

Review of Stage 1b Lilydale Heritage Review Gap Study Lilydale Heritage Study (Task 2)

Prepared for Yarra Ranges Council

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1. Introduction

1.1 Project overview

Extent Heritage Pty Ltd was commissioned by Yarra Ranges Council to investigate the heritage significance of the properties identified in Trevor Westmore's *Part 1B Lilydale Heritage Review Gap Study 2019* in order to determine whether they warrant a Heritage Overlay. Specifically, the following review includes an assessment of six (6) places for consideration, including houses, a school, and the railway station.

This review will be followed by the preparation of heritage citations with statements of significance for any places where heritage protection is recommended.

1.2 Objectives

The objectives of Lilydale Heritage Review of Stage 1b places are to:

- Review the content of the Stage 1b Lilydale Heritage Review Gap Study 2019 to understand the background context and rationale for the project recommendations;
- research the history and current setting of the relevant sites and areas, utilising the HERMES database for records of previous assessments, heritage studies, database records, consultant reports, and other primary and secondary sources from organisations such as the Yarra Ranges Regional Museum, State Library of Victoria, Public Records Office Victoria, National Trust of Australia (Victoria) and local historical societies—this information may come in the form of previous assessments and research, histories, early maps, plans, and other documentary evidence;
- undertake a high-level comparative analysis to gain an initial understanding of the comparative heritage value of the place or precinct against existing Heritage Overlay places;
- utilise the above findings to determine what places or precincts have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria, and to meet the threshold of local heritage significance to the Shire of Yarra Ranges; and
- make recommendations on what places warrant the preparation of heritage citations with statements of significance, for inclusion within a planning scheme amendment.

1.3 Limitations

The Detailed Gap Analysis has the following limitations:

- The study does not specifically include places of Aboriginal cultural heritage value.
- The study does not include an assessment of potential places for the Victorian Heritage Inventory (VHI).

- The study does not include an assessment of potential places for inclusion the Victorian Heritage Register (VHR).
- The study does not include a full assessment of social value for relevant places, such as community consultation. Any information concerning social value was derived from available resources. However, there is potential to undertake social value research in the future.
- Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and areas such as rear gardens were not accessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

1.4 Authorship

The following staff members at Extent Heritage have prepared this review:

- Corinne Softley, Senior Associate; and
- Vivian Lu, Research Assistant.

1.5 Terminology

The terminology in this study follows the definitions presented in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013) (the *Burra Charter*). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- From *The Heritage Overlay Guidelines: Glossary of Terms* (Heritage Victoria 2007):

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- From ‘Review of Heritage Provisions in Planning Schemes. Advisory Committee Report: The Way Forward for Heritage’ (DELWP [Department of Environment, Land, Water and Planning] 2017):

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

1.6 Abbreviations

A number of abbreviations have been used for the study. These are outlined below.

Table 1. Summary of abbreviations

Abbreviation	Full term
HERCON	National Heritage Convention
HO	Heritage Overlay
IS	Individually Significant
VHD	Victorian Heritage Database
VHR	Victorian Heritage Register

2. Methodology

This Part provides an explanation of the methodology used in the Lilydale Heritage Review. Specifically, it outlines the actions taken to establish what places have strong potential to meet one or more of the HERCON criteria. Through this, the project is able to understand what places meet the threshold of local heritage significance to the Yarra Ranges Council, and therefore what places warrant the preparation of heritage citations with statements of significance for inclusion within a planning scheme amendment.

2.1 Best practice resources

This report was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

2.2 Research

Extent Heritage carried out considered research of each place recommended in ‘Stage 1b Lilydale Heritage Review Gap Study’ (2019) utilising a range of resources and research avenues, as outlined below.

Archival research

Primary and secondary sources were reviewed from organisations such as the Yarra Ranges Regional Museum, State Library of Victoria, Public Records Office Victoria, and Trove. Information that was unearthed from these resources included previous research, histories, early maps, newspaper articles, and other documentary evidence.

Previous heritage studies and consultant reports

Extent Heritage undertook a detailed review of relevant heritage studies and consultant reports as part of this Task to extract information about specific places or precincts that would be useful in the detailed assessment, as well as to identify other places or precincts suitable for a comparative analysis.

