The guest houses were also often set in large landscaped gardens, to promote 'healthful' rest and recreation in a 'natural' setting, a sense further evoked by their names – Heathermont, Wildwood, Heatherlea, Bellevue, and Wellsville being examples.⁶ Belgrave continued to be a popular visitor destination through WWII and into the immediate post-war period, being within easy reach of Melbourne and providing a respite from the heat of the city in hot weather. Proximity to Sherbrooke Forest, a favoured site for bushwalking, also contributed to the area's popularity.

The restoration of Puffing Billy in 1962 brought a new wave of tourism. Urban development continued to increase following electrification of the railway between Belgrave and Ringwood and thence the city in 1962; while hill properties and improved roads gave commuters access to cheaper housing – between 1947 and 1961 the population of the Dandenong Ranges more than doubled from 16,807 to 37,587.⁷

Description & Integrity

[See also the attached Schedule of properties.]

[The Heritage Overlay precinct is in the vicinity of three other place or site-specific Heritage Overlays. These are: HO31 Dr Jorgenson's former House and Studio; HO94 Cameo Cinema; and HO107 Cherry trees, Main Street Belgrave.]

The precinct is located on the northern side of Burwood Highway, set around a bend in the road near the entrance to the Belgrave township from Melbourne. The precinct is on the high side of the Highway, and elevated above the main road. It comprises five properties in total, being a group of five consecutive residences.

The important characteristics of the precinct are also evident in other residential areas of Belgrave and the Dandenong Ranges generally, but are given focus here due to the prominence of these buildings and their highly exposed location at the 'gateway' to the township. The characteristics include the hilly topography, and the historical adaptation of the built form to the topography; mostly heavily vegetated blocks, with mature trees including on the rears and sides of properties, providing a backdrop to views of the houses; a winding street/road alignment; irregularly shaped allotments with in some cases an angled orientation of buildings on the allotments; and the elevated siting of buildings (including to maximise views). The precinct also has elevated walkways and embankments reflecting the change in levels, built up or contained behind retaining walls clad in local field stone, and at different grade to the road (Burwood Highway). The walkways also provide for views into the properties and the surrounding area.

This locally characteristic form of embanking pedestrian paths, and indeed property boundaries, appears to have originated during the post-WWII period and is also apparent throughout the main Belgrave shopping precinct and more broadly in the Dandenong Ranges, wherever there is hilly topography. The 1930s photograph of Main Street at Figure 6 shows a grassed embankment in front of 1615 Burwood Highway, with a timber-balustraded stair linking the footpath to the kerb. Today

this has been replaced by a built-up stone-clad retaining wall with the footpath set above. A further embankment or retaining wall has been constructed at the 'bend' itself, from a point just below 1607 Burwood Highway, and rising towards the neighbouring properties to the west.

The subject properties are generally substantial in size and setback to a greater or lesser degree from the property boundary. The irregular shape and topography of some of the allotments has also had an influence on the siting and presentation of the houses, which are elevated and oriented to take advantage of views to the west and south; they can also incorporate several internal levels from enclosed underfloor spaces through to rooms placed in pitched roofs and gables. The houses can have side entries, and are enlivened by projecting bays and faceted bay windows, dormers and decorated gables, and verandahs. Roofscapes include prominent gables and pitches, with some complex forms, and bracketed eaves; chimneys are not prominent elements. The underfloor areas of the houses have also variously been enclosed with horizontal timber slats or infilled and incorporated into the floor plan.

The scale of the properties would indicate that the original or early owners were relatively affluent, and indeed, the largest house of the group, 1615 Burwood Highway, was a doctor's residence. Rate books research also indicates that generally the early owners/occupants had a Melbourne address indicating that the dwellings were most likely constructed as holiday homes. The subject properties also establish a strong contrast with nearby buildings outside the precinct boundary, including the more modestly scaled dwellings on the 'low' side of Burwood Highway, and more contemporary development to the west on the Highway. Many of the former properties (on the 'low' side of the Highway) are broadly contemporary with the subject houses but tend not to be as substantial, are below road level and/or behind thick vegetation, and accordingly are not as prominent and have restricted visibility.

Abutting the east end of the precinct on Burwood Highway is the site of the former Austral Hall, which was located in a larger property associated with the St Thomas More Catholic primary school.

