

# Lilydale Historic Houses Study

## Methodology Report, Citations & Property Schedules

Prepared for  
Shire of Yarra Ranges

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## 1.0 Introduction

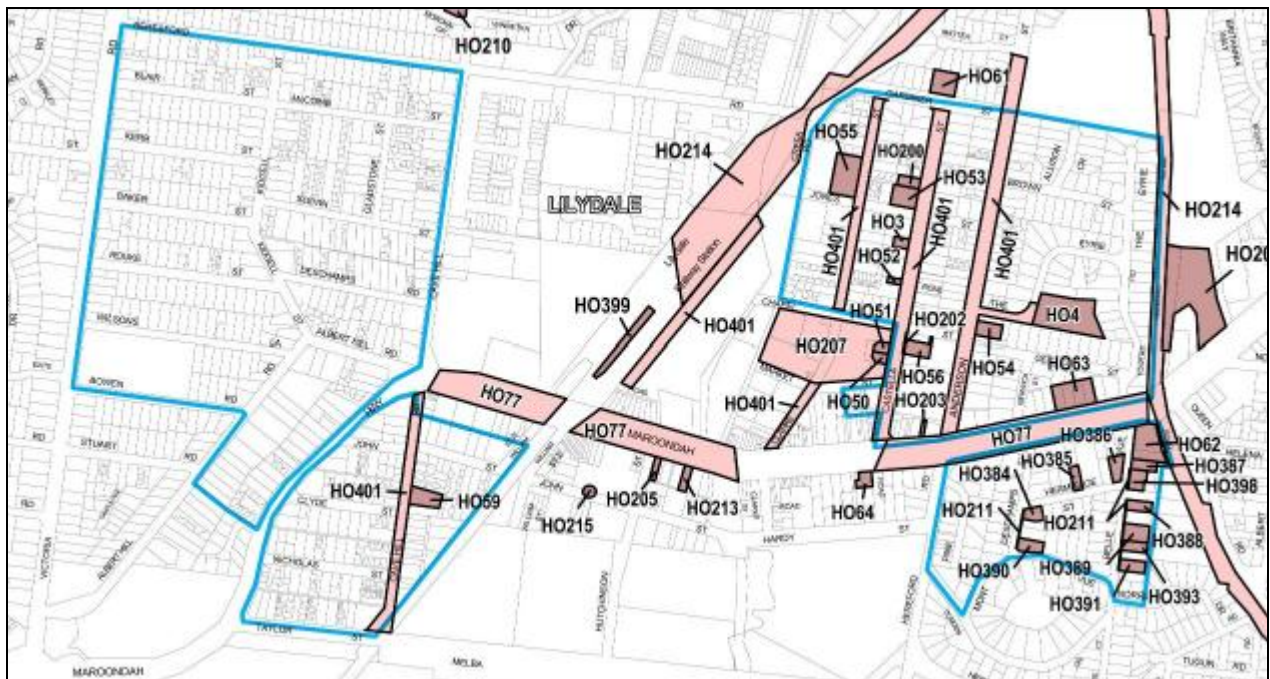
The Lilydale Historic Houses Survey and Assessment project was undertaken in 2008-2009 by Lovell Chen Architects and Heritage Consultants (referred to below as Lovell Chen) for the Shire of Yarra Ranges. The purpose of the survey and assessment was to assess the cultural heritage significance of 93 properties identified within the draft document titled *Lilydale's Historic Houses Survey*, prepared by the Shire of Yarra Ranges in 2008. The properties were located in four discrete areas identified by Council (see map below).

The results of the 2008-2009 study were documented by Lovell Chen in the *Lilydale Historic Houses Methodology Report and Heritage Precinct Citation* (June 2009). Subsequent to that, and as a result of the study, the Shire of Yarra Ranges proposed to include properties in the Schedule to the Yarra Ranges Heritage Overlay via Amendment C89. A Planning Panel reviewed aspects of Amendment C89, and made a series of recommendations which are included in the *Yarra Ranges Planning Scheme Amendment C89 Panel Report* (March 2011).

This current report is based on the earlier June 2009 report, but also reflects recommendations made in the Panel Report as well as changes requested by the Shire of Yarra Ranges.

### 1.1 Background to 2008-2009 study

Lilydale has been identified as a Major Activity Centre in Melbourne 2030, and, subsequent to this, the Shire of Yarra Ranges has adopted the *Lilydale Major Activity Centre Structure Plan* which recommends areas for higher density development. This area contains many older buildings which are not currently included in the Schedule to the Heritage Overlay, a number of which have been identified by Council as being of potential heritage significance. In responding to the expectation of growth arising from Lilydale's designation as a Major Activity Centre, assessing and documentation the heritage significance and values of the properties in the area is therefore a matter of importance.



Map of Lilydale showing the four areas which contain the subject properties outlined in blue.

Accordingly, Council issued a project brief titled 'Draft Brief for Consideration: Heritage Precincts and Lilydale's Historic Housing Project', which identified the 'Lilydale Historic Houses project' as one of a number of heritage-related projects to be commissioned by Council. Lovell Chen was then commissioned to undertake the Survey and Assessment of the historic Lilydale houses and commenced work in October 2008.

## **2.0 Methodology**

The following section outlines the actions (and stages) taken to establish the nature and significance of the heritage properties examined in the study. The process involved a review of existing documentation, physical survey (essentially an inspection of properties from the public domain/public streetscape) and historical research, analysis of house typologies (as a means of identifying and comparing housing types in the study area), and assessment of significance.

The process culminated in the identification of distinct groups of houses/properties across the study area, which as a result of the Planning Panel recommendations are described as 'serial listings' and included collectively under one of three Heritage Overlay numbers/denominations:

- Victorian/Pre-Federation Houses Group, Lilydale (HO410) (12 properties)
- Federation/Edwardian Houses Group, Lilydale (HO411) (4 properties)
- Interwar Houses Group, Lilydale (HO412) (19 properties)

### **2.1 Staged Approach**

#### *Stage 1*

- This involved a preliminary survey of the 93 properties, the purpose of which was to view the properties from the street, and take photographs, to identify those with an obviously poor level of intactness and those where the original form had been substantially impacted by changes and alterations to the heritage building/fabric. It was found that a number of the properties had been extensively altered and/or rebuilt, lacked architectural integrity and/or had an altered streetscape presentation. These properties were then recommended to be removed from the study and from further investigation and assessment. At the conclusion of Stage 1, approximately 64 properties remained.

#### *Stage 2*

- During this stage, the remaining properties were surveyed in more detail, including where helpful photographing the buildings again, as well as their streetscape contexts. The objective of this stage was to undertake a more comprehensive review and comparison of properties in order to further eliminate those with poor intactness or otherwise limited heritage value. Some historical research was also undertaken into the individual properties and the Lilydale area generally. This stage also enabled the consultants to look more closely at the buildings, to identify additions and also in some cases faux Victorian or Edwardian details and elements which had been added, including verandahs, awnings, hoods, lacework, friezes, etc. At the conclusion of this stage, it was recommended that approximately 55 properties be investigated further as part of Stage 3.

#### *Stage 3*

- This final stage involved the completion of the investigation of the properties, many of which were viewed for a third time (from the street) to confirm earlier assessments about intactness and architectural integrity and merit. As with the earlier stages, some buildings were removed from the study during this stage, and the final list of properties was arrived

at. These were the properties assessed to be the more intact of the collection, with authentic heritage character, and with some architectural merit, even where this was modest.

## 2.2 Existing Documentation

A number of existing reports were referred to in this study.<sup>1</sup> These include:

- *Shire of Yarra Ranges Heritage Study*, volumes 1, 2 and 3 prepared by Context Pty Ltd (2000). Volume 3, entitled *Farmland, Forest and Fern Gullies – An Environmental History of the Shire of Yarra Ranges*, contained some history on Lilydale and the surrounding district.
- Citation for the Area Subdivision (Mt View Estate) prepared by Context Pty Ltd (2003), which covered part of the current study area.
- Council's draft document *Lilydale's Historic Houses Survey* (2008), which as noted above formed the basis of the study.

## 2.3 Physical Survey

As noted in the methodology summary above, the purpose of the physical survey stages is to identify, and then remove from the study, places which have obviously been altered or modified, particularly to their streetscape presentation and original form and appearance, and as a consequence lack intactness and architectural integrity. The alterations included the introduction of non-original verandahs (particularly verandah styles/forms which are not sympathetic to the original), prominent extra bays/wings added to buildings, substantial changes to window forms and openings, and in a number of instances obvious re-cladding of buildings with new cladding (including aluminium siding). As all inspections took place from the street, there were instances where changes to the building fabric were not able to be easily identified.

The remaining properties were then the subject of further investigation which focussed in more detail on the intactness of each property, and on visually confirming the date of construction where it was discovered through historical research, or estimating the construction date where unknown.

## 2.4 Historical Research

Historical research was conducted to gain an understanding of the development of Lilydale, to establish dates of construction for the individual properties, and where possible to identify the names of original or early owners. Research into the historical development of Lilydale built upon the history contained within the *Shire of Yarra Ranges Heritage Study, Volume 2 Farmland, Forest and Fern Gullies – An Environmental History of the Shire of Yarra Ranges*. The research also utilised a mix of primary and secondary sources, including local histories and original subdivision and auction plans (see Bibliography).

The dating of the individual properties is generally based on a combination of rate books research and certificate of title searches, cross referenced with the details listed on the valuers' cards held in Council archives, and information on the early occupants of each property provided by the Lilydale and District Historical Society. Where these methods were unsuccessful, dating of buildings is approximate and based on an assessment made during the physical survey.

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<sup>1</sup> Assistance was also provided by Shane Schmidt, the (then) Strategic Planner at Council, and by the Lilydale Historical Society.

### *Constraints on research*

One of the challenges faced during the study was in relation to accurately dating the individual properties, and understanding the sequence of their occupation. A generally successful method of establishing this involves tracing buildings back through successive years of the Sands & McDougall Directory of Victoria to find when the first entry for a particular street address appears. The entries for Lilydale in the Directories, however, generally only consist of an alphabetic list by last name of the town's residents, with no record of their address.

Rate books can also be used to date individual properties, as they are generally arranged by property address. One of the peculiarities of the rate books for Lilydale, however, is that the entries are ordered by last name of the owner, and no street numbers are given. Without knowing the owner of a property in any given year, the rate books are very difficult to search. With this in mind, 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 block of land. In many cases, cross referencing the name 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.

However, this method also had its limitations with many titles not providing a volume and folio number for the parent title, so no information on an earlier owner could be obtained. Additionally, even 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. In such cases, additional cross referencing of the known information with the valuers' cards held in the Shire of Yarra Ranges Council archives enabled a date of construction to be established in a few cases. Nevertheless, even with all of these methods used in conjunction, a confirmed date of construction was only able to be established for about half of the properties surveyed.

## **2.5 Serial listings**

As noted above, the study resulted in the identification of distinct groups of non-contiguous houses/properties across the study area, which are described here as 'serial listings' and included collectively under one of three Heritage Overlay numbers/denominations:

- Victorian/Pre-Federation Houses Group, Lilydale (HO410) (12 properties)
- Federation/Edwardian Houses Group, Lilydale (HO411) (4 properties)
- Interwar Houses Group, Lilydale (HO412) (19 properties)

This approach, which was discussed with and finally recommended by the Amendment C89 Planning Panel, came about due to the particular nature of Lilydale and its history of development which spanned over a long period and resulted in a mix of residential development styles.

Lilydale is an area (being a former rural township which expanded) where development and construction of residential buildings occurred over a long period on scattered allotments. Individual blocks could be developed at any time over several decades, while neighbouring blocks could remain undeveloped. From the 1880s, some of the larger landholdings in areas outside the initial central township, as surveyed in 1859-60, began to be subdivided. Parcels (multiples) of these subdivided allotments were sometimes purchased, where a residence might be built on one block, and the others remained vacant. Later phases of development, for instance in the 1910s, resulted in further subdivision and take up of residential allotments, but again with modest rates of development and building occurring, continuing the scattered pattern of development. This has resulted in streetscapes in Lilydale, as it expanded, containing houses from the late nineteenth

century through to the 1930s and later. Adjoining properties can have dwellings which are the first houses on their respective blocks, but are potentially still separated in time by 40 or more years.

It is also the case that many of the historic houses in residential areas of Lilydale are architecturally unpretentious, often simply detailed and of modest size. This is reflective of the origins of Lilydale as a rural township, and later a semi-rural or outer-suburb of Melbourne, which was not necessarily an affluent area.

The three groupings (serial listings) of properties which have been identified are largely based on development from the Victorian/pre-Federation, Federation/Edwardian and Interwar periods.

## 2.6 Assessment of Significance

### 2.6.1 *The Burra Charter (Australia ICOMOS Burra Charter 1999)*

The Burra Charter establishes the concept of cultural significance and sets out a series of values which contribute to cultural significance:

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

Acceptance of these Burra Charter values underpins the assessment process and use of the assessment criteria, and the criteria themselves are drawn from and make reference to these values.

