

'Fermanagh', 1080 Heidelberg-Kinglake Road,
Hurstbridge - March 2022

Prepared by: Context	Survey date: April 2021
Place type: Residential	Designer: John Jenkin
Significance level: Significant	Builder: Not known
Extent of overlay: To title boundaries	Major construction: 1915-16



Figure 1. Principal (northeast) elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: Nillumbik Shire Council July 2021)



Figure 2. Northwest elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: Nillumbik Shire Council July 2021)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

6 BUILDING TOWNS AND SHAPING SUBURBS

6.2 Pre-World War I subdivisions and estates

From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'. (Mills & Westbrooke 2016:69)

In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land (Kellaway 1992). To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:69) In the early twentieth century, some of the larger rural properties in the Nillumbik area were being subdivided into smaller blocks, often at the sale of a deceased estate. Nevertheless, these were still typically bought as productive farms. At Arthurs Creek, Charles Draper's estate Charnwood was subdivided in 1903 into four orchards with grazing land attached. Cleir Hills orchard near Queenstown, the deceased estate of George Gray, was subdivided in 1905 into three orchard lots of 81, 60 and 145 acres. (Mills & Westbrooke 2016:70)

Most houses of the early twentieth century were modest weatherboard-clad timber-framed structures. There are only a few houses from this period in the shire that approached the standard of development that the subdividers had envisaged. The Stanhope Residence in Eltham (around 1910) (HO149) designed by Desbrowe Annear is a timber-framed house with roughcast walls and the detailing and internal timber panelling typical of the architect. The Mackey House in North Warrandyte (1914) is another timber house with stucco treatment and bungalow styling (HO181). (Mills & Westbrooke 2016:71)

4 TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

4.4 Agriculture, orchards and viticulture

The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the

second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).

Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).

The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).

The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).

The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).

LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval

was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills & Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

PLACE HISTORY

'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge, is located on Crown Allotment 8, Section C, Parish of Greensborough. Comprising 18 acres, it was taken up under the 1869 land Act by Charles Carr by 1885 (*Greensborough Parish Plan* 1961; CT:V1898 F431).

After Carr died in 1896, Patrick Burke (senior), a farmer of Upper Diamond Creek, became the owner of the property in 1898 (CT:V1898 F431).

Burke's son, Patrick Joseph, married Margaret Brennan from Arthurs Creek in 1915. In the same year, Ivanhoe architect John Jenkin advertised tenders for a tiled, timber residence for P Burke Esq at Hurstbridge - the subject residence (*Argus*, 9 January 1915:3).



Figure 3. Original drawings of proposed residence at Hurstbridge for P Burke Esq by architect John Jenkin, Architect, Station Street, Ivanhoe. (Source: Property owner)

By 1916 Patrick and Margaret Burke were living in the subject house, named 'Fermanagh' after the county in Ireland of the same name, when Margaret gave birth to twins (Age 5 February 1916:5).

Patrick and Margaret went on to establish the Diamond Valley Orchards and Nursery on Diamond Creek and Arthurs Creek. The Burkes employed many locals in both their orchard and cool store, which Patrick built on the Kinglake Road homestead site after mismanagement of his crops at the Hurstbridge Cool Store. The Burkes' cool store burned down in the 1970s (Hurstbridge and District Local History Group 2003).

Patrick Burke and John Brennan took out a mining lease on the property in 1923 to prospect for gold (*Advertiser*, 31 August 1923:3).

Patrick Burke died in 1941, aged 67. His obituary noted that he had been born in the area and was survived by his wife, three sons and two daughters (*Eltham and Whittlesea Shires Advertiser*, 19 September 1941:1). After Patrick's death, Margaret Burke took over ownership of 'Fermanagh' (CT:V1898 F431). A road reserve was surveyed on the southern boundary of the property in 1968.

