

22 Arden Crescent, Rosanna, Vic.

Banyule Planning Scheme Amendment C152

Statement of evidence

Prepared on behalf of Banyule City Council for Planning Panels Victoria

24 April 2019



22 Arden Crescent, Rosanna (source: Nelson Alexander 2017)

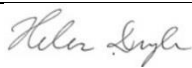
Report Register

The following report register documents the development and issue of the report entitled '22 Arden Crescent, Rosanna: Banyule Planning Scheme Amendment C152 Statement of Evidence', undertaken by Context in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
2404	2	Final report	24 April 2019

Quality Assurance

The report has been reviewed and approved for issue in accordance with the Context quality assurance policy and procedures.

Project Manager:	Helen Doyle
Issue No.	2
Signature	
Position:	Senior Consultant
Date:	24 April 2019

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We acknowledge and respect their continuing culture and the contribution they make to the history and life of this site and wider region

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1.0 Introduction

1.1 Purpose

I, Dr Helen Doyle, of GML Heritage Victoria Pty Ltd (trading as Context), 22 Merri Street, Brunswick Victoria, have prepared this Statement of Evidence for the City of Banyule ('Council') in relation to 22 Arden Crescent, Rosanna, Victoria.

1.2 Aim of the report

The aim of this report is to offer an independent and expert opinion on:

- the heritage significance of the property known as 'Arden Chase', at 22 Arden Crescent, Rosanna.

The report is informed by my experience and expertise in Victorian history, specifically including the history and heritage of the Banyule municipality, and by my understanding of landscape development and of characteristic local landscapes, as well as by an understanding of best practice in cultural heritage management.

1.3 Instructions

This report has been prepared in accordance with the following instructions from Banyule City Council:

- To prepare a statement of evidence regarding the heritage significance of 22 Arden Crescent, Rosanna, in the context of the report titled 'Heritage citation, 22 Arden Cres, Rosanna', prepared for City of Banyule by Context (September 2018).
- To note the objections to Planning Scheme Amendment C152 (February 2019).

This report has also been prepared in compliance with PPV Guide to Expert Evidence:

1.4 Background summary

GML Heritage Victoria Pty Ltd (trading as Context) was commissioned by Banyule City Council on 13 September 2018 to undertake a preliminary heritage assessment of the residential property located at 22 Arden Crescent, Rosanna. This assessment was undertaken in the context of a planning permit application to demolish the house and to construct seven dwellings on the site. The aim of this preliminary assessment was to determine whether the place warranted further research to justify the request for an interim heritage overlay to be applied to 22 Arden Crescent, Rosanna. The scope of work included a site inspection (from outside property boundary only), architectural description, historical research, and an assessment of heritage significance.

Context prepared a report entitled '22 Arden Crescent Preliminary Heritage Assessment' for Banyule City Council on 20 September 2018, which found that the site had potential heritage significance and recommended that further assessment be undertaken to prepare a full heritage citation and a statement of significance that tested the place against the HERCON Criteria and threshold for local significance

Context was commissioned by Banyule City Council on 20 September 2018 to prepare a full heritage assessment of the site and to provide a heritage citation of the site suitable for an application by Council to apply for an interim heritage protection. This involved a second site inspection (from outside the property boundary). This report, dated 24 September 2018, found the site to be of local heritage significance and recommended that an interim heritage protection under the Planning Scheme.

On 31 January 2019 'Arden Chase', 22 Arden Crescent, Rosanna, was granted interim protection via Heritage Overlay HO198 of the Banyule Planning Scheme.

1.5 Methodology

The preparation of this heritage assessment was informed and guided by best practice in heritage interpretation, including the principles and practices promoted by Australia ICOMOS, as part of the *Australia ICOMOS Charter for the Conservation of Places of Heritage Significance* (Burra Charter) 2013.

1.6 Resources

A reference list of consulted resources is included as Section 5 of this report.

1.7 Author identification

This report has been prepared by Dr Helen Doyle, Senior Consultant and Historian at Context, 22 Merri Street, Brunswick 3056. Assistance was provided by Jessica Antolino, Heritage Consultant of Context, and Richard Aitken, heritage specialist acting as a sub-consultant to Context.

1.8 Author declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

2.0 Author qualifications

Statement of expertise

My area of expertise relevant to this Planning Panel is as a senior cultural heritage practitioner and historian of historic buildings, places and cultural landscapes. I have wide experience in Victoria's (and Australia's) urban and built heritage, and have a particular appreciation and understanding of the development of complex and layered cultural landscapes, including designed landscapes.

My expertise in Victorian local history stems from over twenty years' experience working as an historian and heritage consultant in Melbourne. A significant part of my work as a heritage consultant has been with GML Heritage Victoria Pty Ltd, trading as Context (and formerly known as Context Pty Ltd), in the capacity of both a sub-consultant and as a permanent staff member. Over this period of time, I have contributed to a large number of heritage and conservation reports, including municipal heritage studies, thematic heritage studies, thematic frameworks, social histories and place histories, conservation management plans and heritage assessments. I have served as a Member of the Building Committee and the (former) Gardens Committee of the National Trust of Australia (Vic.).

I am a respected and experienced historian of Melbourne and Victoria. My training as a historian is based on an Honours degree in History (First Class Honours, University of Melbourne, 1991), a Master of Arts in Public History (First Class Honours, Monash University, 1994) and a PhD in History at Monash University in 2005 (supervised by Professor Graeme Davison). I have produced several commissioned histories, including the publication *Suburbs at War* (2015), which won the Inaugural Commemoration of World War I Award in the Victorian Community History Awards; and *The Church on the Hill: St Brigid's, Crossley, and its Irish-Australian community* (2014), which was awarded a Commendation at the Victorian Community History Awards. Prior to my doctoral candidature I was an assistant editor of and major contributor to the significant publication in Australian history: *The Oxford Companion to Australian History* (Oxford University Press, 1998). I have also contributed to other reference books in history, including Brown-May and Swain (eds) *The Encyclopedia of Melbourne* (Cambridge University Press, 2005); Aitken and Looker (eds), *The Oxford Companion to Australian Gardens* (2002) and Broome et al. (eds), *Lost Melbourne* (Royal Historical Society of Victoria, 2016). I was a co-writer of the practical guide, *Writing and Publishing Local History* (Royal Historical Society of Victoria, 2018). I have presented numerous lectures and talks on local history and heritage for a range of organisations and local groups and at conferences. I have been a sessional tutor in History at the School of Historical Studies, Monash University (1998-2005), and a guest lecturer for the Cultural Heritage program at Deakin University.