### 2.6.2 *Assessment criteria*

In relation to the application of the Heritage Overlay in general and the assessment process and the use of criteria and thresholds, the VPP Practice Note 'Applying the Heritage Overlay' is a guiding document. The Practice Note states that places to be included in the Schedule to the Heritage Overlay should include, *inter alia*

Places identified in a local heritage study provided the significance of the place can be shown to justify the application of the overlay.

The Practice Note also requires the use of 'recognised heritage criteria':

Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria ... [or] those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

The Heritage Council criteria (modified) have been used for this study. These criteria for the assessment of cultural heritage significance were adopted by the Heritage Council of Victoria in August 2008, and are in turn a modified version of the HERCON model criteria which were generally accepted by the Advisory Committee report *Review of Heritage Provisions in Planning Schemes* of August 2007.

The Heritage Council criteria were modified to reflect the local context of the Shire of Yarra Ranges (as opposed to the state context in which candidates for the Victorian Heritage Register are considered), and the criteria used are as follows:

*Modified Heritage Council criteria*



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

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

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

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

Criterion E – Importance in exhibiting particular aesthetic characteristics.

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

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

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

### 2.6.3 *Thresholds*

Integral to a consideration of the use of criteria is the question of establishing a *threshold* of cultural significance which would warrant the application of the Heritage Overlay (whether it be for an individual building; or a building/property which is one of several or many in a precinct area; or as in this case one of a group of related building types identified for a serial listing). In assessing the level of significance of a place, reference needs to be made to the level at which a place could be said to meet any single assessment criterion or value. As established by the VPP Practice Note, the key issue is that places nominated for inclusion in the Schedule to the Heritage Overlay need to be of local significance, that is, the places that are considered to be significant in the context of a local area (e.g. the Shire of Yarra Ranges).

In this study, the buildings identified for inclusion in the serial listings are all considered to be of local significance within the context of the group, and to contribute to the stated heritage values and significance of the group.

### 2.6.4 *Application of the criteria*

Two of the modified Heritage Council criteria – A and E – are of most relevance to the serial listings.

**Criterion A:** 'Importance to the course, or pattern, of the Shire of Yarra Ranges cultural or natural history' addresses the question of *historical value* as set down in the Burra Charter. In assessing this criterion, the group of properties as a whole is considered to be of significance for reasons of historical value in the local context. The group also contributes in a general sense to the historical framework of the municipality and provides evidence of the historical development of this area of the municipality (Lilydale).

**Criterion E:** 'Importance in exhibiting particular aesthetic characteristics' deals with *aesthetic value* as set down in the Burra Charter. This value is represented in the typology of the buildings and their architectural context. The architectural qualities or elements of individual buildings need not necessarily be singular or rare for the group as a whole to meet this criterion at a local level.

#### 2.6.5 *The issue of intactness*

The issue of intactness has traditionally been a key consideration in local heritage studies and has been one of the major factors influencing the ranking or grading of buildings. Given the emphasis in the Heritage Overlay on fabric and built form, and on the control of change to fabric and form, the issue of intactness is an important one. Accordingly, the approach taken in this study has been to use intactness as a moderating factor in determining whether an individual property should be considered for inclusion in the serial listing, and consequently the Schedule to the Heritage Overlay. The critical issue in this regard is whether changes to the building in the past have significantly compromised the original fabric and/or form of the building, impacted on an understanding of the original building form, and diminished/altered its streetscape presentation.

### 2.7 Documentation/Citations

The documentation and citations included below relate to the three groups/serial listings:

- Victorian/Pre-Federation Houses Group, Lilydale (HO410) (12 properties)
- Federation/Edwardian Houses Group, Lilydale (HO411) (4 properties)
- Interwar Houses Group, Lilydale (HO412) (19 properties)

The citations include an historical overview (consistent across the three citations); a physical description; an analysis of the relevant house typologies; an assessment of significance and summary statement of significance (the latter in the recommended Heritage Victoria format); and a Schedule of Properties in each serial listing, together with images of the properties. The Schedule of Properties includes the address, house name (where known), date of construction (in some cases approximate), original or early owner (where known), and their occupation (again where known).

### 3.0 Future Management

The properties recommended for inclusion in the serial listings will be subject to the statutory Heritage Overlay provisions of the Yarra Ranges Planning Scheme. This includes Clause 43.01 'Heritage Overlay'. The Municipal Strategic Statement at Clause 21.06 'Built Form Objectives, Strategies and Implementation' also makes reference to 'Heritage Conservation' at Clause 21.06-1, and includes the following strategies:

Ensure that proposals to demolish, extend or alter sites of heritage and cultural significance give thorough consideration to the importance of the site and the effect the proposed development will have on its heritage values.

If redevelopment is proposed on sites containing buildings and places of aesthetic, architectural and historic importance or special cultural value, any original structures, wherever practicable, be retained and restored and any new development be integrated with the character of the original style of the building.

By way of general guidance on the future management of these properties, it is firstly noted that the Heritage Overlay provisions do not prevent change, but seek to ensure that change and development of heritage properties is undertaken in an appropriate and sympathetic manner. The

controls also only apply to the exteriors of these buildings, and the land area as shown in the Heritage Overlay map, and not to the interiors.

Common examples of change include additions/extensions to the rears of heritage buildings, involving partial demolition of building fabric and new construction. These works tend not to diminish the contributory value or significance of properties where they are largely concealed from the street (i.e. the principal streetscape or property address) through being placed behind the main roof form, or otherwise have a low visual impact. The same applies to other minor external works or alterations. The objective, in these instances, is the substantial retention of the original presentation and form of the building, as seen from the street.

Other works which are contemplated (and controlled) under the Heritage Overlay include subdivision; new fences, garages and carports; removing non-original elements; and where appropriate reconstruction of original elements such as verandahs. A number of municipalities in Victoria have heritage guidelines, or local heritage policies, which provide more specific guidance and direction on these matters.

**Citation: Victorian/Pre-Federation Houses Group, Lilydale (HO410)**


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|                       |  |                     |           |
|-----------------------|--|---------------------|-----------|
| <b>Serial Listing</b> | Victorian/Pre-Federation Houses Group  | <b>Reference No</b> | HO410     |
| <b>Streets</b>        | Anderson Street, Beresford Road, Castella Street, Cave Hill Road, John Street, Maroondah Highway, Wilsons Lane | <b>Survey Date</b>  | June 2009 |

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**History**

The first European settlers in the Lilydale area were squatters on large pastoral runs. The three Ryrie brothers arrived overland from New South Wales and registered their grazing lease for 43,000 acres in 1837. Their run, named 'Yering', stretched from the Olinda Creek in the east to Woori Yallock in the west, and from the Yarra River in the north to the foothills of the Dandenongs in the south<sup>2</sup>, with the original homestead site located some eight kilometres north of present day Lilydale.<sup>3</sup> Colonial government policy in the following decades opened up the pastoral runs for selection, and the large estates were gradually divided into smaller farms. The squatters were given first option to purchase up to 640 acres of their runs, with the remainder of the land sold mainly by public auction. Following this, farming and agriculture, rather than grazing, became the main industry of the region.<sup>4</sup>

The Parish of Yering was surveyed in April 1841 by T H Nutt, although there was no public sale of the 640 acre lots until 1852, and the smaller lots surrounding the Lilydale township were not sold until May 1860. By 1856 about 23 families had made the district their home; they included the de Castellias, who purchased the Yering homestead lot from the Ryries in 1849, and the de Purys and Deschamps, who also became successful vigneron.<sup>5</sup>

The township itself was surveyed by John Hardy, government surveyor, in 1859-60. It has been suggested that his choice of town site, on the then unoccupied land at the intersection of the Olinda Creek and the road to the Yering Station, was influenced by the creek's constant flow of water year round, and the site's proximity to well-drained higher ground.<sup>6</sup> Hardy named the township Lillydale, purportedly after a song of the time called 'Lilly Dale', though others maintain the name was for Mrs Lilly de Castella, wife of the owner of Yering Station at the time.<sup>7</sup>

The township as surveyed is today bordered by Hardy, Anderson and Gardiner streets and Olinda Creek, with the first sale of town allotments taking place in May 1860.<sup>8</sup> A 'plan of the village of Lillydale' from c.1866 shows the town, divided into 13 lots, set beside the meandering Olinda or Running Creek as it was originally known.<sup>9</sup> A town plan dated 1867 shows that two of these lots were reserved for public gardens. Main Street is shown, along with four other east-west streets called Gardiner, Jones and Hardy, with one street as yet unnamed. The north-south streets are

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<sup>2</sup> Baddeley 1996, p.10.

<sup>3</sup> Marriott 1975, p.99.

<sup>4</sup> Context 2000, pp.11-14.

<sup>5</sup> Marriott 1975, p.99.

<sup>6</sup> Tansley 1978, p.24.

<sup>7</sup> Baddeley 1996, pp.11, 21; Blackburn 1987, pp.4-5.

<sup>8</sup> Parish Plan L66A

<sup>9</sup> Aveling c.1972, p.8

shown as Clarke, Castella and Anderson.<sup>10</sup> The names of these streets recall local pioneering families and the government land surveyors of the time.<sup>11</sup>

Growth of the town was slow at first. A blacksmithy, post office and store were constructed in 1861. The year following a butcher shop, the Lilydale Hotel, a general store and three wooden houses were built. This small cluster of buildings, located on the crest of the rise above the Olinda Creek, became the centre of the new town. Then from late 1863 a minor building boom occurred with provision stores, hotels, butchers and blacksmiths opening to service traffic passing through the town on its way to the newly opened gold diggings at Woods Point, east of Warburton. An image of the town from this time shows a cluster of small single storey buildings lining the main street, at this time a broad dirt track, surrounded by tall eucalypts. The opening of a local coach line in the early 1870s, bought by Cobb and Co in 1874, increased the traffic, and Lilydale became a major stopping place on the coach route between Melbourne and the Upper Yarra Valley.<sup>12</sup>

By 1871 Lilydale had grown into a prosperous town with a population of 216. Slab and bark huts, still common in other areas, were almost a thing of the past; of the town's approximately 40 houses, more than three-quarters were of weatherboard and six were of brick. Four churches were built in this decade, and the main brick building of Lilydale State School was erected in 1876.<sup>13</sup> As one of very few townships in the area at the time, Lilydale was of regional importance as a centre of local trade servicing the district farming community. The town's stores acted as depots for the local farmers' meat, milk, butter, eggs and vegetables.<sup>14</sup> Small industries also emerged with soap, candles, boots and shoes manufactured locally. On the outskirts of town a tannery, saw mill and several clay pits operated, supplying raw materials and offering some employment.<sup>15</sup>

During the 1880s the rate of population growth increased, in part due to the completion of the railway line between Hawthorn and Lilydale in 1881. This both made it easier to transport the district's produce to the Melbourne markets, and brought a large number of holidaying tourists to the town. All of the local businesses benefitted from this. Holiday-makers and day-trippers greatly increased the demand for food and products, and the local brickyards and potteries, the lime quarry and the tannery found ready markets for their products in Melbourne. Growing prosperity brought new retailers and professionals to Lilydale, including a chemist, jeweller, drapers, a tailor, a hairdresser and a ladies' emporium; more builders, bakers, butchers, blacksmiths and grocers; and doctors, dentist and lawyers who consulted in the town once a week.<sup>16</sup>

By the mid-1880s, shops lined both sides of Main Street from the original settlement on the high ground down towards the railway station on the flats across the creek. Shops and businesses also ran some way down Castella Street.<sup>17</sup> The town boasted five churches, a school, a Mechanic's Institute and two halls, four hotels and numerous boarding houses. Outside of the initial township survey area, the two vineyards of brothers Clement and Louis Deschamps lay to the west of the present day Cave Hill Road. The vineyard of a third Deschamps brother, August, was located south-east of Anderson and the main street, while on the opposite side the road was a timbered

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<sup>10</sup> Context 2000, p.21.

<sup>11</sup> Ross 2005, pp.5, 8-9, 11-12, 16, 18, 22.

<sup>12</sup> Aveling c.1972, pp.32, 35.

<sup>13</sup> Tansley 1978, p.20.

<sup>14</sup> Context 2000, p.21.

<sup>15</sup> Aveling c.1972, pp.32, 35-36.

<sup>16</sup> Aveling c.1972, pp.48-49.