After Margaret Burke died in 1973, Carmel Blake (née Burke) became the owner in 1975. The property was subdivided into two lots in 1980, with Mary Burke becoming the owner of the eastern lot (approximately four hectares), in the same year (CT:V1898 F431; CT:V9085 F307; CT:V9402 F821).

The property was listed for sale in 2019. It appears that up until that time ownership of the house remained in the Burke family, a proprietorship of over 100 years.



Figure 4. Detail from a 1951 aerial photograph showing distinct circular planting pattern, and small outbuilding to the southeast of the house in existence at this time. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1945, via Landata)



Figure 5. Detail from a 1987 aerial photograph showing the mature circular planting pattern, and carport erected in front of the small outbuilding. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

Historical aerial imagery from 1951 shows a distinct ovoid planting pattern enclosing a front garden space to the northwest of the house (Figure 3). By 1987 these trees were well established (Figure 4). Current aerial imagery and recent photographs of the property indicate that the trees are Golden Cypress (*Hesperocyparis macrocarpa* 'Horizontalis Aurea'). A pair of trees to the northwest of the house are also shown in the 1951 and 1987 aerials. In recent photographs these appear to be mature Chinese Windmill Palms (*Trachycarpus fortunei*). Their maturity and intentional placement, in symmetry with the elevation, indicates they were planted as part of an early garden.

Historical aerial imagery also indicates that a small gabled weatherboard outbuilding with a chimney was erected by 1951 to the southeast side of the house. This outbuilding is not shown on the original architect's drawings of the house and is likely a later addition. Its weatherboard walls have been recently re-clad, window replaced and the brick chimney extended at its base.

By 1987, a flat-roofed carport was erected in front of the weatherboard outbuilding, and in 2020 this carport was lengthened to extend beyond the front building line of the house.

At a site visit by Shire of Nillumbik Council officers in July 2021, maintenance was being undertaken to the house. The house appears to have been re-stumped with areas of the verandah sub-floor structure replaced. In order to undertake this work the front steps, vertical base boards and balustrade across the front of the house were removed. After a conversation with a representative of the owners in August/September 2021 it is believed these elements have been re-instated.

Patrick and Margaret Burke, owners 1915-1973

Patrick Burke (senior), from County Fermanagh in Ireland, arrived in Hurstbridge in c1864. He and Mary Brennan married and settled on 20 acres of land in 1866 at Arthurs Creek. Patrick and Mary Burke and their sons, Patrick Joseph, James and Edward, purchased allotments bordering Hurstbridge township along Arthurs Creek and Diamond Creek where they established a nursery, market gardens, orchards and a cool store (Gangara Press Publishing; *Hurstbridge Happenings* nd). By 1909 P Burke of Upper Diamond Creek was advertising for sale 'all leading varieties' of fruit trees (*Evelyn Observer and Bourke East Record*, 9 July 1909:2).

Patrick Joseph Burke, son of Patrick and Mary, married Margaret Brennan of 'Pine Hill', Arthurs Creek, in 1915. They subsequently purchased two blocks on the Heidelberg-Kinglake Road across the Diamond Creek from the family's existing holdings and built a house, 'Fermanagh', and established an orcharding business (Hurstbridge and District Local History Group 2003).

Patrick and Margaret had two sons and three daughters: Mary, Pat, Frank, Claire and Carmel. The Burke family were and still are active in community affairs, having played prominent roles in both the local football and cricket teams, and in the local fire brigade. All were active in church affairs (Hurstbridge and District Local History Group 2003).

Both Patrick and Margaret Burke are buried in the Diamond Creek (Nillumbik) Cemetery.

DESCRIPTION

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is a single-storey timber house built in 1915 to a design by architect John Jenkin. The house is accessed by a long drive that extends east from Heidelberg-Kinglake Road, curving around to the dwelling's northeast façade. The house is positioned on a substantial allotment, on sloping land. It is raised at its northern corner to accommodate the crossfall. It has a low-slung hipped roof clad with Marseilles roof tiles that sweeps down to incorporate a return verandah. The verandah has timber posts, balustrade and decorative fretwork and extends around three sides of the house. The roof has terracotta ridge capping and finials, and the walls are clad in weatherboards. Brick chimneys are face brick with roughcast detailing, flat concrete caps and terracotta pots. This type of dwelling, which has adopted Queen Anne architectural details combined with the massing and verandah form of an Australian homestead, is generally referred to as a Federation villa.