Heritage studies include:

- 'Lilydale Historic Houses Study: Methodology Report, Citations & Property Schedules' (Lovell Chen, 2011)
- 'Shire of Yarra Ranges Heritage Study - Report on Stage 1A & 2A, Volume 1: Methods, Results & Recommendations' (Context Pty Ltd, 2000)

HERMES

To further understand previous research and assessment that may have been undertaken on the identified places, Extent Heritage reviewed HERMES database records.

2.3 Targeted fieldwork

Targeted fieldwork was undertaken from the public domain of the six identified places. This component of the project provided us with an opportunity to ground-truth any existing information on each place, and to capture new, previously unrecorded information. All inspections were undertaken from the public domain, via vehicle and on foot.

2.4 Comparative analysis

Comparative analysis is an important part of the heritage assessment process. This type of assessment allows one to properly benchmark the place against similar examples to establish whether it meets the threshold for significance, and to understand the representative and rarity value of a place.

The existing Schedule to the Heritage Overlay in the Yarra Ranges Planning Scheme includes places listed mostly for their local heritage value. A high-level comparative analysis of the recommended places against those already captured on the HO, in most cases, provided an indication of comparative value. Where no comparative examples were identified on the HO, this was followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas and any precedents for listing places of a particular type.

The comparative analysis considered four broad categories for assessment, as follows:

- Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.
- Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.
- Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.
- Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

Key resources utilised for the high-level comparative analysis included:

- Previous heritage studies prepared for Yarra Ranges Council;
- Heritage Victoria database, HERMES; and
- Victorian Heritage Database.

HERMES in particular formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder, and heritage study name. This allowed for a more focused comparative assessment in many cases.

2.5 Assessment of significance

2.5.1 Establishing an understanding of significance

The Heritage Victoria standard brief for heritage studies states that ‘It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected’ (DELWP 2010, 2). The HERCON criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (*historical significance*).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

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

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

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

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*).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

For this review of Stage 1b places, each recommended place was assessed against the above HERCON criteria after the research and fieldwork data had been gathered. The place needed to strongly meet at least one criterion to meet the threshold for local significance to the Yarra

Ranges. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Within the detailed assessments, a tabulated section has been included to show which HERCON criteria the place or precinct meets.

2.5.2 Assessment of integrity

A critical aspect in assessing the significance of a property is a consideration of overall integrity. The integrity of a place in respect to a heritage place is defined by the intactness of the heritage fabric, setting, and/or history from which it purports to draw its significance.

It is important to note that integrity is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be ‘individually significant’ is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

Table 2. Gradings of integrity.

Integrity	Description
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade, visible roof form and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences, and garden plantings, may be intact.
Moderate	Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or ‘like-for-like’ materials have often been used. Where changes have been made, they are often reversible. Where additions have been made, they are designed to respect and not overwhelm the original building.
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.

2.5.3 Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, if available. A condition grading was provided for each place or precinct based on the definitions outlined below.

Table 3. Grading of condition.

Condition	Description
Good	Little to no maintenance and repair works required.

Condition	Description
Fair	Some maintenance and repair works required.
Poor	Significant maintenance and repair works required.

3. List of places for review

The Stage 1b places assessed as part of this review are as follows:

- six (6) new individual places, including:
 - Heatherlie, 57 Warburton Highway, Lilydale;
 - Dora Mitchell House, 1/33-61 Edinburgh Road, Lilydale;
 - 24 North Road, Lilydale;
 - Willowbank, 16 Crestway, Lilydale;
 - Lilydale Primary School, 63-66 Castella Street, Lilydale; and
 - Lilydale Railway Station Goods Shed and the railways station precinct, Maroondah Highway, Lilydale.