<sup>17</sup> Aveling c.1972, p.50.

block and to the north of this another vineyard, that of Alfred Hand. Dairying occupied the land on either side of Main Street to the west of the railway line, while south of this was located David Mitchell's Cave Hill Estate, whose quarry and other manufactories employed many of the town's population.<sup>18</sup> In all, nearly two hundred workers were employed in Lilydale's manufactories by 1886, and by 1891 the population of the town had reached 900.<sup>19</sup>

With the growing prosperity of Lilydale and the land boom that was occurring more generally around Melbourne, the late 1880s saw most of the larger properties surrounding the town change hands, and many, including several vineyards, were subdivided for residential and commercial development. Some of the subdivisions of this period include the Lilydale Estate, between Kidgell Street, Beresford and Victoria roads; the Lilydale Township Estate, between today's Maroondah Highway, Taylor Street and Cave Hill Road; and the Mt View Estate south of the Highway between Anderson Street and Belle Vue.<sup>20</sup> These subdivisions promised buyers 'splendid views, fresh air, position unsurpassed' and many lots were sold to Melbourne investors at inflated prices. The land market proved volatile, however. Auction advertisements for the Lilydale Township Estate in the years 1886, 1887 and 1888 show that many sales fell through, with some lots sold in 1887 again offered for sale in 1888. Allotments in this estate continued to be sold into the 1890s after land prices had fallen again, with many purchasers buying a parcel of several neighbouring lots and selling individual lots off over a period of decades. This was a pattern repeated all around Lilydale.

With the beginnings of the economic depression in the 1890s, growth of the town stagnated. Businesses reliant upon the tourist trade were hit particularly hard; the extension of the rail line to Healesville in 1889 had already reduced tourist numbers as the holiday makers moved on, and as unemployment rose in Melbourne the number of day-trippers to Lilydale dropped. Insolvencies began to be recorded in 1892, and businesses were sold or deserted as their owners left the town.<sup>21</sup> The extension of the railway, first to Healesville and then to Warburton in 1901, also meant that the importance of Lilydale as district railhead and trading centre was much reduced.<sup>22</sup> Images from this time show the continuing modest nature of the dwellings in the town, with expanses of open land still evident.

Prosperity had again returned to Lilydale by the 1910s. The two remaining vineyards in the vicinity of the town, the Towers to the east of the town centre and that of Louis Deschamps to the west were sold in this time, and subdivided into lots for housing. Writing in 1924, local historian James Rouget boasted:

Having now the advantage of good roads and a motor coach service, many homeseekers are being attracted to the district. The larger estates are being cut up and devoted to closer settlement purposes, consequently considerable increase in population has resulted. Orchard property, week-end and building blocks are in good demand, while land values are constantly increasing.<sup>23</sup>

Development in Lilydale continued at a gradual pace, with the vacant lots throughout the town being developed over a period of decades, resulting in the pattern of development which is evident

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<sup>18</sup> Marriott 1975, pp.103-104.

<sup>19</sup> Tansley 1978, p.45.

<sup>20</sup> See auction advertisements in the Batten and Percy collection, State Library of Victoria.

<sup>21</sup> Aveling c.1972, p.95.

<sup>22</sup> Marriott 1975, p.111.

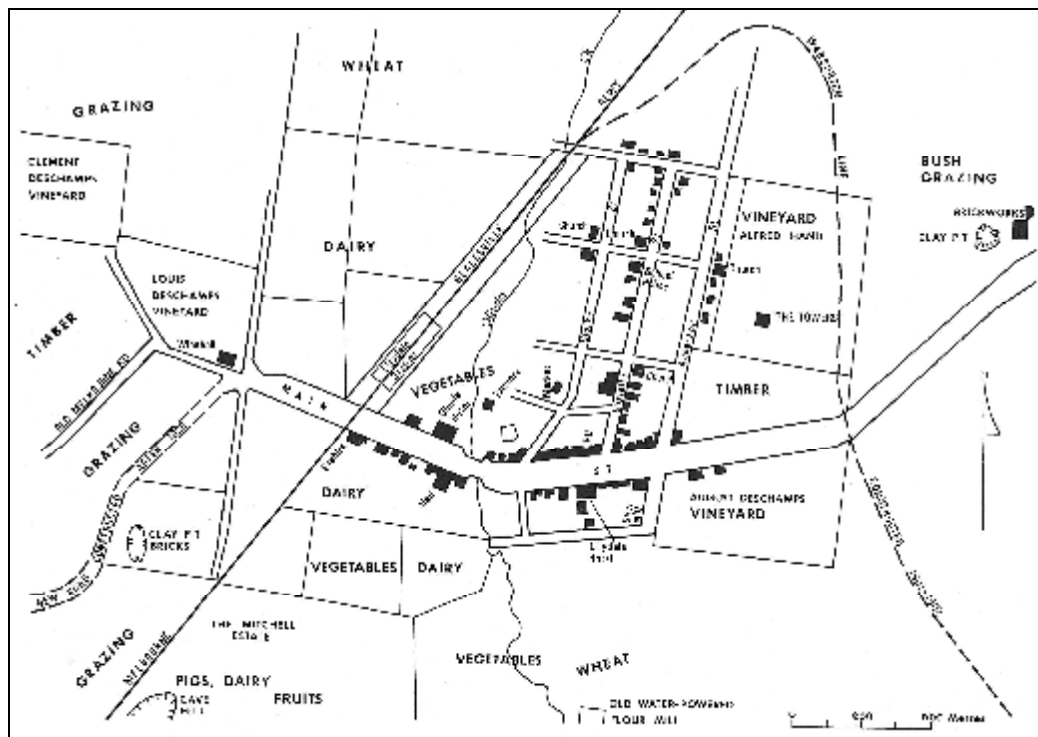
<sup>23</sup> Rouget 1924, pp.58-59.

today whereby the pre World War Two houses are interspersed with more modern developments. Lillydale continues to be the largest permanent settlement in the Shire of Yarra Ranges today.



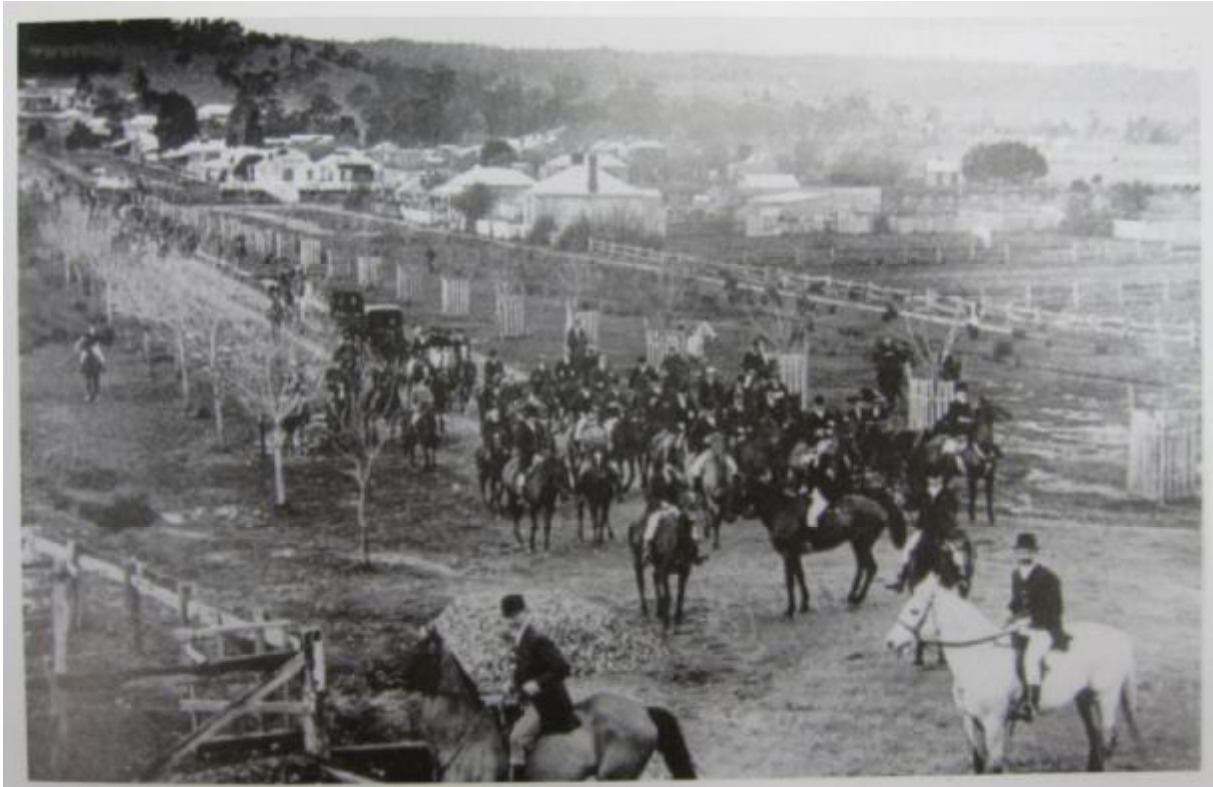
'Lillydale on the Wood's Point Road', 1867.

Source: State Library of Victoria



Lillydale in the mid-1880s

Source: K Marriot, *The Yarra Valley*, p.103.



The Hunt Club turning into Cave Hill Road from Main Street, 1903.  
Source: A Ross, *The Growing History of Lilydale's Trees*, p.7.



Castella Street looking south towards Main Street, 1908.  
A Ross, *The Growing History of Lilydale's Trees*, p.9.



## Description

The houses of the Victorian/Pre-Federation Houses Group serial listing are located in Anderson Street, Beresford Road, Castella Street, Cave Hill Road, John Street, Maroondah Highway and Wilsons Lane, Lilydale. These are typically nineteenth century house types common to homesteads and rural centres, although they were not all built in the nineteenth century, with some constructed in the first years/decade of the twentieth century. In Lilydale, the subject houses variously date from the period of the 1890s through to 1910.

The houses are on individual allotments, or in the case of cave Hill Road, in a small contiguous group row.

The properties also have, variously, deep front setbacks with gardens, as well as spacious side setbacks and side driveways; in some cases due to generous allotment sizes and placement of buildings within the allotments, views of side elevations as well as the front facades; and generally an absence of high solid front fences, and in fact a diversity of non-original fences including timber picket fences, and simple timber and wire 'hair-pin' fences. The presentation of the properties is also enhanced by the presence of mature trees and vegetation in some cases, and visible original roof forms (if not necessarily roof cladding) and original chimneys.

All the houses referred to are listed and illustrated in the Schedule of Properties.

### *Paired gable roofed types*

The double-fronted house with a front verandah is one of the simplest nineteenth-century Victorian house types, with formal origins in the 1840s and 1850s, and replicated variously for many decades. These were common among small properties in Victoria.

This type comprises a straight front with a central doorway and two flanking (typically double-hung sash) windows either side, a verandah across the full front, often set below the main roof eave, two full width transverse gables with a valley intersection, and a shed-roofed rear component sloping toward the rear of their sites. Examples in Lilydale include 5 Wilsons Lane which is weatherboard with a rusticated timber front to suggest stone. 58 Castella Street, another house with all-weatherboard elevations, turns its paired gables round toward the street, so that the roof valley linkage is juxtaposed against a hipped verandah. The main chimney, in exposed brick, sits next to the valley. The verandahs on 6 John Street and 5 Wilsons Lane are all fairly simple timber posted types. 22 Cave Hill Road and 58 Castella Street have metal lacework added to their timber frames. All the verandahs in these houses are held clear of the main roof cladding; they also appear to have been rebuilt, as is common given the timber material. The chimneys in these houses are simple exposed brick types with stepped cornices, some with a single string course around the stack.

### *Hipped roof types*

Of these, 22 Cave Hill Road is an individual example, being a single fronted worker's cottage type in brick with a hipped roof longitudinal to the street; the verandah appears to have been renewed in a different, plainer style than would have been employed previously. Its chimney was overpainted later.

The others in this group have verandahs that are kept separate from the main roof eaves, in the manner of middle and later nineteenth century houses. 49 Castella Street and 18 Beresford Road have transverse hipped roofs and intermittent scroll brackets under boxed eaves. The verandahs have been rebuilt, with new posts, friezes and roof cladding, and the chimneys are simple stacked cornice types in exposed brick.

*L-shaped types*

The remaining nineteenth century house types, which may also date from the early Federation period, are L-shaped in plan/massing, with a room-width wing projecting forward on one side. 53, 55, 57 and 59 Cave Hill Road are of this type and possibly by the same builder. They are brick, with identical window and chimney details, floating frame-bargeboards (missing on 53), and similar side elevations. 14 Maroondah Highway has paired main eave brackets with hipped roofs, brick walls and stucco surfacing. The verandah posts may be long standing and their collars suggest cast iron lace was once fitted. 91 Anderson Street is believed to date from about 1905, although its eave brackets are combined oddly with an array of Federation details and turn of the century side window hoods. Its chimney appears to date from the 1900s.

**Assessment Against Criteria**

The following modified Victorian Heritage Council/HERCON criteria are used in the assessment of cultural heritage significance.

*Criteria**A: Importance to the course or pattern of the Shire of Yarra Ranges' cultural or natural history.*

The houses of the Victorian/Pre-Federation Houses Group are of local historical significance. The houses date from the period of the 1890s through to 1910, and help demonstrate residential development in Lilydale in this period, and the preferred or typical residential housing types. At this time, spurred on by the arrival of the railway in the 1880s, Lilydale was undergoing a transformation from rural township to commuter suburb, the latter eventually cemented by the electrification of the railway line in 1925 which shortened the journey time to the city. This shift was also reflected in the housing which gradually evolved from the earlier, simpler and more modest forms predominantly found in rural towns, and evidenced by some of the dwellings in this group, to the later Federation houses and then bungalows and other interwar housing types more typical of Melbourne suburbia.