At the principal (northeast) elevation (Figure 1), access to the house is via timber steps which access the verandah and the front door beyond. The timber panelled front door has a leadlight highlight panel and transom window.

The northwest elevation (Figure 2 and Figure 6) is symmetrically arranged. Here, the return verandah is terminated with a central projecting gabled bay. This bay has a central, four-part casement window with highlight panels above and a terracotta tiled awning. Casement windows with multi-pane upper sashes sit either side of the projecting bay. The gable roof projects past the bay and is supported on decorative timber brackets. A panel of roughcast render sits beneath the eaves to ceiling height, and the gable end is treated with timber strapping to emulate half-timbering.

At the southeast side of the house there is a gabled weatherboard outbuilding with brick chimney (Figure 6). In front of the outbuilding is a carport, erected c1951-1987 and lengthened in 2020 to extend beyond the front building line of the house.

To the northwest of the house is an early garden enclosed by mature Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') planted in an ovoid pattern. A pair of Chinese Windmill Palm trees (*Trachycarpus fortunei*) is planted at the north-western elevation.



Figure 6. The southwest corner northwest elevation of the house. Note the projecting gabled bay, roughcast render panel beneath the eaves line, window awning and decorative timber fretwork to the verandah. (Source: Nillumbik Shire Council, July 2021)



Figure 7. Weatherboard outbuilding located to the southeast of the house. Note the walls have been recently reclad, the window replaced and brickwork appears to have been added to the base of the chimney. (Source: Property owner)

INTEGRITY

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge is highly intact with minimal changes visible to original or early fabric. The building retains its original Federation villa form, with low-pitched hip roof sweeping down to incorporate the returning verandah, weatherboard-clad walls and fenestration. The integrity of the house is greatly enhanced by the intactness of these main elements, which includes details such as the Marseille terracotta roof tiles, ridge capping and finials, roughcast render detailing, gable end detailing, decorative timber fretwork and posts to the verandah, window and door joinery and leadlight glazing. The retention of the early garden at the northwest of the house and mature plantings including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in a circular pattern and pair Chinese Windmill Palm trees (*Trachycarpus fortunei*) similarly enhance integrity. Overall, the place has very high integrity.

COMPARATIVE ANALYSIS

Much of the land in Nillumbik had been taken up as large agricultural properties from the 1860s onwards. By the late 1880s, though, the first smaller subdivisions in the area were spurred on by the land boom in Victoria. Although subdivisions occurred in the late 1880s and again in the first decade of the twentieth century, the nature of these subdivisions was predominantly speculative and little development occurred. The land continued to be largely rural until World War I, dotted by small townships.

These early subdivisions did not drastically change the rural nature of the area. In 1909, when a large farm to the northeast of Eltham was divided, the lots were still sold in parcels ranging between six and 29 acres each. These allotments were advertised as being equally as suited to farming and fruit-growing as they were to residential purposes (Mills & Westbrooke 2016:69). Most houses that appeared in these subdivided areas in the early twentieth century were weatherboard-clad, timber-framed structures often small in scale.

From the 1880s to the 1930s, Hurstbridge was part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Shire of Nillumbik). Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is an example of the type of farm and orchard houses built in the Nillumbik area prior to World War I, when land was increasingly being taken up for small scale agricultural pursuits, such as the Burke family's orchards.

The following examples of pre-1920 houses established in local orchards are listed on the Nillumbik Heritage Overlay.