5. Assessment

Heatherlie, 57 Warburton Highway, Lilydale		
Place type	Residential buildings (private)	 <p>Figure 1. Heatherlie (source: www.realestate.com.au, 2016).</p>
Part 1B Lilydale Heritage Review Gap Study 2019 comments	Trevor Westmore: <i>This a large and very fine Tudor revival house with a fabulous garden and a 19th century cottage and outbuilding. Recommendation:</i> Include in Stage 2 Review (Lilydale Heritage Review Stage 2 2019, 1).	
Research findings	<ul style="list-style-type: none"> ▪ Construction date(s): c. late 1800s (workers cottage and outbuilding), c.1938 (main residence) ▪ Architect: unknown ▪ Builder: unknown ▪ Property dates back to 1884 when it was purchased by newspaper proprietor Gordon Middleton. The residence was known as 'Glennifen' (likely) during this period. ▪ Ownership taken up by Heath family from c.1910s, and the Tudor revival house was constructed in c.1938 following the demolition of the original main residence. ▪ Nancy Heath and Muriel Carson are attributed to the residence in 1950. ▪ Peter John Jaffe is listed as the occupier and owner of the residence in 2002. 	
Comparative analysis <i>Comparison: type, style and history</i>	<p>Tudor Lodge, 1930 Healesville – Koo-wee-up Road, Yellingbo (HO382)</p> <p>Built in 1927-29 by Donald Thomas Kitchener, Tudor Lodge is a notable example of the Interwar Old English style with Tudor inspired features. Defined by its steeply pitched slate roof, diamond-pane leadlight windows and timber strapping, this residence is set on a fine garden and encompasses all the elements typically associated with the idiom. It compares favourably to Heatherlie in terms of its fenestration, balanced composition and refined incorporation of balconies.</p>	 <p>Figure 2. Tudor Lodge (source: www.homehound.com.au, 2014).</p>

Heatherlie, 57 Warburton Highway, Lilydale

Sherbrooke House, 13 Sherbrooke Road, Sherbrooke (HO303)

Although considerably altered from its original state, this Old English style building dating to the 1930s is of historical and architectural interest as an interwar domestic style cottage designed specifically to rehabilitate children affected by the Depression. Extant original elements are visible on the exterior of the south elevation, and include its entrance hipped roof portico. Owing to its imposing massing, steeply pitched roof form and high integrity, Heatherlie is arguably a more striking and intact example of the style.



Figure 3. Sherbrooke House (source: Heritage Victoria, n.d.).

Bona Vista, 39 McGrettons Road, Healesville (HO423)

Bona Vista is a large property comprising a collection of historic and other buildings on an expansive tread setting. The point of comparative interest relates to its capacity to demonstrate the late nineteenth century development of large grazing estates with homesteads in Healesville. In particular, the expansive grounds and two remnant brick buildings (main residence and stables) help to demonstrate the scale and operation of the nineteenth century property. While it is a more illustrative example of late Victorian developments given its extant main residence, it compares well to Heatherlie as a c.1880s property set on a large, wooded estate with a number of historic outbuildings.



Figure 4. Bona Vista historic stables (source: Heritage Victoria, n.d.).

Integrity	High							
Condition	Good							
Strong potential for the following HERCON criteria	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
	●			●	●			

Heatherlie, 57 Warburton Highway, Lilydale




Recommendation


Recommended for the Heritage Overlay as an individual place.

Heatherlie is a fine Interwar Old English residence set on an expansive late nineteenth century estate. It has strong potential to meet the threshold for historical, representative and aesthetic significance, owing to its striking and intact architecture, and ability to illustrate residential developments on former late Victorian homesteads within the municipality during the interwar period. Its steeply pitched slate roof, imposing massing, decorative brickwork and bay windows are of particular aesthetic interest, and also demonstrate the key characteristics typically attributed to the Interwar Old English style.

Lastly, its remnant c.1880s workers cottage and outbuilding likely provide a tangible link to the rapid land boom developments taking place in late nineteenth century in Lilydale. Further research will be required to ascertain the precise origins and uses of these associated remnant buildings.

It is important to note that the Interwar Old English idiom is underrepresented on the Heritage Overlay, with the only comparative domestic building being Tudor Lodge in Yellingbo.