Materials

Originally, all of the buildings were constructed of weatherboard, fibro cement sheet, or roughcast render above a timber plinth; shingled and half-timbered gables are also evident; roofs are clad in corrugated galvanised steel. Of these, 1609 Burwood Highway has been clad with a form of cement planking, emulating wide weatherboards. The front portion of 1613 Burwood Highway has also been clad in cream brick with manganese brick trims, and a similarly treated garage constructed within the underfloor area. The rear portion of the residence, partly visible from the footpath, is of weatherboard.

Fences

The precinct is characterised by a variety of open or permeable fence treatments, ranging from the paddock fencing and cyclone wire fencing to 1607 and 1619 Burwood Highway, to the timber picket fencing to 1613 and part of 1615 Burwood Highway. No. 1609 Burwood Highway has no formal fencing treatment and that to 1615 is part picket, framing a pergola entry and garden bed embanking behind rockwork. This last is not the original or early treatment which appears to have been a hedge possibly set behind an openwork twisted wire fence form. The rendered masonry fence to 1611 Burwood Highway is original or early, and is clearly visible in a number of early photographs of the property. It has a solid plinth (retaining wall) with a steel balustrade above linking rendered piers topped by cement globes. Previously the fence adjoined a garage at street level, also visible in early photographs, and since demolished. It is considered to be an important element, contributing to the significance of the property.

Alterations

The properties variously exhibit evidence of some change and modification, including the application of non-original cladding material to exteriors, or parts of exteriors, as noted above; and the addition of a prominent bay to the front of 1611 Burwood Highway, replacing a former enclosed verandah area and

lower ground floor bay, visible in the photograph at Figure 6. However, these alterations have not impacted to an unacceptable degree on the original interwar bungalow character of the buildings, and have generally been undertaken in a reasonably sympathetic manner, including repeating or maintaining the original detailing or style. While the cladding in cream brick of 1613 Burwood Highway has had more impact, in introducing a building material not seen elsewhere in the precinct, the original form of the visible front portion of the house is still discernible.

Picturesque qualities

The characteristics outlined above combine to give the subject buildings a visual prominence, apparent from both the roadway and the adjoining pedestrian pathway. The siting and orientation of the properties, the spaces between buildings, and the curve in the road, also results in some instances in the side elevations coming into view first on approach. As such the buildings are generally perceived more 'in the round' than buildings set within a typical level and linear streetscape. Historic images at Figures 4-6 also emphasise this, with the houses shown in their picturesque treed and garden settings, and providing a pleasing aspect to passers by including visitors approaching Belgrave. The very fact that the subject houses are located in an area known as 'The Bend', and were captured in these early images, including postcards, further reinforces their visual interest and an appreciation of their picturesque qualities.

The 'Hills Bungalow' Typology

The Bend houses comprise several related types. Their roof pitch, wall textures in weatherboard and fibro cement, faceted bays, verandah treatments and shingled or represented half-timbered gabling, all link them to what was often known in the early twentieth century in Australia as *the bungalow*, a fairly informal type of house popular here immediately before and then just after World War I.

The bungalow traditionally meant a single-storied house with a prominent verandah, and related to a form common in Bengal, India (bangla- home).⁸ Visiting troops and government officials spread the form through the then British Empire and the southern United States, and Australia already had a form in its hipped roofed homesteads with prominent verandahs. The early twentieth century forms, however, often had two or more storeys. This was particularly so of the Pasadena, Brentwood and downtown areas of Los Angeles in California, where a prominent new strand of bungalow houses emerged in the 1900s, associated with the architects Charles and Henry Greene. In these California houses the emphasis was on informality and healthy, natural living, with extensive sleep out and porch verandah areas, and naturally finished materials including stained, tarred or weathered timber planking, beams or shingles, and rubble work (fieldstone).⁹

California saw itself as a 'Pacific' area, so the Greenes and others, including Bernard Maybeck in San Francisco, made explicit references to traditional Japanese domestic architecture, on the basis that Japan was on the other side of a shared ocean. They used strongly planar or skin-like wall treatments, prominent exposed beams, stepped, low-pitched gabling, small, horizontally proportioned windows known here as portholes, weathered timber pergolas and Japanese garden detailing. In addition, the Greenes and their San Francisco contemporaries, Maybeck, Myron Hunt, Elmer Grey, Frank Mead, Purcell and Elmslie, John Hudson Thomas, Louis Mullgardt, Julia Morgan and others, were all aware of the Prairie School architecture of Chicago and the Midwest, of Frank Lloyd Wright, Louis Sullivan and the Griffins.¹⁰

This Prairie School architecture had a similar emphasis on horizontal line, Japanese references and staying close to nature. Some Americans have interpreted the bungalow as a Californian manifestation of the Prairie School. An addition, as in Australia, these architects were also interested in the contemporary 'free style'¹¹ of British Arts and Crafts architects, whose mid-nineteenth century reverence for traditional hand crafts, genuine folk forms and the traditional British village and home life had evolved into an increasingly abstract combination of bold gabling, plain, rather skin-like walling, simple window treatments in leadlighting and tall chimneys in rough-textured stucco.