I have undertaken new research and assessed (and re-assessed) the significance of many historic places and landscapes of cultural heritage significance at local, State and national levels, including: Port Arthur Historic Site, Tasmania; Islington Rail Workshops, Adelaide; Yarra Park, Melbourne (National Trust of Australia); Royal Park, Parkville (Heritage Victoria); Maroondah Dam, Healesville; Camperdown Botanic Gardens, Camperdown (Corangamite Shire); Hanging Rock (Heritage Victoria); Wombat Hill Botanic Garden, Daylesford (Hepburn Springs Shire), and the Port Fairy and Koroit Botanic Gardens (Moyne Shire).

I have a very good understanding of the history and heritage of the City of Banyule through my preparation of the Thematic Environmental History of Banyule in 2018. Prior to that, I had prepared a heritage assessment of Spark's Reserve in Ivanhoe (for Banyule City Council) for consideration for inclusion on the VHR.

I have undertaken many assessments and re-assessments of the cultural heritage significance of a range of building types (residential, commercial, industrial), historic gardens, parks and landscapes, and precincts in the Melbourne metropolitan area and rural and regional Victoria.

Qualifications and experience

Ph.D. (Monash University); M.A. Pub. Hist. (Monash University); B.A. (Hons) (University of Melbourne); MPHA

I am an historian and heritage practitioner with over twenty years' experience in historical research, heritage studies, conservation management plans, heritage assessment and heritage advice, in Australia. My experience encompasses places with local, State, and National heritage values.

I have worked at Context as an affiliated consultant from 2013-18 and from 2018 to the present, and as a permanent staff member from July 2018. I am a senior heritage consultant of that company. Prior to 2013, I worked with Context as a sub-consultant on a number of projects. At Context I have worked on numerous conservation management plans, heritage assessments, municipal heritage studies and reviews, including the Stonnington Victorian Houses Heritage Study, Boroondara Municipal-Wide Heritage Gap Study (current), and Moonee Valley Heritage Study. I have undertaken heritage assessments for individual places and precincts for a number of municipal councils, including for the cities of Stonnington, Boroondara, Banyule, Moonee Valley, Yarra, and for Cardinia Shire. My roles in these studies have been multi-faceted and have ranged from historical research, community consultation, fieldwork, and historical research to assessment and project management.

I appeared as an expert witness on historical heritage at a hearing of the Victorian Heritage Council, representing the National Trust of Australia (Vic.), on 2 March 2010.

3.0 Historical Overview

3.1 Pre-settlement period

The area of Rosanna, now part of the City of Banyule, is part of the traditional country of the Kulin Nation, which has been occupied for tens of thousands of years. The tribe associated with this area is the Woiwurrung.

The area of Rosanna comprised rich country, not far from the Yarra River, and was watered by the Salt Creek which joined with the Yarra to the south at Heidelberg. It would have been a place that provided plentiful food sources for Aboriginal people.

3.2 Locality history

The present-day suburb of Rosanna, located within the Parish of Keelbundoora, is situated a few kilometres north of the early township of Warringal (now Heidelberg), which was established in 1840. This area was part of the Heidelberg Road Board from 1860 and later, from 1871, the Shire of Heidelberg. The City of Heidelberg, proclaimed in 1934, was absorbed into the larger City of Banyule in 1994. The suburb is undulating with several steep inclines, and there are views towards the distant hills in the north and east. Salt Creek flow south through Rosanna to meet the Yarra River at Heidelberg.

A large part of present-day Rosanna occupies Crown Allotment 5 in the Parish of Keelbundoora. This was first purchased in 1840 by land speculator James Watson, who named the estate 'Rose Anna' after his wife (Blake 1977: 230; HHS). By the 1850s the Rosanna Estate, as it became known, took up a large part of this allotment. After a change of ownership, the property was leased to tenant farmers, establishing the area north of Heidelberg proper as a small-scale farming district. The need for access to the north led to a road being constructed through the Rosanna Estate in 1861. The Rosanna Estate comprised over 800 acres in the 1880s. The land was used mainly for dairying and orchards into the early twentieth century.

There was some speculation in the 1880s that a railway connection to Melbourne might herald closer settlement and suburban development in the area, but this failed to eventuate. An improved direct rail link from Melbourne to Heidelberg was opened in 1901. In 1902 the railway line was extended from Heidelberg to Rosanna with a railway station built on the Rosanna Estate in 1906. This triggered the subdivision of farms for residential development. The open country and pleasant scenery around Rosanna attracted the interest of golfers who established a golf course on the Salt Creek in 1910.

A wave of subdivision occurred in the 1920s following the electrification of the railway line (this significantly reduced the travel time by rail to Melbourne and attracted home buyers who were commuters to the city). Rosanna emerged in the early 1920s as an embryonic suburban centre with a post office and a school. Further development ensued over the next two decades, with commercial activity centred around the Rosanna railway station. The undulating country and scenic views were a drawcard for new home-owners. The Depression delayed development in the early 1930s, though there was renewed building activity in the 1940s. There was considerable interwar housing development. The area was further developed in the postwar era, and a large proportion of housing stock in the area dates to the 1950s and 1960s. Part of the Rosanna golf course was excised for housing in the late 1960s, and this site was developed by Merchant Builders as the renowned Elliston Estate with innovative contemporary landscaping by its namesake Ellis Stones.