Wiori (former Dora Mitchell House), 1/33-61 Edinburgh Road, Lilydale		
Place type	Residential buildings (private)	
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>More research is required, but Wiori is a prima facie case for heritage protection for its social, associative and aesthetic values.</i></p> <p><u>Recommendation: Include in Stage 2 Review</u> (Lilydale Heritage Review Stage 2 2019, 1-2).</p>	 <p>Figure 5. Wiori (source: Extent Heritage, 2021).</p>
Research findings	<ul style="list-style-type: none"> ▪ Construction date(s): c.1926 ▪ Architect: unknown - further research required ▪ Builder: unknown ▪ Dora Lempriere (née Mitchell), noted art patron and sister of Dame Nellie Melba, purchased around seventeen acres of land, including a house, at Cave Hill Estate in c.1926. Wiori was built shortly after, and it appears she lived there with her daughter Helen during the 1930s. ▪ Property is referred to as 'The Shack' and 'Towri' in various newspapers. ▪ Defined by Prairie-style derived elements. ▪ Currently part of Edinburgh College. 	
Comparative analysis <i>Comparison: type and style</i>	<p>Dr Jorgensens House and Studio, 1627 Burwood Highway, Belgrave (HO31)</p> <p>Constructed in the early 1930s to designs by Ole Jorgensen and Justus Jorgensen, this large two-storey bluestone house is comparable to Wiori as an interwar design defined by its distinct use of stone and imposing massing. While it is of a different design style to Wiori, it similarly reflects the growing movement towards ornamental restraint and simplicity that was taking shape by the interwar period.</p>	 <p>Figure 6. Dr Jorgensens House and Studio (source: Google Streetview, 2019).</p>
	<p>Revell, 9 Toorak Avenue, Toorak (HO342 City of Stonnington)</p> <p>This 1920 Edward F. Bilson designed house is analogous to Wiori in terms of form and style. Although it is a more articulated example of Prairie-style architecture, its defining features are similarly observable at Wiori through the shallow pitched hipped roof with</p>	 <p>Figure 7. Revell (source: Google Streetview, 2019)</p>



Wiori (former Dora Mitchell House), 1/33-61 Edinburgh Road, Lilydale								
	overhanging eaves, strong horizontal lines and lack of ornamentation.							
	<p>Mullion, 6 Stonehaven Court, Toorak (IS in HO143 City of Stonnington)</p> <p>Designed by Eric M. Nicholls and Walter Burley Griffin, this 1927-28 dwelling is a discernible example of the Prairie style. While it is a more distinguished design on account of its strong geometric massing, its extensive use of stone and prominent central chimney are elements that are readily observable at Wiori.</p>				 <p>Figure 8. Mullion (source: Heritage Victoria, n.d.).</p>			
Integrity	Moderate to High (residence), Low (landscape)							
Condition	Good							
Strong potential for the following HERCON criteria	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
					●			●
Recommendation	<p>Recommended for the Heritage Overlay as an individual place.</p> <p>As a unique interwar stone house with Prairie style derived elements formerly inhabited by Dora Lempriere (née Mitchell), Wiori has strong potential to meet the threshold for local heritage significance. As Westmore has noted, it has associative value as a residence built for Dame Nellie Melba's sister and noted art patron Dora Lempriere (née Mitchell). Moreover, Wiori is of architectural and aesthetic interest, as reflected in its Prairie style derived use of stone materials, restrained ornamentation, shallow pitched hipped roof form and visually prominent chimney. As illustrated in the comparative analysis, the building embodies interwar Prairie and Modernist design trends that moved away from the ornate architecture of the nineteenth century and towards an emphasis on form and a rejection of ornamentation.</p>							

24 North Road, Lilydale	
Place type	Residential buildings (private)
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>This is a strange one and it could either be of considerable significance or none at all, depending on when it was constructed, by whom and why it has its very odd design.</i></p> <p><u>Recommendation: More research needed</u> (Lilydale Heritage Review Stage 2 2019, 2).</p>
Research findings	<ul style="list-style-type: none"> ▪ Construction date(s): unknown, possibly postwar. ▪ Architect: unknown ▪ Builder: unknown ▪ Westmore has speculated that this may be a pre-fabricated Dutch house, although this has yet to be verified. ▪ Known as Dutch Cottage. ▪ Likely linked to Dutch immigration to Lilydale in the post-war years. <div style="text-align: center;">  </div> <p>Figure 10. Photograph of 24 North Road, date and original source unknown (source: www.realestate.com.au).</p>
Comparative analysis	A comparative analysis has not been conducted due to the absence of relevant examples both within the municipality and abroad. This would be an interesting comparative finding if the building was intact, however it appears to have been heavily altered from its original intended built form.
Integrity	Low
Condition	Good





Figure 9. 24 North Road (source: Extent Heritage, 2021).