In 1920s Australia, the bungalow was increasingly characterised as 'Californian', but in fact Australian bungalows of this period mixed a range of contemporary approaches and combined them with

elements of earlier Federation architecture. These included exposed face brick walling or over-painted weatherboard, sequences of bays, porches, roof slopes and gabling, and a strong diagonal emphasis in composition. Another difference in Australia was in the relative 'economy' of the newer houses, designed to eliminate the need for more than one chimney and internal passages, and to minimise the site footprint. In the period after 1919 most Australian bungalows ended up as box forms, often with a verandah or enlarged porch hollowed out of one corner, and with one or two main roof pitches only, each ending in a gable rather than the hip favoured in Federation architecture.¹² This brought them closer in appearance to a single-storey timber 'export' version of the Greenes' original Pasadena bungalow. It also linked Australian bungalows more closely to the 'Craftsman' or East Coast bungalow, made popular by Gustav Stickley in the *Craftsman* magazine, and others.¹³ The Craftsman bungalow was marked by a transverse gable with an elongated bedroom dormer on one or both sides of each roof pitch, and the popularity of transverse roof forms in Victoria's 1920s bungalows may be due in large part to this Craftsman influence. As the name suggests, these East Coast bungalows also identified with the British Arts and Crafts movement.

All these themes show themselves in differing degrees in the subject group of Belgrave houses. They are also broadly shared with houses scattered through the Dandenong ranges area including Tecoma, Upwey, Belgrave South, Selby, Olinda, Kallista, Monbulk, Mount Dandenong and Mount Evelyn. Most were built in the early 1920s and as in Belgrave, often served as mountain holiday houses. In this they matched contemporary houses being built in the Blue Mountains area of New South Wales, and at Blackwood, Belair, Mount Lofty, Ingleside and Bridgewater in the Adelaide Hills. Seaside counterparts to these holiday bungalows proliferated around Mordialloc, Aspendale, Chelsea and Frankston on the Mornington Peninsula, at Grange and Merino on the Adelaide coast and at Mona Vale, Dee Why, Newport and Bilgola on Sydney's northern beaches.

The hill areas in particular offered cooler summer temperatures and fresh air, and were close to forests. At the same time most were within commuting distance of the central cities by hourly or two-hourly trains, as with Belgrave. This also meant they could function as outer or semi-rural suburbs to Melbourne.

The Bend forms an unusually concentrated bungalow group at the western edge of Belgrave shopping centre. Nos 1615 and 1613 Burwood Highway each present a single main gable to the road, with both houses having two faceted bays placed symmetrically under each gable. Both houses also have their main entries to the side. The other houses at 1607, 1609 and 1611 Burwood Highway were all originally dominated by a single transverse gable punctuated by a projecting gabled wing. No. 1609 Burwood Highway differs in having a verandah in addition to the projecting wing, linking the verandah to the main transverse roof by recessing the projecting gable to line up with the eaves of the roof and allowing the verandah an unobtrusive flat roof. It is also assumed that 1611 originally had a square verandah partly integral with the main transverse roof, but this composition has been lost where the square-roofed verandah has been replaced with the non-original projecting wing.

These are the two basic bungalow types in The Bend group. No. 1613 Burwood Highway is unusual in using its undercroft (under floor area) partly as a garage, expressed externally by the garage door and curved inlet wall to one side of the base level. This use of an integrated garage below main floor level is advanced for a house design of this period. Indeed, most houses with garages on steep sites used another option: the garage as a free-standing and often gabled unit facing toward the road, dug into the contours at the site frontage. Examples of this approach line the Burwood Highway elsewhere at Upwey and Ferntree Gully, and formerly an example was sited at the edge of the allotment of 1611 Burwood Highway – refer to Figure 6 above.