The houses are additionally significant for being associated with a particular phase of growth and development in Lilydale. Again, following the arrival of the railway, the population increased, holiday-makers and tourists arrived in the area, growing prosperity brought new businesses to the town, manufactories opened, and many of the larger properties surrounding the town were subdivided. While the economic depression of the 1890s brought a stop to this growth, prosperity had returned by the 1910s, again reflecting or encompassing the period of development of the subject properties.

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

N/A

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

N/A

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

N/A

*E: Importance in exhibiting particular aesthetic characteristics.*

The houses of the Victorian/Pre-Federation Houses Group are of local aesthetic and architectural significance. While they are typically modest in design and architectural expression, and often

constructed of timber, they are nevertheless comparatively intact examples of common nineteenth century housing types, albeit some were constructed in Lilydale in the first years/decade of the twentieth century. The subject properties include examples of double-fronted houses with front verandahs and symmetrical arrangements of windows and central door, this being one of the simplest nineteenth-century Victorian house types; narrow single-fronted worker's cottages with a longitudinal hipped roof; and houses with an L-shaped plan and a projecting room to one side, which reflect an early Federation approach.

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

N/A

*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 the continuing and developing cultural traditions.*

N/A

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

N/A

## Statement of Significance

### *What is significant?*

The houses of the Victorian/Pre-Federation Houses Group are located in Anderson Street, Beresford Road, Castella Street, Cave Hill Road, John Street, Maroondah Highway and Wilsons Lane, Lilydale. They are typically common nineteenth century house types, although not all were built in the nineteenth century, with some constructed in the first years/decade of the twentieth century. This is evidenced by the date range of the 1890s through to 1910. The properties have, variously, deep front setbacks with gardens, as well as spacious side setbacks and side driveways; in some cases due to generous allotment sizes and placement of buildings within the allotments, views of side elevations as well as the front facades. There is a diversity of non-original fences including timber picket fences, and simple timber and wire 'hair-pin' fences. The presentation of the properties is also enhanced by the presence of mature trees and vegetation in some cases, and visible original roof forms (if not necessarily roof cladding) and original chimneys.

### *How is it significant?*

The houses of the Victorian/Pre-Federation Houses Group are of local historical and aesthetic/architectural significance.

### *Why is it significant?*

Historically, the houses which date from the period of the 1890s through to 1910 are significant for demonstrating residential development in Lilydale in this period, and the preferred or typical residential housing types. At this time, spurred on by the arrival of the railway in the 1880s, Lilydale was undergoing a transformation from rural township to commuter suburb, the latter eventually cemented by the electrification of the railway line in 1925 which shortened the journey time to the city. This shift was also reflected in the housing which gradually evolved from the earlier, simpler and more modest forms predominantly found in rural towns, and evidenced by some of the dwellings in this group, to the later Federation houses and then bungalows and other interwar housing types more typical of Melbourne suburbia. The houses are additionally significant for being associated with a particular phase of growth and development in Lilydale. Again,

following the arrival of the railway, the population increased, holiday-makers and tourists arrived in the area, growing prosperity brought new businesses to the town, manufactories opened, and many of the larger properties surrounding the town were subdivided. While the economic depression of the 1890s brought a stop to this growth, prosperity had returned by the 1910s, again reflecting or encompassing the period of development of the subject properties.

Aesthetically and architecturally, while the houses are typically modest in design and architectural expression, and often constructed of timber, they are nevertheless comparatively intact examples of common nineteenth century housing types, albeit some were constructed in Lilydale in the first years/decade of the twentieth century. The subject properties include examples of double-fronted houses with front verandahs and symmetrical arrangements of windows and central door, this being one of the simplest nineteenth-century Victorian house types; narrow single-fronted worker's cottages with a longitudinal hipped roof; and houses with an L-shaped plan and a projecting room or bay to one side, which reflects an early Federation approach.

### Recommendations

The properties of the Victorian/Pre-Federation Houses Group are recommended for inclusion as a serial listing in the Schedule to the Heritage Overlay of the Shire of Yarra Ranges Planning Scheme. The individual properties should share the same Heritage Overlay number.

### Identified By

Lovell Chen Architects & Heritage Consultants, 2009.

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## Serial listing Victorian/Pre-Federation Houses Group: Property Schedule

Reference No H410

| <i>Number</i> | <i>Street</i>     | <i>House Name</i> | <i>Date of Construction</i> | <i>Original or Early Owner<br/>(where known)</i> | <i>Occupation (where known)</i> |
|---------------|-------------------|-------------------|-----------------------------|--|---------------------------------|
| 91            | Anderson Street   |                   | c. 1905                     | Presbyterian Church                              |                                 |
| 18            | Beresford Road    |                   | c. 1910                     | Mr Edwin Williams                                | Laborer                         |
| 49            | Castella Street   | <i>Roseville</i>  | c. 1900                     |  |                                 |
| 58            | Castella Street   |                   | c. 1890s                    |  |                                 |
| 22            | Cave Hill Road    |                   | c. 1890s                    |  |                                 |
| 53            | Cave Hill Road    |                   | c. 1910                     |  |                                 |
| 55            | Cave Hill Road    |                   | c. 1910                     |  |                                 |
| 57            | Cave Hill Road    |                   | c. 1910                     |  |                                 |
| 59            | Cave Hill Road    |                   | c. 1910                     |  |                                 |
| 6             | John Street       |                   | 1895                        | Mr Joseph Paul                                   | Carrier                         |
| 14            | Maroondah Highway | <i>Dalkeith</i>   | 1894-1895                   | Mr Thomas Shanks                                 | Contractor                      |
| 5             | Wilsons Lane      | <i>Glenora</i>    | c. 1905                     |  |                                 |



91 Anderson Street



18 Beresford Road



49 Castella Street



58 Castella Street



22 Cave Hill Road



53 Cave Hill Road



55 Cave Hill Road



57 Cave Hill Road





59 Cave Hill Road



6 John Street



14 Maroondah Highway



5 Wilsons Lane



**Citation: Federation/Edwardian Houses Group, Lilydale (HO411)**


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|                       |   |                     |           |
|-----------------------|---|---------------------|-----------|
| <b>Serial Listing</b> | Federation/Edwardian Houses Group                           | <b>Reference No</b> | HO411     |
| <b>Streets</b>        | Clarke Street, George Street, Nicholas Street, Rouke Street | <b>Survey Date</b>  | June 2009 |

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**History**

The first European settlers in the Lilydale area were squatters on large pastoral runs. The three Ryrie brothers arrived overland from New South Wales and registered their grazing lease for 43,000 acres in 1837. Their run, named 'Yering', stretched from the Olinda Creek in the east to Woori Yallock in the west, and from the Yarra River in the north to the foothills of the Dandenongs in the south<sup>24</sup>, with the original homestead site located some eight kilometres north of present day Lilydale.<sup>25</sup> Colonial government policy in the following decades opened up the pastoral runs for selection, and the large estates were gradually divided into smaller farms. The squatters were given first option to purchase up to 640 acres of their runs, with the remainder of the land sold mainly by public auction. Following this, farming and agriculture, rather than grazing, became the main industry of the region.<sup>26</sup>

The Parish of Yering was surveyed in April 1841 by T H Nutt, although there was no public sale of the 640 acre lots until 1852, and the smaller lots surrounding the Lilydale township were not sold until May 1860. By 1856 about 23 families had made the district their home; they included the de Castellias, who purchased the Yering homestead lot from the Ryries in 1849, and the de Purys and Deschamps, who also became successful vigneron.<sup>27</sup>

The township itself was surveyed by John Hardy, government surveyor, in 1859-60. It has been suggested that his choice of town site, on the then unoccupied land at the intersection of the Olinda Creek and the road to the Yering Station, was influenced by the creek's constant flow of water year round, and the site's proximity to well-drained higher ground.<sup>28</sup> Hardy named the township Lillydale, purportedly after a song of the time called 'Lilly Dale', though others maintain the name was for Mrs Lilly de Castella, wife of the owner of Yering Station at the time.<sup>29</sup>

The township as surveyed is today bordered by Hardy, Anderson and Gardiner streets and Olinda Creek, with the first sale of town allotments taking place in May 1860.<sup>30</sup> A 'plan of the village of Lillydale' from c.1866 shows the town, divided into 13 lots, set beside the meandering Olinda or Running Creek as it was originally known.<sup>31</sup> A town plan dated 1867 shows that two of these lots were reserved for public gardens. Main Street is shown, along with four other east-west streets called Gardiner, Jones and Hardy, with one street as yet unnamed. The north-south streets are

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<sup>24</sup> Baddeley 1996, p.10.

<sup>25</sup> Marriott 1975, p.99.

<sup>26</sup> Context 2000, pp.11-14.

<sup>27</sup> Marriott 1975, p.99.

<sup>28</sup> Tansley 1978, p.24.

<sup>29</sup> Baddeley 1996, pp.11, 21; Blackburn 1987, pp.4-5.

<sup>30</sup> Parish Plan L66A

<sup>31</sup> Aveling c.1972, p.8

shown as Clarke, Castella and Anderson.<sup>32</sup> The names of these streets recall local pioneering families and the government land surveyors of the time.<sup>33</sup>

Growth of the town was slow at first. A blacksmithy, post office and store were constructed in 1861. The year following a butcher shop, the Lilydale Hotel, a general store and three wooden houses were built. This small cluster of buildings, located on the crest of the rise above the Olinda Creek, became the centre of the new town. Then from late 1863 a minor building boom occurred with provision stores, hotels, butchers and blacksmiths opening to service traffic passing through the town on its way to the newly opened gold diggings at Woods Point, east of Warburton. An image of the town from this time shows a cluster of small single storey buildings lining the main street, at this time a broad dirt track, surrounded by tall eucalypts. The opening of a local coach line in the early 1870s, bought by Cobb and Co in 1874, increased the traffic, and Lilydale became a major stopping place on the coach route between Melbourne and the Upper Yarra Valley.<sup>34</sup>

By 1871 Lilydale had grown into a prosperous town with a population of 216. Slab and bark huts, still common in other areas, were almost a thing of the past; of the town's approximately 40 houses, more than three-quarters were of weatherboard and six were of brick. Four churches were built in this decade, and the main brick building of Lilydale State School was erected in 1876.<sup>35</sup> As one of very few townships in the area at the time, Lilydale was of regional importance as a centre of local trade servicing the district farming community. The town's stores acted as depots for the local farmers' meat, milk, butter, eggs and vegetables.<sup>36</sup> Small industries also emerged with soap, candles, boots and shoes manufactured locally. On the outskirts of town a tannery, saw mill and several clay pits operated, supplying raw materials and offering some employment.<sup>37</sup>

During the 1880s the rate of population growth increased, in part due to the completion of the railway line between Hawthorn and Lilydale in 1881. This both made it easier to transport the district's produce to the Melbourne markets, and brought a large number of holidaying tourists to the town. All of the local businesses benefitted from this. Holiday-makers and day-trippers greatly increased the demand for food and products, and the local brickyards and potteries, the lime quarry and the tannery found ready markets for their products in Melbourne. Growing prosperity brought new retailers and professionals to Lilydale, including a chemist, jeweller, drapers, a tailor, a hairdresser and a ladies' emporium; more builders, bakers, butchers, blacksmiths and grocers; and doctors, dentist and lawyers who consulted in the town once a week.<sup>38</sup>

By the mid-1880s, shops lined both sides of Main Street from the original settlement on the high ground down towards the railway station on the flats across the creek. Shops and businesses also ran some way down Castella Street.<sup>39</sup> The town boasted five churches, a school, a Mechanic's Institute and two halls, four hotels and numerous boarding houses. Outside of the initial township survey area, the two vineyards of brothers Clement and Louis Deschamps lay to the west of the present day Cave Hill Road. The vineyard of a third Deschamps brother, August, was located south-east of Anderson and the main street, while on the opposite side the road was a timbered

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<sup>32</sup> Context 2000, p.21.

<sup>33</sup> Ross 2005, pp.5, 8-9, 11-12, 16, 18, 22.

<sup>34</sup> Aveling c.1972, pp.32, 35.

<sup>35</sup> Tansley 1978, p.20.

<sup>36</sup> Context 2000, p.21.

<sup>37</sup> Aveling c.1972, pp.32, 35-36.

<sup>38</sup> Aveling c.1972, pp.48-49.