3.3 Place history

The allotment known as 22 Arden Crescent, Rosanna, forms part of a larger parcel of land that is part of Crown Allotment 5 in the Parish of Keelbundoora, County of Bourke (Parish plan of Keelbundoora). The whole of Crown Allotment 5 was first purchased in 1840 by land speculator James Watson, who named the estate 'Rose Anna' after his wife (Blake 1977: 230; information from HHS). The Rosanna Estate was leased to tenant farmers from the late 1850s and a road was constructed through the Estate in 1861. The Rosanna Estate, which comprised 815 acres in 1885, was sold in the late 1880s (HHS); it was most likely subdivided after this time. A painting by notable Heidelberg School artist Walter Withers, titled *A Bright Winter's Morning*, 1894, depicts Rosanna Road and part of the Rosanna Estate as it would have appeared in the 1890s, and is indicative of the closely settled rural landscape and landscape character that was the setting for 'Arden Chase' in 1905 (sources: National Gallery of Victoria online collection; 'Artists Footsteps' website).



Figure 1: A view of the closely settled farming country of Rosanna in the 1890s is seen in Walter Withers' work, *A Bright Winter's Morning*, painted in 1894; this depicts Rosanna Road, looking south (source: National Gallery of Victoria online collection)

Heidelberg and its sparsely settled surrounds remained relatively isolated from Melbourne proper in the 1880s and 1890s on account of the indirect railway connection and poor roads. A new more direct railway line was built in 1901-02 and a railway station opened at Heidelberg in 1902. A railway station opened on the Rosanna Estate in 1906. The arrival of the railway attracted those seeking country blocks and villa sites in the outlying country areas of Heidelberg. Rosanna as a suburb did not exist at that time.

The timber residence at 22 Arden Crescent, Rosanna, known as 'Arden Chase', was built in 1905 as a farmhouse for Edward Harry Munt on a rural allotment of 15 acres. English-born Munt was a manufacturer's agent and importer, who had moved to Melbourne from Sydney. In 1905 Edward Munt was rated £50 for a house and 15 acres of land on Rosanna Road, Heidelberg (Heidelberg RB 1905). The house and land were accessed by a private drive off Rosanna Road. Part of present-day Arden Crescent follows the alignment of the original private approach to the house, which extended west off Rosanna Road, swept in a curve around the front of the house, and terminated at the rear western side of the house. It is presumed that Edward Munt and his family resided at 'Arden Chase' from

c1905 to 1911. In 1906 an advertisement appeared for a cow and calf for sale at 'Arden Chase', Rosanna-rd, Heidelberg' (*Age*, 22 December 1906, p. 9). Edward's widow Mary Rebecca (née Elliot) and their four children presumably continued to reside at the house until it was sold in 1913.

A photograph of the house that appeared in a real estate agent's advertisement for Arden Chase Estate, dated 1924, shows a Federation-era residence with a prominent tower. Decorative Federation-era elements to the house include half-timbering, stucco work to the front gable, a timber archway to the front verandah, timber-bracketed window hoods to the façade, terracotta capping and finials to the roof ridge, and decorative chimney pots. The tower, which was noted in 1908 and presumably part of the original design, was unusual for a timber home and not in keeping with the typical architectural style of the period (Edward H. Munt, Probate papers, 1911, PROV). As well as responding to the setting and elevated siting of the house to take advantage of district views, the square tower and asymmetrical form of the façade is suggestive of the earlier Italianate-style dwellings of the Victorian era that were typical of middle-class home builders in Melbourne's more affluent suburbs. The tower identified the house as a comfortable country estate and gave its owners a view over their domain and across the surrounding fields of farmland and to the wider district.

Selection of the dramatic elevated site for the house can be understood from the detail given in a military plan dated 1930, which shows the drive to the house loosely corresponding to a contour line or ridge line (see Figure 3). 'Arden Chase' (centre of image) is one of only a few buildings shown in the area at that time (Imperial Army 1930, One inch to a mile Army topographic survey plan)



Figure 3 One inch to a mile Army topographic survey plan, 1930 (source: private collection)

Advertised for sale in 1908, the property 'Arden Chase' was described as follows:

"Arden Chase". About 5 Min. Walk from Rosanna Railway Station, on Eltham Line – W.B. and Rough Cast VILLA, of 9 Rooms and Tower, in Perfect Order, Erected 3 Years Ago; Buggy Shed, Stable, Laundry, Cow-shed, Yan Yean, Bath-heater; Land, About 2½ Acres, including Young Orchard; But Additional Acreage May be Had Up to 12½ Acres' (*Argus*, 24 October 1908, p. 3).

Edward H. Munt of 'Arden Chase', Heidelberg, died in 1911 (*Argus*, 1 April 1911, p. 13). Probate papers for the Estate of Edward H. Munt includes a description of the real estate in his name in 1911, being 'all that piece of land containing fifteen (15) acres or thereabouts ... on which is erected an eight-roomed weatherboard house' and valued at £1250. Munt's personal estate included a small amount of livestock. (Edward H. Munt, Probate papers, 1911, PROV). The following year, his widow

Mary R. Munt is rated £75 for a house and 15 acres of land (Heidelberg RB 1912). In 1913 the house and 15 acres of land was transferred from Mary R. Munt to Gilbert Charles Proctor (Heidelberg RB 1913).

By 1914, Gilbert John Proctor, a farmer, and his wife Jessie Margaret (née Wells), were listed as residing at Rosanna Road, Heidelberg (ER 1914, 1919). Prior to 1914 they were living elsewhere, farming. Gilbert John Livingstone Proctor (1875-1959) had married Jessica Margaret Wells in 1907 in Victoria in 1907 (VBDM).