The former doctor's residence, 1615 Burwood Highway, is the most individual of the group. It comprises three stories expressed toward Burwood Highway, two behind wholly vertical walls and another at attic level. Its front elevation is partly symmetrical, in the proportions of the two bays underneath the main gable, but one is flat-fronted and the other faceted, and one has five window lights on each level, the other three. There are also two side gables, facing west, superimposed with the elevation of one set inside the other. This was a common composition with single-storey

bungalows, but usually on the street elevation. The eaves on each gable which are bracketed with diagonal struts are a 'Swiss Chalet' motif, incorporated into early bungalows by the Greenes and others in the United States. No. 1611 Burwood Highway also has these eave struts, which are reproduced in its new wing; eave struts were a common, but not universal component in Bungalow design.

Schedule of Properties

The attached Schedule of Properties within the precinct includes more detail on the individual buildings, including approximate dates of construction. These are generally based on a combination of rate books and certificate of title searches, assisted through examination of successive years of the Sands & McDougall Directory of Victoria, to find the first entry for a particular street address.¹⁴ A visual assessment made during the physical survey was also used to help confirm the approximate date of construction, as obtained from the above records. Where original or early owners are known, this is identified in the Schedule.

The properties identified in the Schedule of Properties are considered to be of local significance within the context of the precinct, and to contribute to the stated heritage values and significance of the precinct.

Assessment Against Criteria

HERCON Criteria

Importance to the course or pattern of the Shire of Yarra Ranges' cultural or natural history.

The Bend precinct is of local historical significance. Buildings within the precinct generally date from the early 1920s and demonstrate an aspect of residential development in Belgrave in the immediate post-World War I period. At this time, Belgrave was undergoing a change from a modest timber township strategically positioned for access to the higher hills, into a tourist destination, aided significantly by the extension of the railway from Upper Fern Tree Gully in 1900. Guest houses and often substantial holiday homes were established, together with shops, coffee palaces, cinemas and cafes, at a time when the area was being promoted as a tourist destination within comparatively easy reach of Melbourne.

The Bend houses are significant as a component of this post-World War I development, and are believed to have been holiday homes as evidenced by their early owners/occupants having a Melbourne address. These particular buildings were also prominently located and highly visible on approach to the township, emphasised by their featuring in historic images and postcards used to promote Belgrave, and presumably reflecting their appreciation by visitors. Their location in the evocatively named 'The Bend' additionally reinforces the value attributed to this picturesque bend in the road on the way into Belgrave.

Possession of uncommon, rare or endangered aspects of the Shire of Yarra Ranges' cultural or natural history.

N/A

Potential to yield information that will contribute to an understanding of the Shire of Yarra Ranges' cultural or natural history

N/A

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

N/A

Importance in exhibiting particular aesthetic characteristics.

The Bend precinct is of local aesthetic/architectural significance. The Bend houses share a number of significant built form characteristics. These include the adaptation of the buildings to the hilly topography and irregularly shaped allotments; the elevated siting to maximise views; and in some cases angled orientation to the street. Houses in the precinct can also incorporate several internal levels; have side entries; and are enlivened by projecting bays and faceted bay windows, dormers and decorated gables, and verandahs. Roofscapes include prominent gables and pitches, with some complex forms, and bracketed eaves.

The precinct also characteristically has heavily vegetated blocks on steep allotments to the curved alignment of Burwood Highway, often with mature trees to the rears and sides of properties, providing a backdrop to the houses. These attributes enhance the experience of the precinct on the approach to Belgrave, and combined with the orientation of the properties and the spaces between buildings, afford views of the houses 'in the round' which contrast with the presentation of buildings set within a typical level and linear streetscape. The precinct also has elevated walkways and embankments reflecting the change in levels, built up or contained behind retaining walls clad in local field stone, and at different grade to the road (Burwood Highway). These characteristics all add to the picturesque qualities of the precinct, and enhance its prominence within the local context.

Architecturally, The Bend houses are linked to what was often known in early twentieth century Australia as the 'bungalow', through their roof pitch, weatherboard and fibro cement materials, faceted bays, verandah treatments and shingled or half-timbered gabling. This building form was increasingly characterised as 'Californian', but in fact Australian bungalows of this period mixed a range of contemporary approaches, including the Greenes' Pasadena bungalow, the 'Craftsman' or East Coast America bungalow, British Arts and Crafts influences, as well as elements of earlier Australian Federation architecture.