<sup>39</sup> Aveling c.1972, p.50.

block and to the north of this another vineyard, that of Alfred Hand. Dairying occupied the land on either side of Main Street to the west of the railway line, while south of this was located David Mitchell's Cave Hill Estate, whose quarry and other manufactories employed many of the town's population.<sup>40</sup> In all, nearly two hundred workers were employed in Lilydale's manufactories by 1886, and by 1891 the population of the town had reached 900.<sup>41</sup>

With the growing prosperity of Lilydale and the land boom that was occurring more generally around Melbourne, the late 1880s saw most of the larger properties surrounding the town change hands, and many, including several vineyards, were subdivided for residential and commercial development. Some of the subdivisions of this period include the Lilydale Estate, between Kidgell Street, Beresford and Victoria roads; the Lilydale Township Estate, between today's Maroondah Highway, Taylor Street and Cave Hill Road; and the Mt View Estate south of the Highway between Anderson Street and Belle Vue.<sup>42</sup> These subdivisions promised buyers 'splendid views, fresh air, position unsurpassed' and many lots were sold to Melbourne investors at inflated prices. The land market proved volatile, however. Auction advertisements for the Lilydale Township Estate in the years 1886, 1887 and 1888 show that many sales fell through, with some lots sold in 1887 again offered for sale in 1888. Allotments in this estate continued to be sold into the 1890s after land prices had fallen again, with many purchasers buying a parcel of several neighbouring lots and selling individual lots off over a period of decades. This was a pattern repeated all around Lilydale.

With the beginnings of the economic depression in the 1890s, growth of the town stagnated. Businesses reliant upon the tourist trade were hit particularly hard; the extension of the rail line to Healesville in 1889 had already reduced tourist numbers as the holiday makers moved on, and as unemployment rose in Melbourne the number of day-trippers to Lilydale dropped. Insolvencies began to be recorded in 1892, and businesses were sold or deserted as their owners left the town.<sup>43</sup> The extension of the railway, first to Healesville and then to Warburton in 1901, also meant that the importance of Lilydale as district railhead and trading centre was much reduced.<sup>44</sup> Images from this time show the continuing modest nature of the dwellings in the town, with expanses of open land still evident.

Prosperity had again returned to Lilydale by the 1910s. The two remaining vineyards in the vicinity of the town, the Towers to the east of the town centre and that of Louis Deschamps to the west were sold in this time, and subdivided into lots for housing. Writing in 1924, local historian James Rouget boasted:

Having now the advantage of good roads and a motor coach service, many homeseekers are being attracted to the district. The larger estates are being cut up and devoted to closer settlement purposes, consequently considerable increase in population has resulted. Orchard property, week-end and building blocks are in good demand, while land values are constantly increasing.<sup>45</sup>

Development in Lilydale continued at a gradual pace, with the vacant lots throughout the town being developed over a period of decades, resulting in the pattern of development which is evident

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<sup>40</sup> Marriott 1975, pp.103-104.

<sup>41</sup> Tansley 1978, p.45.

<sup>42</sup> See auction advertisements in the Batten and Percy collection, State Library of Victoria.

<sup>43</sup> Aveling c.1972, p.95.

<sup>44</sup> Marriott 1975, p.111.

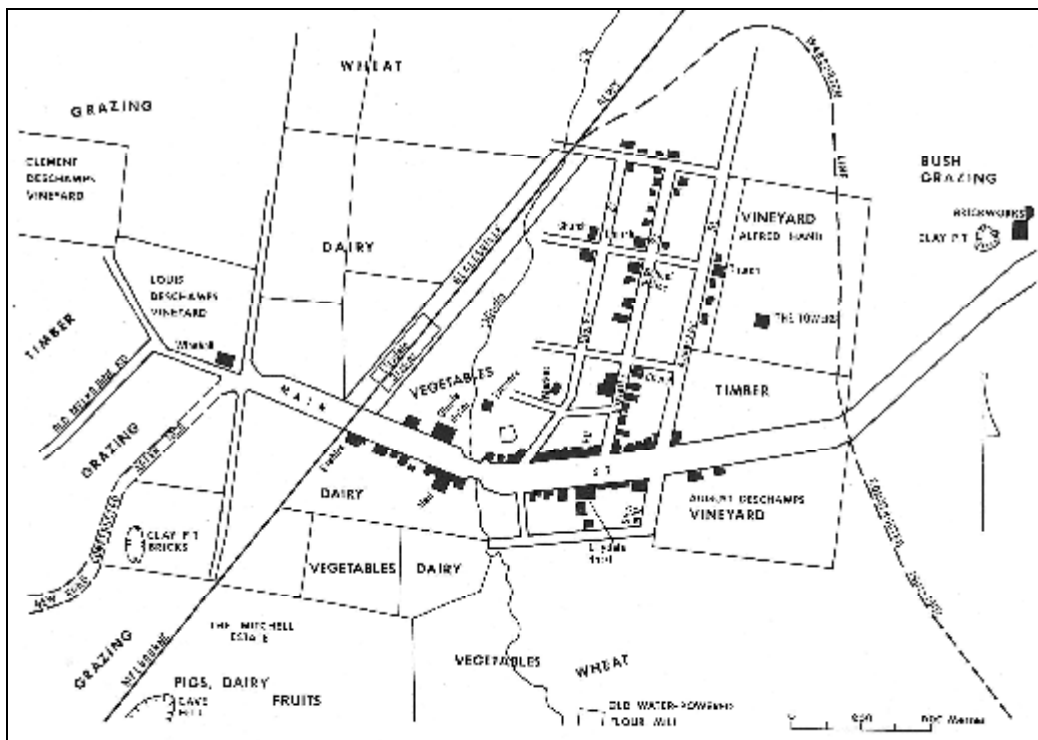
<sup>45</sup> Rouget 1924, pp.58-59.

today whereby the pre World War Two houses are interspersed with more modern developments. Lilydale continues to be the largest permanent settlement in the Shire of Yarra Ranges today.



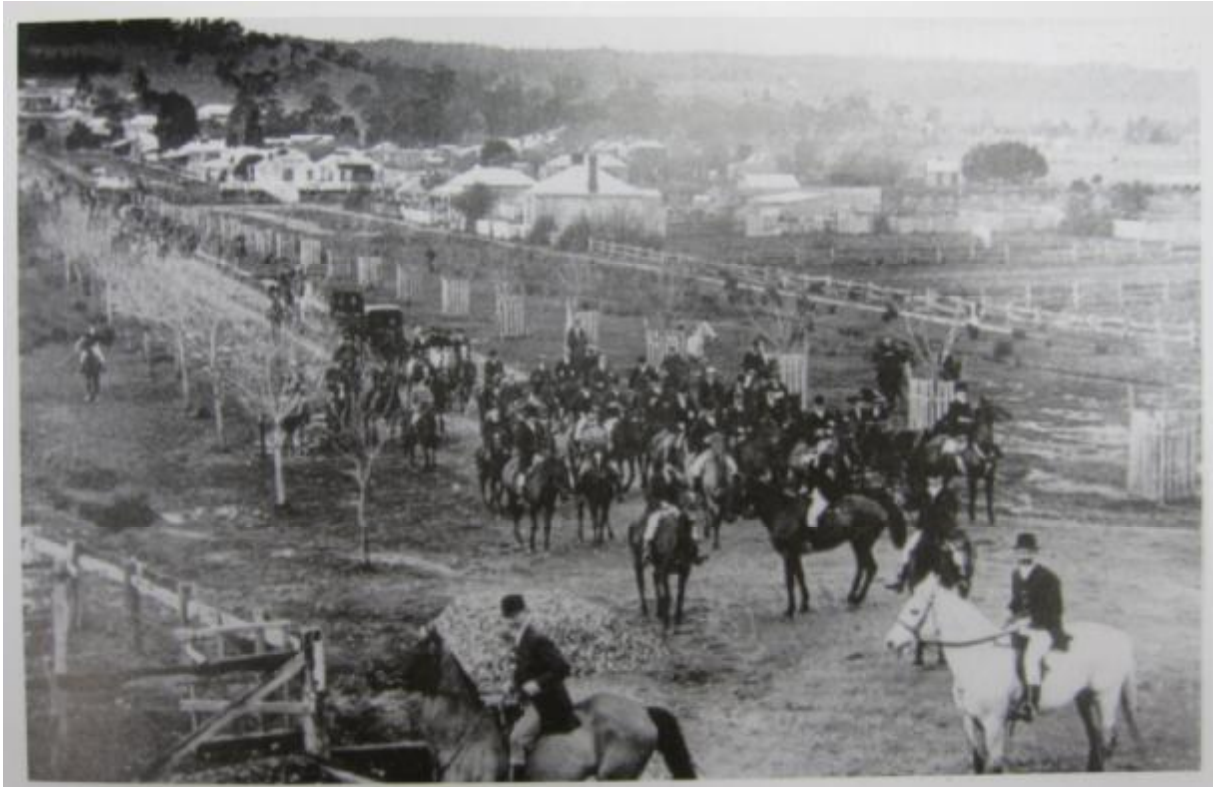
'Lillydale on the Wood's Point Road', 1867.

Source: State Library of Victoria



Lilydale in the mid-1880s

Source: K Marriot, *The Yarra Valley*, p.103.



The Hunt Club turning into Cave Hill Road from Main Street, 1903.  
Source: A Ross, *The Growing History of Lilydale's Trees*, p.7.



Castella Street looking south towards Main Street, 1908.  
A Ross, *The Growing History of Lilydale's Trees*, p.9.

## Description

The houses of the Federation/Edwardian Houses Group are located in Clarke Street, George Street, Nicholas Street and Rouke Street, Lilydale.

The houses, which date from the period 1910-1920, are on individual allotments and all of weatherboard construction. The properties also have deep front setbacks with gardens, as well as spacious side setbacks and side driveways; the generous allotment sizes and placement of buildings within the allotments allow for views of side elevations as well as the front facades. Fences include non-original timber picket fences, including one on a stone plinth (11 George Street). The presentation of the properties is also enhanced in some cases by the presence of mature trees and vegetation (such as at 18 Rourke Street), and visible original roof forms (if not necessarily roof cladding) and original chimneys.

All the houses referred to are listed and illustrated in the Schedule of Properties.

### *Federation/Edwardian house types*

Houses of this type generally date from the period of 1901 through to World War One, and sometimes later, and are known as 'Federation' after the earlier period, or 'Edwardian'. They typically draw on both Victorian and Queen Anne elements of building design and form, but are less ostentatious than the earlier buildings. In Lilydale, the examples cited here date from the later period of this building style.

Australian Federation houses stem in part from reforms in public and church buildings between 1885 and 1900.<sup>46</sup> These included the direct expression of internal space and building materials, abolition of facades if possible, and conspicuous acknowledgement of Australia's circumstances and climate. Composition became asymmetrical, often episodic and internally varied. Houses first responded to these changes around 1888-90, when the recurring form began emphasizing diagonal axes and a dual expression of spatial hierarchy, where an L-shaped spine, suggesting more closed rooms and spaces, framed a more 'mobile' corner, implying internal openness and freedom in movement.<sup>47</sup> This was often emphasized by a diagonal push in verandah line (see 70 Clarke Street), and accentuated by a corner tower or angled bay (see 11 George Street). The Lilydale examples included here are a good cross-section of simpler Federation houses designed to a budget; and all are in weatherboard. The round arches often seen in Federation house verandah friezes and window shaping, deriving from their public and church origins, are less evident here. A favourite Federation theme was grouping three hinged casement windows in a cluster, and this is found in Lilydale, except for 5 Nicholas Street and 18 Rourke Street. Of these 18 Rourke Street is unusual, having a near-symmetrical roof and chimney placement over an asymmetrical front elevation, with a side entry and porthole. Other typical Federation elements evidenced here include verandahs with turned timber posts and timber balustrades; and dominant roof forms with gables.

### Assessment Against Criteria

The following modified Victorian Heritage Council/HERCON criteria are used in the assessment of cultural heritage significance.

#### *Criteria*

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

<sup>46</sup> See Saunders, August 1969; Smith, 1973; Hamann, October 1979; Tibbits, 1983; Howells, 1989.

<sup>47</sup> This diagonality as a component in Federation architecture was argued by Lewis 1985, pp. 83-85 esp., and Hamann, 1986, pp. 145-152 esp.



The houses of the Federation/Edwardian Houses Group are of local historical significance. The houses date from the period 1910-1920, and help demonstrate residential development in Lilydale in this period, including the transition from the earlier Victorian style of housing to the then (new) Federation dwellings. At this time, Lilydale was becoming a commuter suburb, a trend which was later reinforced by the electrification of the railway line in 1925 which in turn shortened the journey time to the city. This shift was also reflected in the housing which gradually evolved from the earlier, simpler and more modest forms predominantly found in rural towns, to the later Federation houses as evidenced by the dwellings in this group, and subsequently the bungalows and other interwar housing types more typical of Melbourne suburbia. The houses are additionally significant for being associated with the economic prosperity that returned to the area in the 1910s, following the economic depression of the late nineteenth century. The comparatively generous size of houses in this group reinforces this connection.

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

N/A

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

N/A

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

N/A

*E: Importance in exhibiting particular aesthetic characteristics.*

The houses of the Federation/Edwardian Houses Group are of local aesthetic and architectural significance. The four dwellings in the group are comparatively intact and date from the later period of Federation design, which commenced around 1901 and generally continued through to World War One, and drew on earlier Victorian and Queen Anne stylistic influences. The Lilydale examples are a good cross-section of simpler Federation houses designed to a budget, and all are in weatherboard. The buildings variously incorporate typical Federation elements such as diagonal axes (planning) emphasized by a diagonal verandah and/or a corner or angled bay; tripartite hinged casement windows; verandahs with turned timber posts and timber balustrades; and dominant roof forms with gables.