In the early 1920s, the railway line from Melbourne to Heidelberg (and Rosanna) was electrified. This heralded a wave of subdivisions in the Rosanna area when a number of farm holdings were broken up for residential development. Subdivision was strongly encouraged, with the new suburb of Rosanna touted to become a 'second Ivanhoe' (ref: subdivision plan, HHS).

In 1924, allotments on the 'Arden Chase Estate', bounded by Millicent Street, Lower Plenty Road and Rosanna Road, were advertised for sale. The estate was described as 'the Crown of Rosanna' and adjoined the southern boundary of the allotment on which the 'Arden Chase' residence was situated. The local newspaper announced:

Arden Chase Estate, on the Rosanna and Plenty roads, is to be sold in blocks by Messrs Coghill and Haughton, of Melbourne and Heidelberg, on October 4. There are 40 villa sites and 11 shop sites, close to Rosanna railway station. The situation is attractive, and the terms easy (*Hurstbridge Advertiser*, 19 September 1924, p. 2).

The house with the present-day address of 22 Arden Crescent, was marked at that time as being the residence of 'Mr Proctor' (Real estate advertisement for subdivision held by HHS, Ref M0002). A photograph that appears on the real estate flyer shows the house known as 'Arden Chase' surrounded by a garden, with its tower overlooking open paddocks (real estate flyer, HHS; *Herald*, 27 September 1924, p. 18). The house was described at that time as follows:

The residence is built of W.B. and Stucco with iron roof and a dominating outlook tower. Eight Rooms, including Entrance Lounge (18ft x 20 ft), Dining Room (24 ft x 12 ft), Sitting Room (18 ft x 16 ft), Bedrooms (14 ft x 12 ft) with Alcove (12 ft x 13ft), 12 ft x 10ft, 12ft x 9 ft6in), Vestibule and Kitchen with Range. Water laid on, Laundry with copper and troughs. Bathroom P.E. Bath and Heater, Glassed in Fernery adjoining Eastern Verandah, Verandah South and West sides also. The House is well fitted with built-in cupboards and wardrobes and has Electric Light and Water. (Sales notice for 'Arden Chase', 1924; source: Heidelberg Historical Society)

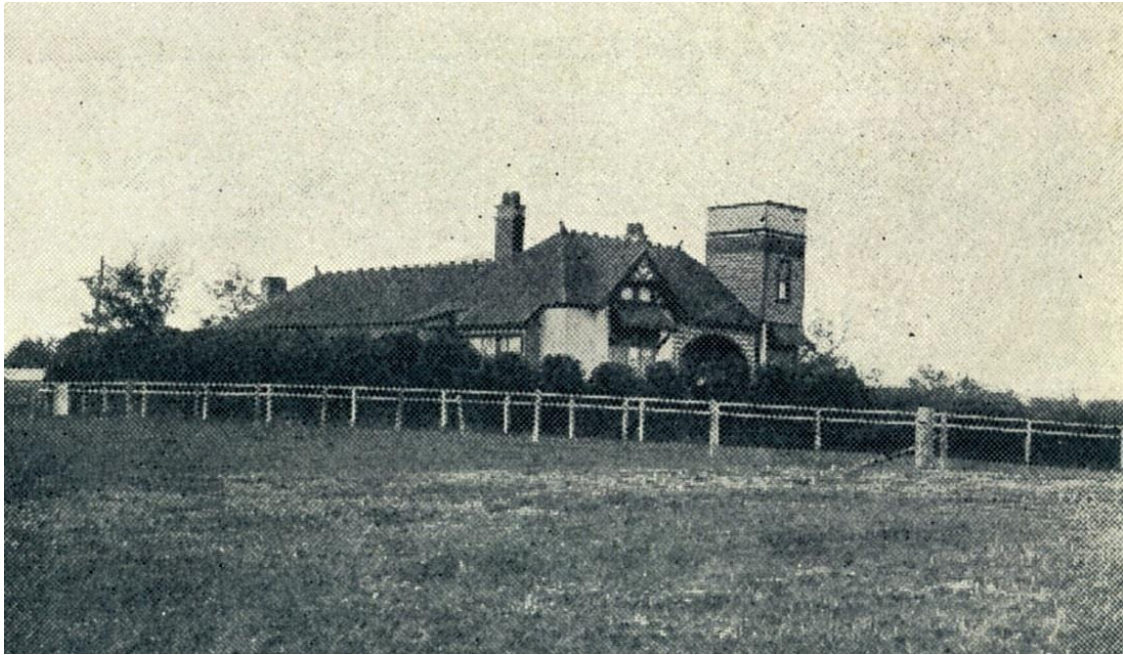


Figure 4 Detail from real estate advertisement for 'Arden Chase' subdivision in 1924, showing the original decorative Federation-era details of the house (source: Heidelberg Historical Society collection, ref. M0002)

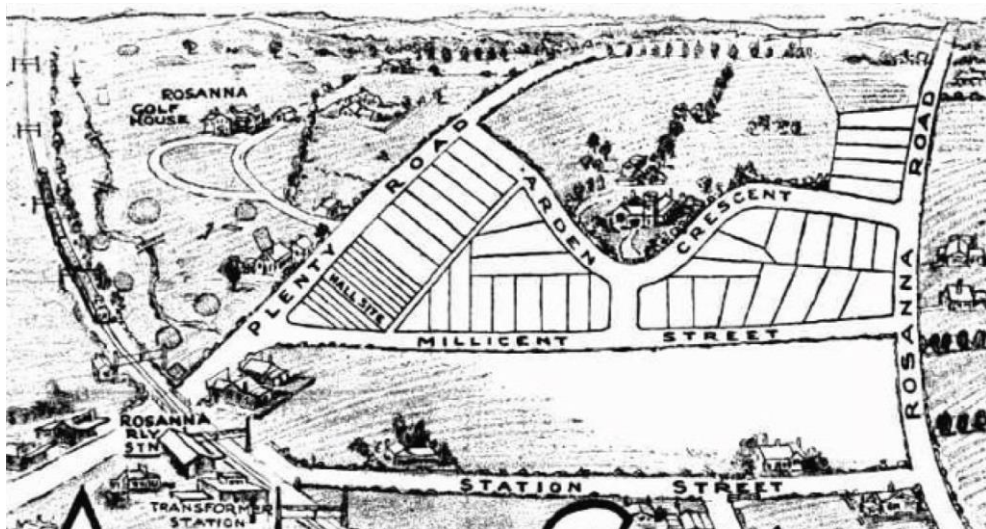


Figure 5 Detail of map produced by real estate agent for sale of Arden Chase Estate in 1924 (Herald, 27 September 1924, p. 18)