24 North Road, Lilydale								
Strong potential for the following HERCON criteria	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
Recommendation	<p>Not recommended for protection on the Heritage Overlay.</p> <p>While this Dutch Colonial Revival style dwelling is of architectural interest and not represented on the Heritage Overlay, an assessment of the residence in relation to a historic photograph reveals that its façade has been heavily modified. The entirety of the front verandah, inclusive of verandah posts, timber fretwork, flooring, and front porch steps, are contemporary additions that are not part of the original dwelling. These added elements dominate the front façade and have significantly altered its original intended form. Moreover, while the distinct Dutch Colonial Revival style gambrel roof form appears to be largely intact, the readily visible solar panel additions somewhat obscure its view. As a result, the structure remains largely unrecognisable from its original state.</p> <p>Furthermore, aside from the historical photograph, desktop research has not yielded any important historical information concerning its original construction, inhabitants and development.</p> <p>This site is therefore unlikely to meet the threshold for local significance on account of its low integrity and low research value.</p>							

Willowbank, 16 Crestway, Lilydale		
Place type	Residential buildings (private)	 <p>Figure 11. Willowbank (source: Extent Heritage, 2021).</p>
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>This is a considerably extended Edwardian hip and gable brick dwelling with a corrugated iron roof, the street elevation of which is essentially intact. It may have been over-rendered, but this probably would not disqualify it from significance at the local level.</i></p> <p><u>Recommendation:</u> Include in Stage 2 Review.</p>	
Research findings	<ul style="list-style-type: none"> ▪ Construction date(s): 1912 ▪ Architect: unknown ▪ Builder: unknown ▪ Erected on a large estate for couple Joseph Moore Poyner and Elizabeth Ada Poyner in 1912. Estate formerly belonged to Joseph Poyner’s father, Edward Moore Poyner. ▪ Edward Moore Poyner was a baker and one of the early pioneers of the district. ▪ Estate was put up for auction in 1951 as a 10-roomed residence with extensive outbuildings set on 71 acres of land. Was subsequently purchased by the Maughans. ▪ Antique homewares and art belonging to Willowbank were put up for auction in 2014. 	
Comparative analysis <i>Comparison: type and style</i>	<p>Federation/Edwardian Houses Group, Lilydale (HO410)</p> <p>This serial listing comprises a group of four Federation/Edwardian weatherboard houses set on individual allotments dating from the period 1919-1920. Situated across Clarke Street, George Street, Nicholas Street and Rouke Street, these dwellings are not only illustrative of residential development in Lilydale during the Federation period, but are of local aesthetic and architectural value as an intact, representative cross-section of more restrained Federation houses designed to a budget. Although more intact than 16 Crestway, their designs are evidently more modest in comparison, owing to their street level sitting, restrained use of verandah fretwork,</p>	 <p>Figure 12. 70 Clarke Street, Lilydale (source: Google Streetview, 2019).</p>