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

N/A

*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 the continuing and developing cultural traditions.*

N/A

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

N/A

## Statement of Significance

### *What is significant?*

The houses of the Federation/Edwardian Houses Group are located in Clarke Street, George Street, Nicholas Street and Rourke Street, Lilydale, and all are of weatherboard construction. The properties have deep front setbacks with gardens, as well as spacious side setbacks and side driveways; the generous allotment sizes and placement of buildings within the allotments allow for views of side elevations as well as the front facades. Fences include non-original timber picket fences, including one on a stone plinth (11 George Street). The presentation of the properties is also enhanced in some cases by the presence of mature trees and vegetation (such as at 18 Rourke Street), and visible original roof forms (if not necessarily roof cladding) and original chimneys.

### *How is it significant?*

The houses of the Federation/Edwardian Houses Group are of local historical and aesthetic/architectural significance.

### *Why is it significant?*

Historically, the houses date from the period 1910-1920, and help demonstrate residential development in Lilydale in this period, including the transition from the earlier Victorian style of housing to the then (new) Federation dwellings. At this time, Lilydale was becoming a commuter suburb, a trend which was later reinforced by the electrification of the railway line in 1925 which in turn shortened the journey time to the city. This shift was also reflected in the housing which gradually evolved from the earlier, simpler and more modest forms predominantly found in rural towns, to the later Federation houses as evidenced by the dwellings in this group, and subsequently the bungalows and other interwar housing types more typical of Melbourne suburbia. The houses are additionally significant for being associated with the economic prosperity that returned to the area in the 1910s, following the economic depression of the late nineteenth century. The comparatively generous size of houses in this group reinforces this connection.

Aesthetically and architecturally, the four dwellings in the group are comparatively intact, and date from the later period of Federation design, which commenced around 1901 and generally continued through to World War One, and drew on earlier Victorian and Queen Anne stylistic influences. The Lilydale examples are a good cross-section of simpler Federation houses designed to a budget, and all are in weatherboard. The buildings variously incorporate typical Federation elements such as diagonal axes (planning) emphasized by a diagonal verandah and/or a corner or angled bay; tripartite hinged casement windows; verandahs with turned timber posts and timber balustrades; and dominant roof forms with gables.

## Recommendations

The properties of the Federation/Edwardian Houses Group are recommended for inclusion as a serial listing in the Schedule to the Heritage Overlay of the Shire of Yarra Ranges Planning Scheme. The individual properties should share the same Heritage Overlay number.

## Identified By

Lovell Chen Architects & Heritage Consultants, 2009.

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**Serial listing** Federation/Edwardian Houses Group: Property Schedule

Reference No HO411

| <i>Number</i> | <i>Street</i>   | <i>House Name</i> | <i>Date of Construction</i> | <i>Original or Early Owner<br/>(where known)</i> | <i>Occupation (where known)</i> |
|---------------|-----------------|-------------------|-----------------------------|--|---------------------------------|
| 70            | Clarke Street   |                   | 1914-1915                   | Mr Norman Bennier                                | Bricklayer                      |
| 11            | George Street   |                   | c. 1920                     | Mr Alfred (Arthur)<br>O'Connor                   | Laborer                         |
| 5             | Nicholas Street | <i>Winsham</i>    | c. 1918                     |  |                                 |
| 18            | Rouke Street    |                   | c. 1920                     |  |                                 |



70 Clarke Street



11 George Street



5 Nicholas Street



18 Rouke Street



**Citation: Interwar Houses Group (HO412)**


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|                       |   |                     |           |
|-----------------------|---|---------------------|-----------|
| <b>Serial Listing</b> | Interwar Houses Group   | <b>Reference No</b> | HO412     |
| <b>Streets</b>        | Albert Hill Road, Anderson Street, Castella Street, Cave Hill Road, Clarke Street, Deschamps Street, George Street, Hermitage Street, Kidgell Street, Main Street, Market Street, Maroondah Highway, Wilsons Lane | <b>Survey Date</b>  | June 2009 |

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**History**

The first European settlers in the Lilydale area were squatters on large pastoral runs. The three Ryrie brothers arrived overland from New South Wales and registered their grazing lease for 43,000 acres in 1837. Their run, named 'Yering', stretched from the Olinda Creek in the east to Woori Yallock in the west, and from the Yarra River in the north to the foothills of the Dandenongs in the south<sup>48</sup>, with the original homestead site located some eight kilometres north of present day Lilydale.<sup>49</sup> Colonial government policy in the following decades opened up the pastoral runs for selection, and the large estates were gradually divided into smaller farms. The squatters were given first option to purchase up to 640 acres of their runs, with the remainder of the land sold mainly by public auction. Following this, farming and agriculture, rather than grazing, became the main industry of the region.<sup>50</sup>

The Parish of Yering was surveyed in April 1841 by T H Nutt, although there was no public sale of the 640 acre lots until 1852, and the smaller lots surrounding the Lilydale township were not sold until May 1860. By 1856 about 23 families had made the district their home; they included the de Castellias, who purchased the Yering homestead lot from the Ryries in 1849, and the de Purys and Deschamps, who also became successful vigneron.<sup>51</sup>

The township itself was surveyed by John Hardy, government surveyor, in 1859-60. It has been suggested that his choice of town site, on the then unoccupied land at the intersection of the Olinda Creek and the road to the Yering Station, was influenced by the creek's constant flow of water year round, and the site's proximity to well-drained higher ground.<sup>52</sup> Hardy named the township Lillydale, purportedly after a song of the time called 'Lilly Dale', though others maintain the name was for Mrs Lilly de Castella, wife of the owner of Yering Station at the time.<sup>53</sup>

The township as surveyed is today bordered by Hardy, Anderson and Gardiner streets and Olinda Creek, with the first sale of town allotments taking place in May 1860.<sup>54</sup> A 'plan of the village of Lillydale' from c.1866 shows the town, divided into 13 lots, set beside the meandering Olinda or Running Creek as it was originally known.<sup>55</sup> A town plan dated 1867 shows that two of these lots were reserved for public gardens. Main Street is shown, along with four other east-west streets

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<sup>48</sup> Baddeley 1996, p.10.

<sup>49</sup> Marriott 1975, p.99.

<sup>50</sup> Context 2000, pp.11-14.

<sup>51</sup> Marriott 1975, p.99.

<sup>52</sup> Tansley 1978, p.24.

<sup>53</sup> Baddeley 1996, pp.11, 21; Blackburn 1987, pp.4-5.

<sup>54</sup> Parish Plan L66A

<sup>55</sup> Aveling c.1972, p.8



called Gardiner, Jones and Hardy, with one street as yet unnamed. The north-south streets are shown as Clarke, Castella and Anderson.<sup>56</sup> The names of these streets recall local pioneering families and the government land surveyors of the time.<sup>57</sup>

Growth of the town was slow at first. A blacksmithy, post office and store were constructed in 1861. The year following a butcher shop, the Lilydale Hotel, a general store and three wooden houses were built. This small cluster of buildings, located on the crest of the rise above the Olinda Creek, became the centre of the new town. Then from late 1863 a minor building boom occurred with provision stores, hotels, butchers and blacksmiths opening to service traffic passing through the town on its way to the newly opened gold diggings at Woods Point, east of Warburton. An image of the town from this time shows a cluster of small single storey buildings lining the main street, at this time a broad dirt track, surrounded by tall eucalypts. The opening of a local coach line in the early 1870s, bought by Cobb and Co in 1874, increased the traffic, and Lilydale became a major stopping place on the coach route between Melbourne and the Upper Yarra Valley.<sup>58</sup>

By 1871 Lilydale had grown into a prosperous town with a population of 216. Slab and bark huts, still common in other areas, were almost a thing of the past; of the town's approximately 40 houses, more than three-quarters were of weatherboard and six were of brick. Four churches were built in this decade, and the main brick building of Lilydale State School was erected in 1876.<sup>59</sup> As one of very few townships in the area at the time, Lilydale was of regional importance as a centre of local trade servicing the district farming community. The town's stores acted as depots for the local farmers' meat, milk, butter, eggs and vegetables.<sup>60</sup> Small industries also emerged with soap, candles, boots and shoes manufactured locally. On the outskirts of town a tannery, saw mill and several clay pits operated, supplying raw materials and offering some employment.<sup>61</sup>

During the 1880s the rate of population growth increased, in part due to the completion of the railway line between Hawthorn and Lilydale in 1881. This both made it easier to transport the district's produce to the Melbourne markets, and brought a large number of holidaying tourists to the town. All of the local businesses benefitted from this. Holiday-makers and day-trippers greatly increased the demand for food and products, and the local brickyards and potteries, the lime quarry and the tannery found ready markets for their products in Melbourne. Growing prosperity brought new retailers and professionals to Lilydale, including a chemist, jeweller, drapers, a tailor, a hairdresser and a ladies' emporium; more builders, bakers, butchers, blacksmiths and grocers; and doctors, dentist and lawyers who consulted in the town once a week.<sup>62</sup>

By the mid-1880s, shops lined both sides of Main Street from the original settlement on the high ground down towards the railway station on the flats across the creek. Shops and businesses also ran some way down Castella Street.<sup>63</sup> The town boasted five churches, a school, a Mechanic's Institute and two halls, four hotels and numerous boarding houses. Outside of the initial township survey area, the two vineyards of brothers Clement and Louis Deschamps lay to the west of the present day Cave Hill Road. The vineyard of a third Deschamps brother, August, was located

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<sup>56</sup> Context 2000, p.21.

<sup>57</sup> Ross 2005, pp.5, 8-9, 11-12, 16, 18, 22.

<sup>58</sup> Aveling c.1972, pp.32, 35.

<sup>59</sup> Tansley 1978, p.20.

<sup>60</sup> Context 2000, p.21.

<sup>61</sup> Aveling c.1972, pp.32, 35-36.

<sup>62</sup> Aveling c.1972, pp.48-49.

<sup>63</sup> Aveling c.1972, p.50.

south-east of Anderson and the main street, while on the opposite side the road was a timbered block and to the north of this another vineyard, that of Alfred Hand. Dairying occupied the land on either side of Main Street to the west of the railway line, while south of this was located David Mitchell's Cave Hill Estate, whose quarry and other manufactories employed many of the town's population.<sup>64</sup> In all, nearly two hundred workers were employed in Lilydale's manufactories by 1886, and by 1891 the population of the town had reached 900.<sup>65</sup>

With the growing prosperity of Lilydale and the land boom that was occurring more generally around Melbourne, the late 1880s saw most of the larger properties surrounding the town change hands, and many, including several vineyards, were subdivided for residential and commercial development. Some of the subdivisions of this period include the Lilydale Estate, between Kidgell Street, Beresford and Victoria roads; the Lilydale Township Estate, between today's Maroondah Highway, Taylor Street and Cave Hill Road; and the Mt View Estate south of the Highway between Anderson Street and Belle Vue.<sup>66</sup> These subdivisions promised buyers 'splendid views, fresh air, position unsurpassed' and many lots were sold to Melbourne investors at inflated prices. The land market proved volatile, however. Auction advertisements for the Lilydale Township Estate in the years 1886, 1887 and 1888 show that many sales fell through, with some lots sold in 1887 again offered for sale in 1888. Allotments in this estate continued to be sold into the 1890s after land prices had fallen again, with many purchasers buying a parcel of several neighbouring lots and selling individual lots off over a period of decades. This was a pattern repeated all around Lilydale.

With the beginnings of the economic depression in the 1890s, growth of the town stagnated. Businesses reliant upon the tourist trade were hit particularly hard; the extension of the rail line to Healesville in 1889 had already reduced tourist numbers as the holiday makers moved on, and as unemployment rose in Melbourne the number of day-trippers to Lilydale dropped. Insolvencies began to be recorded in 1892, and businesses were sold or deserted as their owners left the town.<sup>67</sup> The extension of the railway, first to Healesville and then to Warburton in 1901, also meant that the importance of Lilydale as district railhead and trading centre was much reduced.<sup>68</sup> Images from this time show the continuing modest nature of the dwellings in the town, with expanses of open land still evident.

Prosperity had again returned to Lilydale by the 1910s. The two remaining vineyards in the vicinity of the town, the Towers to the east of the town centre and that of Louis Deschamps to the west were sold in this time, and subdivided into lots for housing. Writing in 1924, local historian James Rouget boasted:

Having now the advantage of good roads and a motor coach service, many homeseekers are being attracted to the district. The larger estates are being cut up and devoted to closer settlement purposes, consequently considerable increase in population has resulted. Orchard property, week-end and building blocks are in good demand, while land values are constantly increasing.<sup>69</sup>

Development in Lilydale continued at a gradual pace, with the vacant lots throughout the town being developed over a period of decades, resulting in the pattern of development which is evident

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<sup>64</sup> Marriott 1975, pp.103-104.