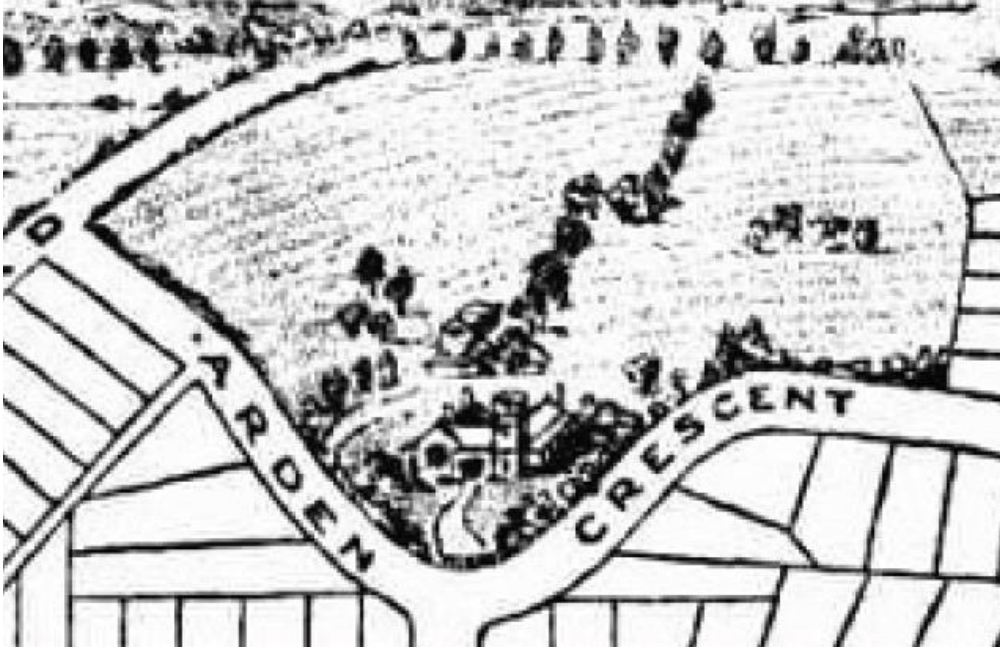


Figure 6 Enlarged detail of 'Arden Chase' house block, from map produced by real estate agent for the sale of Arden Chase Estate in 1924. This shows the house, garden, front path and outbuildings (Herald, 27 September 1924, p. 18)



Figure 7 View of Rosanna c.1942-51 showing farmland; the tower of 'Arden Chase' can be seen in the far distance slightly right of centre middle (source: Heidelberg Historical Society collection, ref. P3836)

In 1925 the house was situated on an allotment of land comprising '7 acres 9 perches or thereabouts' belonging to Gilbert John Proctor, sole proprietor, of Rosanna Road, Rosanna (C/T Vol 4999, Fol. 999787, dated 7 April 1925) By 1936, Proctor was listed as an agent rather than as a farmer (ER 1936).

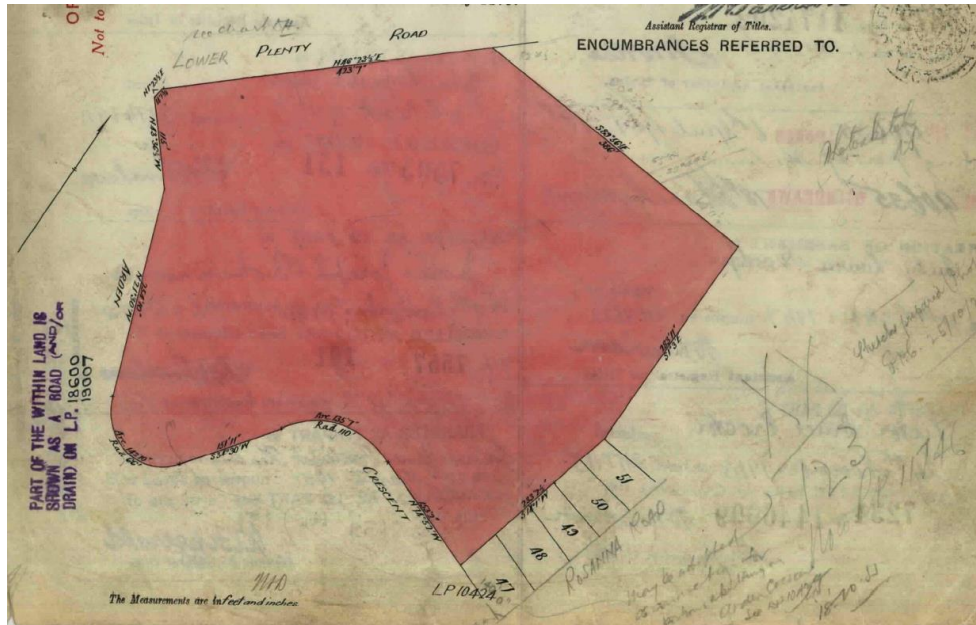


Figure 8 Certificate of Title Vol 4999, Fol. 999787, dated 7 April 1925 (source: Land Victoria)