Figure 8. Weatherboard house, 840 Heidelberg-Kinglake Road, Hurstbridge (HO73). (Source: VHD)

The weatherboard house at 840 Heidelberg-Kinglake Road, Hurstbridge, built c1917, is historically significant as a reminder of the changes in the township that occurred after the railway line was opened to Hurstbridge in 1912. The house is also aesthetically significant for its modest scale and simple design and as one of a cluster of similar houses built between c1910 and c1920 in Hurstbridge (VHD).



Figure 9. Residence, 748 Heidelberg-Kinglake Road, Hurstbridge (HO262). (Source: VHD)

The property at 748 Heidelberg-Kinglake Road, constructed c1918, is historically significant for associations with the early development of Hurstbridge. It is an early surviving residence in the main street of Hurstbridge dating from the boom period within the township that was stimulated by the orchard industry and the coming of the railway in 1912 (VHD).



Figure 10. Old Brinkkötter House, 32 Lindon Strike Court, Research (HO114). (Source VHD)

The c1913 timber house (left) at 32 Lindon Strike Court, Research, is significant together with the substantial brick house built c1935 also on the site, for its associations with the Brinkkötter family, well-known Research farmers and orchardists. The existence of two adjacent farmhouses on the one property is rare in the former Shire of Eltham. The timber house is of double-fronted face brick construction with a slate roof (VHD).



Figure 11. Harless Orchard House, 35 Ingrams Road, Research (HO218). (Source: VHD)

The Harless Orchard House, built in 1905, is described as 'as probably the best Edwardian era dwelling' in the former Shire of Eltham (VHD). Residential buildings from that era are not common, and many examples adopted the late nineteenth century standard house designs.

The orchard house is one of limited numbers of the surviving Federation period housing stock within the shire, and is a well-preserved example of an orchardist's house in an era of expansion for the industry (VHD).



Figure 12. Weatherboard farmhouse and outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). (Source: VHD)

The property comprises a c1905 farmhouse and pre-1920 outbuildings. The farmhouse is of historical and associative significance for its associated with the MacMillan family of orchardists over a long period of time and has strong links with Eltham's fruit-growing industry. The house is also historically and aesthetically significant as one of a small number of pre-1920s weatherboard dwellings in the rural areas of the shire, and as one of the most substantial examples (VHD). The house has a double-gable roof with return verandah, situated on a sloping land.

Discussion

'Fermanagh', at 1080 Heidelberg-Kinglake Road, Hurstbridge, compares well to the above examples. The house compares closely to the houses at 840 Heidelberg-Kinglake Road, Hurstbridge (HO73) and 748 Heidelberg-Kinglake Road (HO262), as a good demonstration of the early period of development of the Hurstbridge township, which accelerated due to the opening of the railway line in 1912.

Stylistically, it is distinguished from the houses at 840 and 748 Heidelberg-Kinglake Road, Hurstbridge (HO73 and HO262, respectively) that exhibit a transitional style, with elements of the late Victorian era combined with Edwardian-style details. These houses display a typically Victorian form as symmetrical, double-fronted timber dwellings. However, they are finished with Edwardian-era features such as red brick chimneys, front windows in pairs and turned timber verandah posts with timber fretwork. 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89), built c1905-20, embodies the form of a Victorian dwelling with a double-gable roof. The c1913 timber house at 32 Lindon Strike Court, Research (HO114) and 35 Ingrams Road, Research (HO218), both established for local orchardists, provide more close comparison in terms of the style and intactness.

Overall, 'Fermanagh' is a fine example of a Federation villa built during the same period as the above examples, with its intact Queen Anne architectural details combined with the massing and verandah

form of an Australian homestead. Originally established as an orcharding property, the property retains of much of its original rural setting. This is particularly evident when compared with the group of houses along Kinglake-Heidelberg Road, Hurstbridge, which all demonstrate the residential subdivision of land and transition towards township living in Hurstbridge.

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

Extent of overlay: To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Golden Cypress trees (<i>Hesperocyparis macrocarpa</i> 'Horizontalis Aurea') and Chinese Windmill Palms (<i>Trachycarpus fortunei</i>)
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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