More specifically, The Bend houses can also be regarded as a 'hills bungalow' type, with many similar dwellings built locally in the early 1920s which often served as mountain holiday houses. In this they matched contemporary houses built in the Blue Mountains of New South Wales, and at Blackwood, Belair, Mount Lofty, Ingleside and Bridgewater in the Adelaide Hills; there are also seaside counterparts in Victoria and elsewhere in Australia. Moreover, the hills bungalow as a type can be traced back even further to the single-storied house with prominent verandah commonly found in India, which was a form popularised throughout the then British Empire and southern United States by visiting troops and government officials.

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

N/A

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 the continuing and developing cultural traditions.

N/A

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

N/A

Statement of Significance

What is Significant?

The Bend precinct is located on the northern side of Burwood Highway, Belgrave, set around a picturesque bend or turn in the road known locally as 'The Bend'. The precinct is on the high side of the Highway, and elevated above the main road. It comprises five properties in total, being a group of five consecutive residences. The properties all largely date from the early 1920s; share a range of valued built form and architectural characteristics including those derived from the 'bungalow' and

'hills bungalow' types; and have been a prominent and highly visible collection of buildings sited at the entrance to Belgrave for over 80 years.

How is it Significant?

The Bend precinct is of historical and aesthetic/architectural significance to the Shire of Yarra Ranges.

Why is it Significant?

The Bend precinct is of local historical significance. Buildings in the precinct generally date from the early 1920s, when Belgrave was undergoing a change from a modest timber township into a tourist destination, aided significantly by the extension of the railway from Upper Fern Tree Gully in 1900. Guest houses and often substantial holiday homes, as per the subject houses, were established in this period, together with shops, coffee palaces, cinemas and cafes, which all serviced the burgeoning tourist trade. The Bend houses were also prominently located and highly visible on approach to the township, emphasised by their featuring in historic images and postcards. Their location in the evocatively named 'The Bend' additionally reinforces the value attributed to this picturesque bend in the road on the way into Belgrave.

The Bend precinct is also of local aesthetic/architectural significance. Important built form characteristics shared by the dwellings include their adaptation to the hilly topography and irregularly shaped allotments; their elevated siting to maximise views; and in some cases angled orientation to the street. The houses can also incorporate several internal levels; have side entries; and are enlivened by projecting bays and faceted bay windows, dormers and decorated gables, and verandahs. Roofscapes include prominent gables and pitches, with some complex forms, and bracketed eaves.

Other important precinct characteristics include heavily vegetated blocks on steep allotments to the curved alignment of Burwood Highway, often with mature trees to the rears and sides of properties, providing a backdrop to the houses. These attributes enhance the experience of the precinct on the approach to Belgrave, and combined with the orientation of the properties and the spaces between buildings, afford views of the houses 'in the round'. The precinct also has elevated walkways and embankments reflecting the change in levels, built up or contained behind retaining walls clad in local field stone, and at different grade to Burwood Highway.

Architecturally, The Bend houses are all linked to what was often known in early twentieth century Australia as the 'bungalow'. This building form was increasingly characterised as 'Californian', although Australian bungalows of the period mixed a range of contemporary approaches, including the Greenes' Pasadena bungalow, the 'Craftsman' or East Coast America bungalow, British Arts and Crafts influences, as well as elements of earlier Australian Federation architecture. More specifically, The Bend houses can also be regarded as a 'hills bungalow' type, with many similar dwellings built locally in the early 1920s which often served as mountain holiday houses. Moreover, the hills bungalow as a type can be traced back even further to the single-storied house with prominent verandah commonly found in India, which was a form popularised throughout the then British Empire and southern United States by visiting troops and government officials.

Recommendations

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

Tree controls are also recommended.

Identified By

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Arthur Winzenreid, 'Belgrave', in *Encyclopedia of Melbourne*, Melbourne: Cambridge University Press, 2005.