<sup>65</sup> Tansley 1978, p.45.

<sup>66</sup> See auction advertisements in the Batten and Percy collection, State Library of Victoria.

<sup>67</sup> Aveling c.1972, p.95.

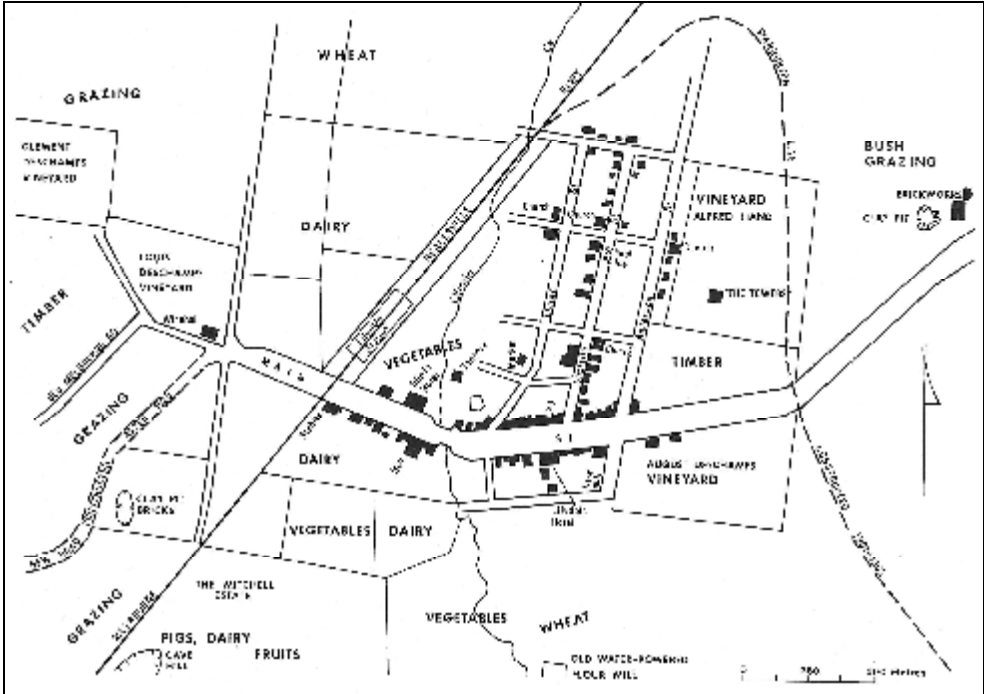
<sup>68</sup> Marriott 1975, p.111.

<sup>69</sup> Rouget 1924, pp.58-59.

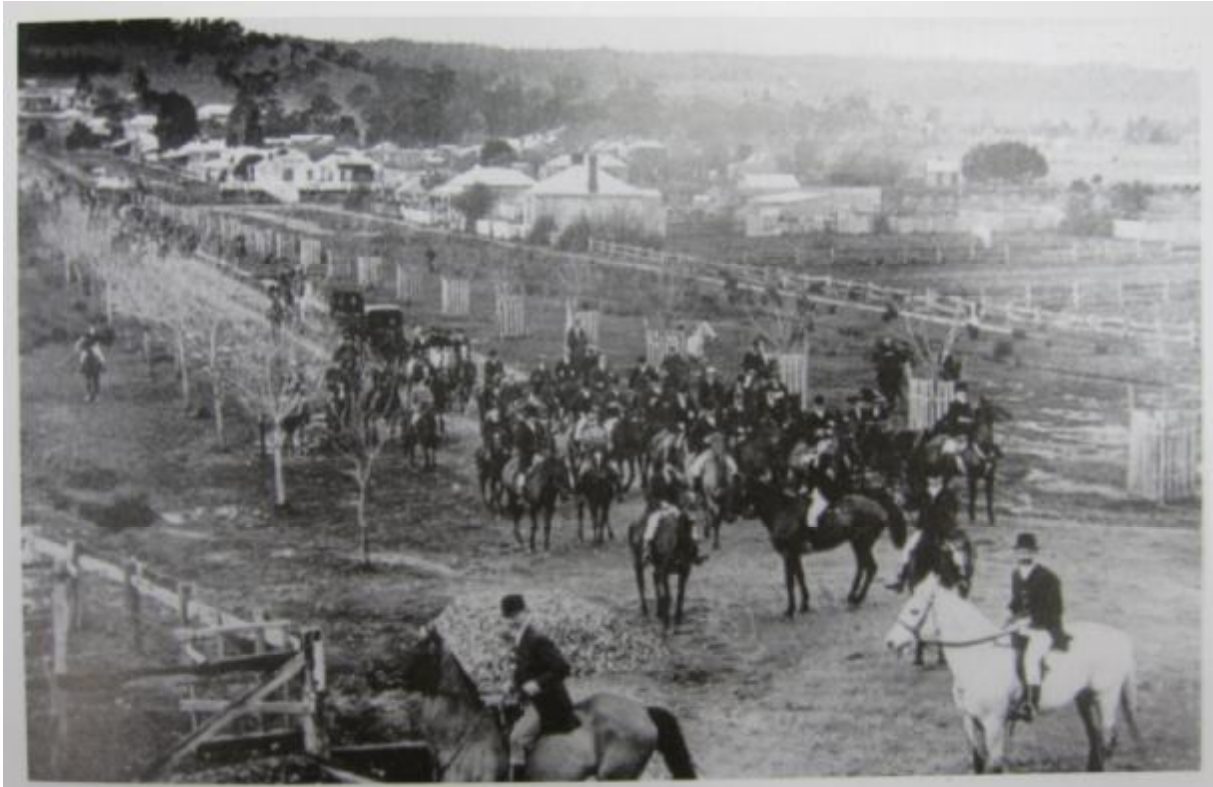
today whereby the pre World War Two houses are interspersed with more modern developments. Lilydale continues to be the largest permanent settlement in the Shire of Yarra Ranges today.



'Lillydale on the Wood's Point Road', 1867.  
Source: State Library of Victoria



Lilydale in the mid-1880s  
Source: K Marriot, *The Yarra Valley*, p.103.



The Hunt Club turning into Cave Hill Road from Main Street, 1903.  
Source: A Ross, *The Growing History of Lilydale's Trees*, p.7.



Castella Street looking south towards Main Street, 1908.  
A Ross, *The Growing History of Lilydale's Trees*, p.9.

## Description

The houses of the Interwar Houses Group are located in Albert Hill Road, Anderson Street, Castella Street, Cave Hill Road, Clarke Street, Deschamps Street, George Street, Hermitage Street, Kidgell Street, Main Street, Market Street, Maroondah Highway and Wilsons Lane, Lilydale.

The houses are on individual allotments, or are sometimes in pairs.

The properties date from the 1920s and 1930s and have, variously, deep front setbacks with gardens, as well as spacious side setbacks and side driveways; in some cases due to generous allotment sizes and placement of buildings within the allotments, views of side elevations as well as the front facades; and generally an absence of high solid front fences, and in fact a diversity of non-original fences including timber picket fences, cyclone wire fences, and simple timber and wire 'hair-pin' fences. The presentation of the properties is also enhanced in some cases by the presence of mature vegetation, and visible original roof forms (if not necessarily roof cladding) and original chimneys.

All the houses referred to are listed and illustrated in the Schedule of Properties.

### *Interwar house types*

The interwar houses of Lilydale are generally characteristic of suburban bungalows in Melbourne built during the interwar period.<sup>70</sup>

Bungalow, as the name suggests, referred in part to single-storied houses, as in *Indian Bungalows*, and partly to an informal way of living that included two storied, consciously 'informal' houses (as in California). In plan there was certainly a marked influence from California, where a new form of these houses had emerged around 1903-8 in the architecture of Charles and Henry Greene and their contemporaries in Pasadena, Los Angeles.<sup>71</sup> Their designs were generally two-storied, but single-storied variants soon appeared in Alameda California, Tulsa Oklahoma, Charleston South Carolina and Vancouver British Columbia. A brick version appeared in Chicago. The rapid appearance of these around the United States and Canada reflected the persuasive role of gravure magazines and bungalow (pattern) books, most from California, and this contributed to the Australian real estate term 'Californian Bungalow.' The growing Australian familiarity with the lively settings (and implicit glamour) of Los Angeles in films assisted its popularity as a concept here, as it later would with Spanish Mission and other modes with a Californian and film star association.<sup>72</sup>

Australia's development of similar forms was roughly in parallel, beginning in the early 1890s.<sup>73</sup> At its high tide the bungalow accompanied the spread of commuter suburbs and semi-rural commuter settlement, as near Frankston in Victoria or the Blue Mountains in New South Wales. The clay tile roofs and often wide use of brick walling differed from most United States usage, and

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<sup>70</sup> Australian interwar architecture could be said to span the period from November 1918, and the cessation of hostilities in World War I, till the onset of the Pacific War and the ban on civilian building in Australia, from early 1942 until c. April-May 1945. Quite a lot of building continued while World War II was still in its European, Mediterranean, African and Atlantic theatres in 1939-41.

<sup>71</sup> For the United States, see esp. Winter, 1980; and Lancaster, 1985, esp. Ch. V, 'In California,' and Ch VII, 'The Box Bungalow.' For Australia, see esp., Clare, 1986, pp. 19-39; Cuffley, 1989, esp. chs. 1-4; and Butler, 1992.

<sup>72</sup> Hamann, 1985.

<sup>73</sup> 1890s-1900s post offices in New South Wales have many of the simplifying and proportional characteristics of the emerging bungalow. See Warmington and Ward, 1991, pp. 395-397.

the interiors often reduced Federation plans to fit a new generation of post-World War One clients, who were usually without the money to run the servants needed for the multiple fireplaces and wings of Federation houses. Indeed, the newer bungalows were widely advertised as 'servantless'.<sup>74</sup> While continuing the expressed and open plan tendencies in Federation architecture, they usually reduced the chimneys to one or two and reduced the footprint to a basic rectangle. This simpler shape largely ended the diagonal theme in Federation planning and expression: bungalows addressed the street front on, presented as singular, contained forms rather than the steps and episodes suggested in Federation houses. Their comparatively small ground area reinforced the surrounding site's role as 'territory.' Verandahs were developed either as a separate rectangular space superimposed across the front, or were enlarged porches cut out of house corners. Some curved aprons and canted bays were continued in bay windows, but these are not widely seen in Lilydale.

As part of this emphasis on labour-saving, the kitchens, bathrooms and laundries, previously in a rear wing, were now usually inside the main house footprint by this time, (though not always the toilets). The laundries were mostly by the back door but were more generally inside the house perimeter. Living, dining and hall areas were now often linked in a single space partly divided by wing walling, a development carried over from the Federation period. Many municipalities still required a full-size hearth in the kitchen, often backlit by two small windows, regardless of what type of stove was there. 17 Hermitage Street shows this in its kitchen chimney-breast. Built-in furniture was spreading in use: this was an integrated formal approach reminiscent of Japanese paneled architecture. Other elements, such as gable detailing, fireplace design paneled, dadoes and timber beam expression, also referred to or evoked traditional Japanese architecture. Japanese referencing had become popular in the Federation period and the Arts and crafts movement, and was extended in both California and Australia as part of a general mild interest in 'Pacific' architecture. Australia had become apprehensive after Japan's victory in the Russo-Japanese war of 1904, but was reassured by its siding with the allies in World War I and its apparent opposition to the new Soviet Union.

Bungalows involved architects or designer-builders, and it was common, as in other suburbs such as Preston, Flemington, Murrumbena or Blackburn for groups of houses to carry the inflexions and detailing of a particular contractor. There is a quartet of such designs in Lilydale: 17 Hermitage Street, 5 and 7 Market Street, and 30 Anderson street, all of which share proportions and hipped roofed wings drawn back close to the main transverse gable.

#### *Early-mid 1920s double-fronted types*

In central Lilydale the most numerous bungalow variant is a type common in the early to mid-1920s. These are invariably single-storied and double fronted: that is, a recessed frontage across a living room usually, balanced by a projecting wing on one side typically housing a bedroom. The roofs are invariably gables turned to the front of the site and paired so that they overlap each other when seen front-on. Only four of the studied Lilydale houses have a hipped projecting wing. The gable transoms usually refer to half timbering, by this stage using cement sheeting linked with vertical battens. 17 George Street and 26 Deschamps Street use a shingled gable front, a more expensive finish. A second preferred roof form in Victoria, again double-fronted, emphasized a broad transverse pitched roof, often offset by a projecting gabled wing. The wing and transverse pattern is in the clear majority in Lilydale. Eaves were usually angled, often with exposed rafter ends, a legacy of the Arts and Crafts movement and widely emphasized in contemporary American designs. Sometimes roof eaves had angled timber braces, a reflection of the modern bungalow's partial origin in American revivals of the Swiss Chalet.

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<sup>74</sup> Discussed in Barlow, 1926. Barlow's 'servantless' bungalow was illustrated in *The Australian Real Property Annual*, the precursor of *Australian Home Beautiful*, 1917, p. 62.