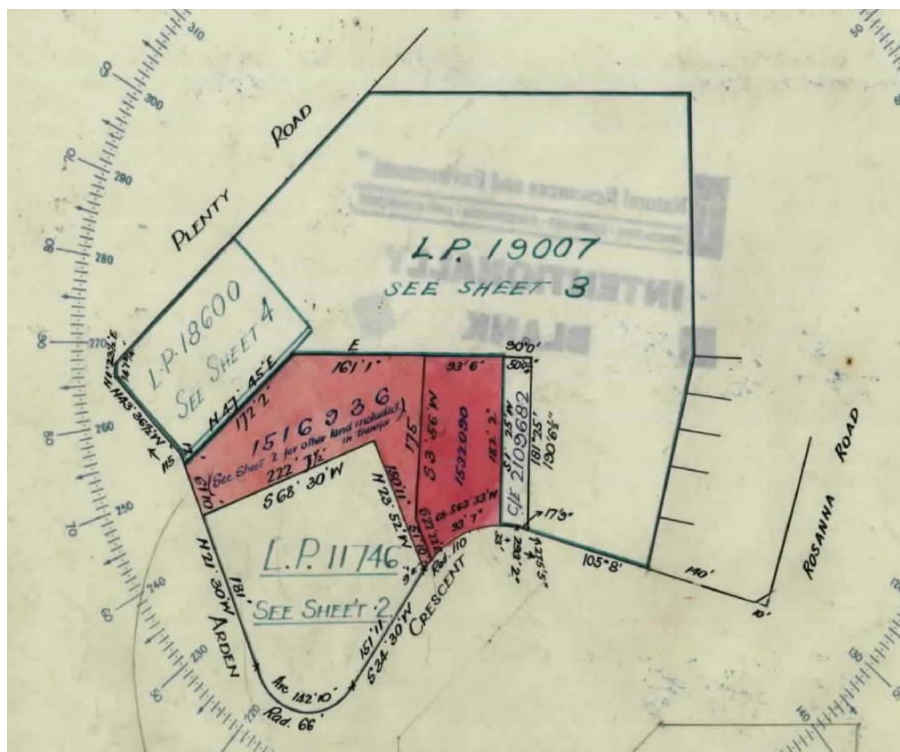


Figure 9 Certificate of Title Vol 4999, Fol. 999787, dated 7 April 1925 (source: Land Victoria)

A Charles Pratt Airspy aerial photograph of c.1930 shows the farmhouse in Arden Crescent. This photograph shows the 6 garden planted with fruit trees and well developed hedges on the property (source: State Library of Victoria, Accession No. H91.160/385).



Figure 10 Detail from Charles Pratt, c.1930, aerial photograph showing 'Arden Chase' (source: State Library Victoria, Accession No. H91.160/385)



Figure 11 Detail from Charles Pratt, c.1930, aerial photograph depicting 'Arden Chase' (source: State Library Victoria, Accession No. H91.160/385)

An aerial photo of 1945 shows the house set in farmland close to a complex of outbuildings, with hedging around the house block and some trees to the rear of the house. At this time, the area between 'Arden Chase' and the railway line remained open paddocks (Melbourne 1945 website). After the Second World War and up until the 1960s there was significant suburban development of Rosanna.



Figure 12 Detail from aerial photograph taken in 1945 (source: Melbourne 1945 website)

In 1950, the house was advertised for sale, described as a 'WB and RC' house of 8 rooms with tower-room is offered for sale in Arden Crescent. Trees, elevated position (*Argus*, 14 January 1950). In 1954 Gilbert Proctor, agent, and his wife Jessie, home duties, were listed as residing at Arden Crescent, Rosanna (ER 1954). Gilbert John Proctor died in 1959 (VBDM). The place of death, given as 'Elizabeth Farm, Rosanna', cannot be verified (Proctor family tree, via Ancestry).

The house at 22 Arden Crescent was advertised for sale in 1984. A photograph in the *Age* at this time shows a corrugated iron roof; and additions to the east side that appear to date to the 1950s/60s.



Figure 13 The house at 22 Arden Crescent, Rosanna, photographed in 1984 (source: Heidelberg Historical Society collection)

The property at 22 Arden Street, Rosanna, described as 'Lourdes Hill', was advertised for sale again in 1988. It occupied half an acre and was described at this time as 'a much admired landmark' (*Age*, September 1988).

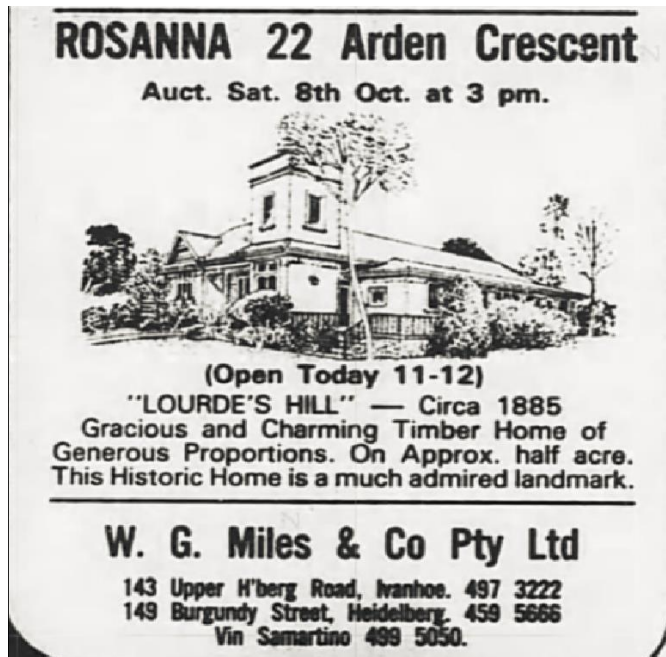


Figure 14 Real estate sales notice (*Age*, September 1988)