Specific:

- 1 This history is based upon the history prepared by Arthur Winzenried, 'Belgrave', in *Encyclopedia of Melbourne*, Cambridge University Press, 2005. It is augmented by additional historical research, undertaken by Lovell Chen.
- 2 Certificate of Title, Vol. 3299, Folio 720, dated 10 September 1908, confirms Charles Thomas Alexander of Brighton as owner of 194 acres bounded by Menzies Creek to the south, the Wattle Avenue alignment to the west and north and the Belgrave-Monbulk Road to the east.
- 3 Helen Coulson, *Story of the Dandenongs 1838-1958*, 1959, p. 282.
- 4 Arthur Winzenried, *The Hills of Home*, 1988, pp. 160-65.
- 5 Helen Coulson, *Story of the Dandenongs 1838-1958*, 1959, p. 291.
- 6 Arthur Winzenried, *The Hills of Home*, 1988, p. 168.
- 7 Arthur Winzenried, *The Hills of Home*, 1988, p. 209.
- 8 For a general history of the genre, see Anthony King, *The Bungalow*, Oxford, 1995. For American perspectives see esp. Clay Lancaster, *The American Bungalow*, Abbeville, New York, 1985. Its Australian homestead connections are outlined by Philip Cox and Clive Lucas, *Australian Colonial Architecture*, Lansdowne, Melbourne, 1974.
- 9 See Robert Winter, *The Californian Bungalow*, Hennessey and Ingalls, Los Angeles, 1980, and interview with Robert Winter, August 1979; Randall Mackinson, *Greene and Greene: Architecture as a Fine Art*, Peregrine Smith, Los Angeles, 1977; Richard Longstreth, *At the Edge of the World: Four Architects in San Francisco at the Turn of the Century*, MIT Press, Cambridge MA, London, 1983.
- 10 These architects are discussed and illustrated in David Gebhard, Robert Winter, *A Guide to the Architecture of Los Angeles and Southern California*, Peregrine Smith, Los Angeles, 1977, and Gebhard, Winter, Roger

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- Montgomery and John and Sally Woodbridge, *A Guide to the Architecture of San Francisco and Northern California*, Peregrine Smith, 1976. See also Longstreth's *On the Edge of the World*.
- 11 Alastair Service uses the term to describe architecture of the Edwardian period (1890-1914) that was in a free manner, i.e. which made loose or oblique references to a non classical past, usually traditional cottage or town building, yet also looked unmistakably new or adapted to contemporary circumstance. He uses this in part to distinguish Edwardian architecture from the 1850s Arts and Crafts architecture of Philip Webb and William Morris, and because of its engagement with Art Nouveau, abstraction, European Functionalism and other ideas not immediately evident in early Arts and Crafts architecture. See Alastair Service, *Edwardian Architecture*, Thames and Hudson, London, 1977. Australian architects were also working in Free style by 1900, as a means to simplify or refine the prevailing Federation architecture. 'Arts and Crafts' also tends to assume a primarily domestic basis for Australian architectural ideas and seeks to legitimise a composite Australian activity. Cf. Harriet Edquist, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Miegunyah, Melbourne, 2008; and also the portrayal of British architecture by Peter Davey: *Arts and Crafts Architecture: the Search for Earthly Paradise*, Architectural Press, London, 1980.
- 12 The basic form and the genres contributing to it are illustrated in Graeme Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992. Butler also cites a 1912 article in Building magazine linking 'Yankee bungalows' with this form, p. 24 n. 40. The link and the form are also examined by Peter Cuffley in *Australian Houses of the '20s and '30s*, Five Mile Press, Melbourne, 1989.
- 13 Of these it is largely Stickley and his Craftsman magazine that have been studied in detail. See Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, Dover, New York, 1979. In some sources (Butler for example, p. 20) Craftsman bungalows have been taken to mean variations on the Californian theme. See Gustav Stickley, ed., *Craftsman Bungalows: 59 Homes from "The Craftsman" (articles from 1903-1916)*, Dover facsimile, New York, 1988.
- 14 It is noted that the Directory entries for Belgrave generally consist of an alphabetical list by last name of the town's residents, with no record of their address. The rate books for the former Shire of Sherbrooke also have entries ordered by last name of the owner, and no street numbers given. This source was therefore difficult to search, and accordingly a current Certificate of Title was sourced for each property. The title, together with an historical search statement, gives the parent title number which can then be used to obtain the name of the original or early owner of each allotment. In many cases, cross referencing the name as well as the subdivision and allotment number given on the historic title, with the rate books showed the person as the owner of a vacant block in one year, and the owner of a lot with a house the next, thus establishing the date of construction. Whether the building as constructed was largely in the form it is today is not known as a low net annual value (nav) for a property may indicate only a modest building was initially constructed. When an early owner was known, in some cases the rate book entry against this person was not clear enough to establish the date of construction or the location of their property with certainty. Therefore, even with all these methods used in conjunction, a confirmed date of construction was not able to be established for all of the properties.