Material expression varied widely. Tarred timber walling of the Algernon Elmore type seen in the Blackburn-Nunawading area<sup>75</sup> is not usually encountered in central Lilydale. The combination of a weatherboard base-dado with an upper level of battened cement sheet or stuccoed cement sheet is, on the other hand, more common. In brick houses, stuccoed and exposed brick were often balanced in the base-dado and the upper walling, although here the rendered areas were often left unpainted or given a cream wash.

The front door is usually at the intersection of the two frontage levels in Victoria. In Sydney it was often placed at the side, because of the usually narrower suburban frontages. In Victoria double front doors were popular, allowing an expansive moment in an otherwise fairly frugal house type (see 15, 17 and 23 George Street). One and a half width front doors also appear (17 Maroondah Highway, 429 Main Street). The front windows were usually set in prefabricated timber box-frames, often bracketed, which could be brought on site and easily fitted into a wall.

Quite often the bungalow verandahs, stretching between half and two-thirds across the front of each house elevation, will have a heavy brick balustrade with a rendered coating, framed by exposed face brick, usually broad red or tapestry, and supporting the roof on two columns. Sometimes these balustrades will have vertical slots in the brick work – 15 George Street and 56 Anderson Street are the examples here, or a brick grille, as at 17 Maroondah Highway. In Lilydale these columns are mostly square and fluted, or pairs of square-section timber posts. 54 and 56 Anderson Street are of this type with paired verandah posts, as is 14 Albert Hill Road. Those with verandahs on two columns, again supported on heavy brick balustrades, include 6 Wilsons Lane, 5 and 7 Market Street, 26 Deschamps Street, 15 and 17 George Street, 17 Maroondah Highway, and 30, 54 and 56 Anderson Street. Most of these had paired timber or square tapering concrete columns supporting their verandahs, but some had single columns, as with 15 George Street. Two others had continuous pier columns running from the step base or floor up to the verandah ceiling, e.g. 7 Market Street and 15 George Street. Only one, 17 Maroondah Highway, has the broad tapering stuccoed brick verandah posts that Robin Boyd saw as a bungalow signature.<sup>76</sup> 6 Wilsons Lane has had the original verandah posts removed and replaced with wrought iron.

#### *Other bungalow variants in Lilydale*

The bungalow had formal variants, retaining the wall textures and details outlined above, but with different footprints and circulation. One Lilydale type, also seen frequently in the Box Hill-Blackburn area, is the simple weatherboard cube with a single frontal gable and a porch verandah hollowed out of one side: 28 Anderson, 9 George, 25 Cave Hill and 60 Castella streets. Chronologically this had its heyday in the early and mid 1920s.

A second recurring Lilydale variant is the symmetrical-fronted bungalow with an accentuated central porch. Numbers of small bungalows adopted this form throughout the bungalow's heyday. These include 23 George Street.

Another Lilydale group are more distinctively later 1920s in their materials and detail usage, seen during the long economic downturn leading into the Great Depression. 5 and 7 Market Street are examples. These use some newer materials and details emerging in the later 1920s, such as tapestry brick, art deco window detailing in cut or bevelled glass and lead-lighting, Tudor touches appear, as in the broad, flattened three-point arches or stepped chimneys in mottled brick (5 Market Street), or accentuated horizontal glazing bars. These compare with examples seen in

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<sup>75</sup> See Taylor, 1986.

<sup>76</sup> Boyd, 1952, 1961, p.78; Boyd, 1982, pp. 75, 100.

Camberwell areas being developed between c. 1925 and 1939, such as the Holyrood, Golf Links or Hassett Estates, or with the Urquhart Street area in Hawthorn.<sup>77</sup>

*Single-gabled, single-fronted types*

Another bungalow type has a single, broad gable facing the street, a simple rectangular footprint and a porch-verandah hollowed out of one corner. The single gable with a recessed corner verandah is a common suburban type seen in Surrey Hills, Blackburn, Box Hill and other consolidating suburbs in Melbourne's east. The bulls-eye window is another legacy of Federation that persisted in Australian bungalow variants. The chimney is typically simple for these Lilydale houses.

9 George Street is similar, with quite a tall gable transom and lightly drawn half timbering using sheet and battens. Its vestiges of Federation architecture are carried in the window framing, and the stuccoed dado-wall is a typical Federation-early bungalow finish. The front steps, the verandah frieze and lower weatherboard appear to be refurbishings. 25 Cave Hill Road has an incised weatherboard transom, creating a shingled effect. Its composition is relieved by a prominent porch-verandah projecting from a front door area set back under the main gable. 17 Hermitage Street, of the mid-1930s, has boxed eaves and hipped roofing, and through the box-frame windows, proportion and bearing on site look forward to what is commonly seen as 'post war vernacular.' These houses have many counterparts in Melbourne suburbs such as Balwyn, Mont Albert, Maidstone and Regent-Reservoir.

**Assessment Against Criteria**

The following modified Victorian Heritage Council/HERCON criteria are used in the assessment of cultural heritage significance.

*Criteria*

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

The houses of the Interwar Houses Group are of local historical significance. The houses date from the 1920s and 1930s, and help demonstrate residential development in Lilydale in the pre-World War Two period. This was the time of Lilydale's consolidation into a commuter suburb, following the electrification of the railway line in 1925, which in turn shortened the journey time to the city. The houses represent the shift from the simple, modest dwellings of later nineteenth century rural Lilydale through to those of the Federation era, and beyond to the interwar period when the houses were increasingly typical of residential development in Melbourne suburbia. This period of consolidation of Lilydale also saw an improvement in local roads and services, further subdivision, and a consequent increase in population, all of which contributed to this period of development as evidenced in these houses.

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

N/A

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

N/A

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<sup>77</sup> Examined by Lovell Chen, *City of Boroondara: Review of Heritage Precincts*, Melbourne, 2006-8.



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

N/A

*E: Importance in exhibiting particular aesthetic characteristics.*

The houses of the Interwar Houses Group are of local aesthetic and architectural significance. The Lilydale houses, which are comparatively intact, are generally characteristic of modest suburban bungalows in Melbourne built during the interwar period, and include common bungalow forms of the early to mid-1920s. These are invariably single-storied and double fronted, with a recessed frontage balanced by a projecting wing to one side. The bungalows have roofs with gables to the front, often paired; or a broad transverse pitched roof, offset by a projecting gabled wing. The gable ends have half timbering or shingles; eaves are angled, often with exposed rafter ends; the combination of weatherboard base-dado with an upper level of battened cement sheet or stuccoed cement sheet is common; and verandahs stretch across part of the frontages, with masonry balustrades and columns supporting the verandah roofs. The Lilydale houses are also significant for including local bungalow variants such as the simple weatherboard cube with a single front gable and hollowed porch verandah; and later 1920s dwellings which use some of the newer art deco materials and emerging details including tapestry brick, cut or bevelled glass windows and lead-lighting, and Tudor touches as in stepped chimneys in mottled brick or accentuated horizontal glazing bars.

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

N/A

*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 the continuing and developing cultural traditions.*

N/A

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

N/A

## **Statement of Significance**

### *What is significant?*

The houses of the Interwar Houses Group are located in Albert Hill Road, Anderson Street, Castella Street, Cave Hill Road, Clarke Street, Deschamps Street, George Street, Hermitage Street, Kidgell Street, Main Street, Market Street, Maroondah Highway and Wilsons Lane, Lilydale. The properties date from the 1920s and 1930s and have, variously, deep front setbacks with gardens, as well as spacious side setbacks and side driveways; in some cases due to generous allotment sizes and placement of buildings within the allotments, views of side elevations as well as the front facades. There is a diversity of non-original fences including timber picket fences, cyclone wire fences, and simple timber and wire 'hair-pin' fences. The presentation of the properties is also enhanced in some cases by the presence of mature vegetation, and visible original roof forms (if not necessarily roof cladding) and original chimneys.

### *How is it significant?*

The houses of the Interwar Houses Group serial listing are of local historical and aesthetic/architectural significance.

*Why is it significant?*

Historically, the houses date from the 1920s and 1930s, and help demonstrate residential development in Lilydale in the pre-World War Two period. This was the time of Lilydale's consolidation into a commuter suburb, following the electrification of the railway line in 1925, which in turn shortened the journey time to the city. The houses represent the shift from the simple, modest dwellings of later nineteenth century rural Lilydale through to those of the Federation era, and beyond to the interwar period when the houses were increasingly typical of residential development in Melbourne suburbia. This period of consolidation of Lilydale also saw an improvement in local roads and services, further subdivision, and a consequent increase in population, all of which contributed to this period of development as evidenced in these houses.

Aesthetically and architecturally, the Lilydale houses are comparatively intact and generally characteristic of modest suburban bungalows in Melbourne built during the interwar period, and include common bungalow forms of the early to mid-1920s. These are invariably single-storied and double fronted, with a recessed frontage balanced by a projecting wing to one side. The bungalows have roofs with gables to the front, often paired; or a broad transverse pitched roof, offset by a projecting gabled wing. The gable ends have half timbering or shingles; eaves are angled, often with exposed rafter ends; the combination of weatherboard base-dado with an upper level of battened cement sheet or stuccoed cement sheet is common; and verandahs stretch across part of the frontages, with masonry balustrades and columns supporting the verandah roofs. The Lilydale houses are also significant for including local bungalow variants such as the simple weatherboard cube with a single front gable and hollowed porch verandah; and later 1920s dwellings which use some of the newer art deco materials and emerging details including tapestry brick, cut or bevelled glass windows and lead-lighting, and Tudor touches as in stepped chimneys in mottled brick or accentuated horizontal glazing bars.

**Recommendations**

The properties of the Interwar Houses Group are recommended for inclusion as a serial listing in the Schedule to the Heritage Overlay of the Shire of Yarra Ranges Planning Scheme. The individual properties should share the same Heritage Overlay number.

**Identified By**

Lovell Chen Architects & Heritage Consultants, 2009.

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## Serial listing Interwar Houses Group: Property Schedule

Reference No HO412

| <i>Number</i> | <i>Street</i>    | <i>House Name</i>   | <i>Date of Construction</i> | <i>Original or Early Owner<br/>(where known)</i> | <i>Occupation (where known)</i> |
|---------------|------------------|---------------------|-----------------------------|--|---------------------------------|
| 14            | Albert Hill Road | <i>Lunell</i>       | c. mid 1920s                |  |                                 |
| 28            | Anderson Street  | <i>Grassmere</i>    | 1924                        | Mr Eustace Ellis                                 | Railway worker                  |
| 30            | Anderson Street  |                     | 1936                        | Mr Leo Henry                                     | Confectioner                    |
| 54            | Anderson Street  | <i>Wyming Brook</i> | 1926-1927                   | Mr Ernest Winterbottom                           | Shire Secretary                 |
| 56            | Anderson Street  | <i>Wiwurri</i>      | 1925                        | Mr William & Mrs Evelyn<br>Campbell              | Carter                          |
| 60            | Castella Street  |                     | c. late 1920s               |  |                                 |
| 25            | Cave Hill Road   |                     | c. mid 1920s                |  |                                 |
| 26            | Deschamps Street |                     | 1931                        | Mr Leslie Hutchinson                             | Grocer                          |
| 9             | George Street    |                     | 1922                        | Mr William (Edmund)<br>Hosking                   | Laborer                         |
| 15            | George Street    | <i>Carinya</i>      | 1923                        | Mr Albert Clarke                                 | Railway fireman                 |
| 17            | George Street    | <i>Girraween</i>    | 1928                        | Mr Roy Williamson                                | Printer                         |
| 23            | George Street    |                     | 1924                        | Mr Ernest Williamson                             | Postmaster                      |
| 17            | Hermitage Street |                     | c. mid 1930s                |  |                                 |
| 41            | Kidgell Street   |                     | c. mid 1920s                |  |                                 |
| 429           | Main Street      | <i>Guernsey</i>     | 1929                        | Mr Lewis Oke                                     | Grocer                          |
| 5             | Market Street    |                     | 1937                        | Mrs Gertrude Burton                              | Home Duties                     |
| 7             | Market Street    |                     | c. 1937                     | Mrs Gertrude Burton                              | Home Duties                     |

|    |                   |                |           |                          |            |
|----|-------------------|----------------|-----------|--------------------------|------------|
| 17 | Maroondah Highway | <i>Marilyn</i> | 1922-1923 | Mr Francis (Frank) Dawes | Butcher    |
| 6  | Wilson's Lane     | <i>Winola</i>  | 1923      | Mr Arthur Jenkinson      | Not stated |



14 Albert Hill Road



28 Anderson Street



30 Anderson Street



54 Anderson Street



56 Anderson Street



60 Castella Street



25 Cave Hill Road



26 Deschamps Street



9 George Street



15 George Street



17 George Street



23 George Street





17 Hermitage Street



41 Kidgell Street



429 Main Street



5 Market Street



7 Market Street



17 Maroondah Highway



6 Wilsons Lane