Willowbank, 16 Crestway, Lilydale

	absence of roof finials and use of weatherboards.																							
	<p>Lorna Doone, 333 Mt Dandenong Tourist Road, Sassafras (HO9)</p> <p>This Federation/Edwardian weatherboard residence was constructed in c.1904 as a guest house. It is considered to be a representative example of the Edwardian weatherboard country house, and defining features include its picturesque combination of projecting gables and corbelled brick chimneys, and return verandah supported by square timber posts with simple timber corner brackets. It is a particularly restrained representation of the style, and its sparse ornamentation and use of weatherboard is evidently less ostentatious than the materials and detailing that characterise Willowbank.</p>	 <p>Figure 13. Lorna Doone (source: Heritage Victoria, n.d.).</p>																						
	<p>Lauriston, 91 Maroondah Highway, Healesville (HO420)</p> <p>Lauriston is a late Federation/Edwardian weatherboard dwelling constructed in c.1921-22. It is a particularly good example of the style due to its prominent double brick chimney with stepped brickwork cap, fenestration, and painted wall shingles to the gable end set behind a timber screen. It has a strong sense of character and is therefore considered to be a more distinct representation of the Federation/Edwardian style when compared to Willowbank.</p>	 <p>Figure 14. Lauriston (source: Heritage Victoria, n.d.).</p>																						
Integrity	Moderate																							
Condition	Good																							
Strong potential for the following HERCON criteria	<table border="1"> <thead> <tr> <th data-bbox="496 1736 587 1906">A. Historical</th> <th data-bbox="587 1736 678 1906">B. Rarity</th> <th data-bbox="678 1736 769 1906">C. Research</th> <th data-bbox="769 1736 860 1906">D. Representative</th> <th data-bbox="860 1736 951 1906">E. Aesthetic</th> <th data-bbox="951 1736 1042 1906">F. Technical</th> <th data-bbox="1042 1736 1133 1906">G. Social</th> <th data-bbox="1133 1736 1396 1906">H. Associative</th> </tr> </thead> <tbody> <tr> <td data-bbox="496 1906 587 1971">●</td> <td data-bbox="587 1906 678 1971"></td> <td data-bbox="678 1906 769 1971"></td> <td data-bbox="769 1906 860 1971"></td> <td data-bbox="860 1906 951 1971">●</td> <td data-bbox="951 1906 1042 1971"></td> <td data-bbox="1042 1906 1133 1971"></td> <td data-bbox="1133 1906 1396 1971">●</td> </tr> </tbody> </table>								A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative	●				●			●
A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative																	
●				●			●																	
Recommendation	Recommended for the Heritage Overlay as an individual place.																							

Willowbank, 16 Crestway, Lilydale

Willowbank is a relatively intact Federation/Edwardian brick residence uniquely set on a raised north-east axis. It has historical and associative value as a residence formerly set on a large estate belonging to early district pioneer Edward Moore Poynter. Moreover, while there are a number of Edwardian/Federation dwellings within Lilydale and surrounding suburbs currently listed on the Heritage Overlay, they are all comparatively modest and comprised of weatherboard rather than brick. As a substantial residence built on an estate, Willowbank retains a more elegant and grand aesthetic in comparison. Key elements contributing to its aesthetic value include its overall form, sitting, verandah posts and awning, and gable end detailing are extant elements, amongst others, that contribute to its aesthetic value. Non-original elements such as the render and colour scheme do not detract from the property to the point that it would not meet the threshold at the local level.

Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale		
Place type	Education	
Part 1B Lilydale Heritage Review Gap Study 2019 comments	Trevor Westmore: <i>This building has obvious social, historic and architectural significance.</i> <u>Recommendation:</u> Include in Stage 2 Review.	 <p>Figure 15. Lilydale Primary School (source: Extent Heritage, 2021).</p>
Research findings	<ul style="list-style-type: none"> ▪ Construction date(s): 1876 (main building), 1924 (building enlarged and second storey added), 1966 (new wing added), 1995 (contemporary section). ▪ Architect: original main building- Public Works Department, potentially Henry Robert Bastow. 1924 alterations and additions – Public Works Department. ▪ Builder: 1924 alterations and additions – Mr. Soutar. ▪ Previously known as Lilydale State School. ▪ Public Works Department calls for tenders for the re-modelling of the building in 1922. A second storey added in 1924 resulting in extensive alterations and enlargement of main building, although the projecting entrance gable bay is retained. ▪ Fire in 1991 destroyed the wing addition that was constructed in 1966. 	
Comparative analysis <i>Comparison: type, style, architect and history</i>	<p>Castlemaine North Primary School No. 2051 (HO581 Mount Alexander Shire Council)</p> <p>This Victorian Free Gothic style building was erected in 1875 to designs attributed to Henry Robert Bastow, head architect of the State Schools Division of the Public Works Department. It compares well to the original Victorian Gothic derived building of Lilydale Primary School. Although the Victorian Gothic elements of Lilydale Primary School were extensively altered in the interwar period, extant elements on the western wing are directly comparable to Castlemaine North Primary School. Analogous features on the western wing include its distinct jerkinhead roof form and gables, and arched hooded window moulds.</p>	 <p>Figure 16. Castlemaine North Primary School No. 2051 (source: Heritage Victoria, n.d.).</p>

Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale

**Toorak Primary School No. 3106,
Canterbury Road, Toorak (HO8 City of
Stonnington)**

Constructed between 1888 and 1889 to designs by the Public Works Department, Toorak Primary School is a Queen Revival style building that embodies the architectural features associated with London School Boards influenced nineteenth century public school design. While it is a more articulated example of the style owing to its terracotta panelling, pedimented gables and well anchored form, it retains several similar features to Lilydale Primary School No. 876, including Queen Anne derived sash windows, red brick and dominant front facing gables.



Figure 17. Toorak Primary School No. 3106 (source: Google Streetview, 2019).

Integrity

Moderate to High

Condition

Good

**Strong potential for
the following
HERCON criteria**

A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
●				●		●	

Recommendation



Recommended for the Heritage Overlay as an individual place.

Lilydale Primary School No. 876 is a surviving Victorian era school building with local historical, aesthetic and social heritage values. While interwar alterations and additions have substantially altered its original façade, these modifications do not detract from its heritage value. On the other hand, such alterations, comprising the restrained use of ornamentation, large sash windows, dominant front facing gables and projecting gable bays, are aesthetically and historically significant as an example of interwar functionalist school design with Queen Anne derived elements. It not only has a strong sense of character, but also reflects changing approaches to school design, as well as increasing enrolments in the interwar period. As reflected in the building, these approaches primarily consisted of an emphasis on natural lighting, air space per child, ventilation and functional spaces (Willis 2016, 3-4).

Its historical value is also enhanced by remnants of the original Victorian Gothic Revival style school building that are visible in the single storey west wing. These remnant elements include the jerkinhead roof form, projecting entrance gable bay and arched windows.

Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale

Lastly, as a school operating since 1876, the building likely has social significance to the local community.

Lilydale Railway Station Goods Shed / Lilydale Station Precinct		
Place type	Transport - rail	
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>The limitations of the present heritage controls on the Station Precinct were identified in an email of 9 May referring to the station refreshment rooms and the possible level crossing removal... The Railway Station precinct is not significant only for the refreshment rooms. It has undocumented local significance that includes the tracks, the platform, Refreshment Rooms and Goods Shed and possibly other items as a contributory elements. Recommendation: Include in Stage 2 Review.</i></p>	 <p>Figure 18. Lilydale Railway Station Goods Shed (source: Wongme Rail Gallery, 2020).</p>
Previous comments	<ul style="list-style-type: none"> ▪ Construction date(s): c.1880s- c. 1900s ▪ Architect: Railway Department ▪ Builder: J. Hollow ▪ Lilydale Railway Station opened in 1882. ▪ The state significant weatherboard refreshment rooms and associated railway station building was erected in 1914 and replaced the original station building. ▪ The Goods Shed dates prior to this period and was erected in 1883, shortly after the 1882 opening of the railway station. This type of structure was constructed by Victorian Railways from around 1879 to 1907, and dozens survive in various forms and states of intactness across Victoria. ▪ The overall form of the Good Shed is largely intact, although the detailing, fenestration and roof material has been altered. There was formerly a chimney, however this has since been removed. 	
Comparative analysis <i>Comparison: type, style and history</i>	<p>Daylesford Railway Station, 18 Raglan Street, Daylesford (H0381 Hepburn Shire Council)</p> <p>The Goods Shed at Daylesford Railway Station dates back to 1882. Although slightly larger in size, it is directly comparable to the Lilydale Railway Station Goods Shed in terms of design, form, materials and massing. Key features of similarity include its use of corrugated iron cladding, simple gable roof with overhanging eaves and sitting on a timber platform. It is more favourable example of the style in terms of</p>	 <p>Figure 19. Daylesford Railway Station Goods Shed (source: Heritage Victoria n.d.).</p>