4.0 Description and integrity

4.1 Description

'Arden Chase', 22 Arden Crescent, Rosanna, is a single-storey weatherboard Edwardian-era farmhouse built in 1905 with an unusual and prominent tower to its principal façade. The property's south-facing location is sited at the southernmost bend in Arden Crescent, loosely following a contour line and providing the property with impressive views to the south toward Heidelberg. Once forming an exclusive private drive to the property from Rosanna Road, today Arden Crescent is a narrow residential street that links right through to Lower Plenty Road. The farmhouse is set on a substantial allotment, retaining a generous curtilage despite several subdivisions. This, coupled with its rustic garden setting, creates a significant vista at the northern end of Margaret Street when looking towards the property, contrasting with the suburban development and smaller scale gardens in its immediate environs. Adjoining properties to the northern and eastern sides of Arden Chase consist of postwar-era brick veneer dwellings. The street frontages are unified by the delineation of low rock retaining walls with slightly pointed joints, probably dating from the postwar era.

The building form of Arden Chase appears substantially intact from as early as c.1924 and almost certainly from the original construction in 1905. The corrugated iron roof form consists of a transverse hipped section to the south (front), from which three hipped ridges extend to the north. A skillion roof extends from the easternmost eave, covering a preceding verandah space, infilled after c.1924 to widen this eastern wing. A utilitarian, painted brick chimney, presumably original with a hood added in the c.1960s, rises from the central hipped section of the roof toward the rear of the house. A chimneyette at the property's western elevation with unusual weatherboard-clad shaft is almost certainly a later addition.



Figure 15. A long verandah at the eastern elevation was infilled after c.1924. (Source: Context, September 2018)

The principal (south) façade is asymmetrical, with two projecting bays flanking the ends of a recessed porch. Simple timber fretwork and balustrade frame the entry, the porch serviced by two, wide brick steps. The wider projecting bay to the left of the porch is housed beneath a small gabled roof,

projecting through the southern hipped-roof form, and with a simple half timbering finish to the gable end. The hip extends beneath the base of the gable to provide an unusual box eave to the window. To the right is the property's landmark accent—an unusual and prominent tower, with louvre windows to its visible sides, and a narrow projecting bay forming the tower's base. Serviced from the recessed porch by a steep stairway the tower is topped with a solid balustrade, and notched weatherboards sit below the cornice. At the base of the first floor, where the tower pierces through the hipped roof of the main body of the building, a skillion eave provides a slight overhang to protect to the south and east faces of the tower base. The flagpole surmounted on the on the tower is a later addition.



Figure 16. Detail of the prominent and unusual tower, showing solid balustrade, notched weatherboards to the topmost panels, the projecting hip roof at the base of the first floor, and timber-framed louvre windows with moulded architraves and sills. (Source: Context, September 2018)

To the east of the tower, a Modernist-era porch, raised on a concrete slab with wrought iron balustrade, projects from the southern elevation. Two small balconies of a similar design project from the western elevation, though looking at the 1924 photo, one of these may be early or original.

Fenestration at each visible elevation appears to be early and timber-framed for the most part. At the principal (south) façade, windows to each projecting bay are tripartite, and the timber-framed front door screen is presumably early, though the large side and highlights that surround are likely later additions. The eastern elevation has a series of rectangular timber-framed windows of varying sizes, while to the western elevation, windows are large, floor-length and later additions designed to service the balconies added in the Modernist era.



Figure 17. Detail of entry porch at the south elevation showing simple timber fretwork and balustrade, early timber door frame enclosed by later side and highlights. (Source: Context, September 2018)

At the property's north-eastern boundary is a presumably later outbuilding, sympathetic to the main farmhouse building in materiality, with a gabled roof of corrugated iron, clad with weatherboard and with similar gable and fretwork detailing. At the rear of the property is a later flat-roofed double carport.

A curved paved brick path leads from the footpath, serviced by solid bluestone steps, through a slightly overgrown grassed area to the property's front entrance. A generous curtilage has been carefully retained from the time of major subdivision. The remnant grounds feature one, possibly two mature fruit trees that appear to date to c.1908 or earlier, and an abundance of native trees, shrubs and grasses, presumably dating from the postwar era.

4.2 Integrity

While some alterations to the fabric of the farmhouse have occurred, the building form appears substantially intact from as early as c.1924 and almost certainly from the original construction in 1905. The survival of the tower is critical to the original context of the house, with views over farmlands to the south and towards the golf course.

Later alterations include: the infill of an original verandah to the eastern elevation after c.1924; simplification of the porch fretwork and balustrade to the principal entrance; loss of original detailing including timber archway to verandah, terracotta capping and finials to the roof ridge, timber-

bracketed window hoods, stucco and half-timbering details to façade and terracotta chimney pots. Additions made in the c.1950s-60s include Modernist-style porch to the southern elevation and balconies to the western elevation (though looking at the 1924 photo, one of these balconies may be early or original).

While the original, vast acreage upon which 'Arden Chase' once sat has diminished, a generous curtilage and garden setting has been retained despite several subdivisions. The understated and naturalistic aesthetic of the garden, comprising mostly native plantings, though later, complements the farmhouse and is expressive of the site's rural past.

4.3 Comparative analysis

There are few places on the Banyule Heritage Overlay with which 'Arden Chase' in Rosanna can be compared. Comparable individually listed locally significant places on the Banyule heritage overlay are as follows:

HO83 7 Walker Court, Viewbank (see Figure 18)

Though constructed in the mid to late nineteenth-century (and therefore earlier than 'Arden Chase'), the small, single-storey dwelling at 7 Walker Court is comparable for its historical significance as one of few remaining early farmhouses in the municipality. Like 'Arden Chase', some of the building fabric has been altered, including the addition of roughcast rendered piers, which appear to date from the 1920s, as well as additions to the rear of the property. The roof clad with corrugated galvanised steel is also a later alteration, carried out in the last few decades. Originally set on a large rural allotment, subdivision has encroached on what would have been a generous curtilage to the house at 7 Walker Court. In comparison the grounds of 'Arden Chase' retain a greater area of its original farmhouse setting than what survives at 7 Walker Court. Thus, 'Arden Chase' is of comparable historical significance relative to 7 Walker Court for the evidence it provides, as an early farmhouse, of the municipality's nineteenth and early twentieth-century farming history, and of comparable or higher integrity and intactness in terms of the site as a whole.



Figure 18. 7 Walker Court, Viewbank (Source: HERMES database)

HO99 'Woodlands' 11 Doon Court, Greensborough (see Figure 19)

'Woodlands' homestead, built 1888, is comparable for its historical significance as a rare surviving early farmhouse in the municipality. It is also similar in that some of the building fabric has been altered and added to over the years, as is typical of rural properties that have been adapted as suburban dwellings. Existing weatherboard outbuildings have been significantly altered and extended, and an original cellar appears to have been demolished. Like 'Arden Chase', 'Woodlands' is of modest individual architectural significance, though both houses are considerably enhanced by their siting with generous curtilages and mature landscape settings. The simple landscape surrounding both the 'Woodlands' and 'Arden Chase' properties is testament to their early farming history, contrasting with the suburban development and smaller scale gardens in their immediate environs.

The intactness and integrity of 'Arden Chase' as a whole is therefore comparable to that of 'Woodlands'.



Figure 19. 'Woodlands' 11 Doon Court, Greensborough (Source: HERMES database)

HO131 'Eothern' 65-67 Mount Street, Eaglemont (1901) (see Figure 20)

'Eothern' is comparable to 'Arden Chase' as a Federation-era house built in 1901, set on a substantial block and retaining a generous curtilage. Like 'Arden Chase', it demonstrates a rare surviving residential type that is increasingly under threat within the municipality. It is also similar in that the outbuildings at the rear of the property and the later gardens (planted within the last thirty years) contribute to the character of the house, though are not considered to be significant elements of the place.

While 'Eothern' is a larger and more intact example of a Federation house, the intactness and integrity of 'Arden Chase' as a whole is comparable.



Figure 20. 'Eothern' 65-67 Mount Street, Eaglemont, 1901 (Source: HERMES database)

HO132 'Moorakyne', 69-71 Mount Street, Eaglemont (c.1901) (see Figure 21)

Although built as a suburban, as opposed to a rural dwelling, 'Moorakyne' is comparable to 'Arden Chase' as a Federation-era house, built c.1901, set on a substantial allotment, subdivided from a larger estate. Like Arden Chase, it retains a generous setting. Like that of 'Arden Chase', the garden at 'Moorakyne' provides a complementary setting to the house, though its integrity has been compromised by the later addition of a tennis court. Although Moorakyne represents a more elaborate expression of the Federation-era architectural style, 'Arden Chase' is of comparable historical significance as a Federation-era house built on land subdivided from larger rural estates at the turn of the century.



Figure 21. 'Moorakyne', 69-71 Mount Street, Eaglemont, c.1901 (Source: Context 2010)

Discussion

In comparison with other early twentieth-century houses in the City of Banyule, 'Arden Chase' in Rosanna is of comparable historical significance as a Federation-era dwelling that provides evidence of the former rural land use and landscape character of the municipality.

'Moorakynne' and 'Eothern', both in Eaglemont, are significant Federation houses in Banyule. Both are brick dwellings and they are more elaborate expressions of the Federation-era architectural style. Unlike 'Arden Chase', however, they were built as suburban rather than rural dwellings. They are not therefore directly comparable, because they provide evidence of a different part of the history of Banyule. Although built in the same period, 'Arden Chase' differs as a rare surviving, more modest farmhouse built at a time when new development within Banyule tended to be suburban.

Historically, 'Arden Chase' is comparable to the house at 7 Walker Court, Viewbank, and the 'Woodlands' homestead at 11 Doon Court, Greensborough (though 'Arden Chase' is a later example of a farmhouse) as a rare surviving early farmhouse in the municipality. It is distinguished from 7 Walker Court and 'Woodlands' for its aesthetic qualities derived from its siting in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development (August 2018), modified for the local context.

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

'Arden Chase' in Rosanna is significant as a rare surviving farmhouse in the City of Banyule. It provides important evidence of the early development of Rosanna for small-scale farming before extensive suburban subdivision took place, initially in the 1920s and on a larger scale in the postwar era.

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

N/A

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

N/A

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

N/A

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

'Arden Chase' is significant for its aesthetic qualities derived from its siting on a prominent rise in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower.

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

N/A

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

N/A

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

N/A

5.0 Significance

What is Significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, built in 1905, is significant. Significant elements include the form and materiality of the house and its tower, remaining original fabric, the visual prominence of the tower, the generous garden setting, and the relationship of the house to Arden Crescent which corresponds to the alignment of the original entry to the property.

Non-original alterations and additions to the house are not significant. The individual plants in the garden are not significant.

How is it significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, is of local historical and aesthetic significance to the City of Banyule.

Why is it significant?

Historically, 'Arden Chase' in Rosanna is significant as a rare surviving farmhouse in the City of Banyule. It provides important evidence of the early development of Rosanna for small-scale farming before extensive suburban subdivision took place, initially in the 1920s and on a larger scale in the postwar era. (Criterion A)

'Arden Chase' is locally significant for its aesthetic qualities derived from its siting on a prominent rise in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower. (Criterion E)

6.0 Recommendations

Grading and Recommendations

Arden Chase, 22 Arden Crescent, Rosanna, is recommended for inclusion in the Schedule to the Heritage Overlay of the Banyule Planning Scheme as an individually Significant place.

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register	No

<i>Is the place included on the Victorian Heritage Register?</i>	
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

7.0 References

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Victorian Places website, 'Rosanna', <http://www.victorianplaces.com.au>