Lilydale Railway Station Goods Shed / Lilydale Station Precinct								
	intactness, having retained its original chimney and fenestration.							
	<p>Bright Railway Goods Shed, former, Mill Road, Bright (HO118 Alpine Shire Council)</p> <p>Constructed in c.1900, the Bright Railway Goods Shed is a rectangular corrugated iron clad building. It is analogous to the Lilydale Railway Station Goods Shed in terms of form and material, and key comparative features include its wide overhanging eaves, simple gabled roof and wooden louvre vents in each gable. It compares favourably to the Lilydale Railway Station Goods Shed in terms of condition and intactness, with sympathetic restorations taking place in the 1990s.</p>				 <p>Figure 20. Bright Railway Goods Shed (source: Heritage Victoria, n.d.).</p>			
	<p>Railway Goods Shed, 4A Bank Street, Port Fairy (HO40 Moyne Shire Council / VHR H2072)</p> <p>Constructed in 1889-1890 to facilitate the handling and transfer of goods between rail and road, the Port Fairy Railway Goods Shed similarly features a simple gabled roof with wider overhanging eaves, wooden louvre vents and corrugated iron cladding. It compares favourably to the Lilydale Railway Station Goods Shed in terms of intactness, though it is also considered a more distinct example as a result of its impressive size and sitting on an unmodified timber platform.</p>				 <p>Figure 21. Railway Goods Shed (source: Heritage Victoria, 2008).</p>			
Integrity	Fair (goods shed) Good (station platform)							
Condition	Fair (goods shed) Good (station platform)							
Strong potential for the following HERCON criteria	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
	●	●						
Recommendation	The Goods Shed is recommended for the Heritage Overlay as an individual place.							

Lilydale Railway Station Goods Shed / Lilydale Station Precinct

At present, only the 1914 refreshment rooms and associated railway station building are included on the Heritage Overlay and Victorian Heritage Register. As a remnant of the original 1880s Lilydale Railway Station, the Goods Shed is historically significant in its own right and thus warrants protection as an individual place on the Heritage Overlay. Furthermore, it is a rare example of a type of railway infrastructure erected by the Victorian Railways between 1879 and 1907; only a few of these survive across Victoria. While it is not the most intact example, its overall form, distinct gabled roof with overhanging eaves and sitting on a timber platform render it a readily recognisable example of the style.

The intact brick platform on which the 1914 refreshment rooms and associated station building sits is also of historical value as a remnant of the original 1882 railway station. It is encouraged that Yarra Ranges Council provide this assessment to Heritage Victoria, with a recommendation to update their statement of significance for the Lilydale Railway Station Refreshment Rooms (H2044) to include the intact brick platform.

The railway tracks referred to by Westmore do not appear to be extant and were unable to be sighted during fieldwork due to level crossing removal works. We would not recommend their inclusion on the Heritage Overlay.

6. Recommendations

6.1 Recommended for the Heritage Overlay

The Lilydale Heritage Review of Stage 1b places has identified that the following places have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Heatherlie, 57 Warburton Highway, Lilydale;
- Dora Mitchell House, 1/33-61 Edinburgh Road, Lilydale;
- Willowbank, 16 Crestway, Lilydale;
- Lilydale Primary School, 63-66 Castella Street, Lilydale; and
- Lilydale Railway Station Goods Shed, Maroondah Highway, Lilydale.

These properties are recommended for the Heritage Overlay. For new places, a heritage citation with a statement of significance should be prepared for inclusion in a planning scheme amendment.

6.2 Not recommended for the Heritage Overlay

The Lilydale Heritage Review of Stage 1b places has identified that the following places does not have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore do not meet the threshold of local heritage significance to the City of Stonnington:

- 24 North Road, Lilydale.

This property is not recommended for the Heritage Overlay.

6.3 Advice to Heritage Victoria

It is recommended that Yarra Ranges Council provide this assessment to Heritage Victoria, with a recommendation to update their statement of significance for the Lilydale Railway Station Refreshment Rooms (H2044) to include the intact brick platform on which the 1914 refreshment rooms sit.

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