

14–26 Browns Lane, Plenty

House

Prepared by: Context	Survey date: July 2021
Place type: Residential	Designer: Not known
Significance level: Significant	Builder: Not known
Extent of overlay: As shown on map	Major construction: 1924



Figure 1. South elevation, 14–26 Browns Lane, Plenty. (Source: Context July 2021)



Figure 2. East elevation, 14 –26 Browns Lane, Plenty. (Source: Context July 2021)

HISTORICAL CONTEXT

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

4 TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

4.4 Agriculture, orchards and viticulture

6 BUILDING TOWNS AND SHAPING SUBURBS

6.3 Interwar subdivisions and estates

LOCALITY HISTORY

Plenty is a semi-rural district north of Greensborough, about 20 kilometres northeast of Melbourne. The name Plenty is drawn from the nearby Plenty River, which had been proclaimed by Joseph Tice Gellibrand in 1835. Gellibrand chose the name to reflect the promising countryside of the area (Victorian Places 2015).

Crown land sales in the area began in the 1840s, with blocks ranging from around 300 to 800 acres. Alexander McKillop was the first to purchase a block: Crown Portion 5, Parish of Morang, comprising 820 acres (Figure 3). The Crown continued to auction the other blocks in 1853; Patrick Mornane obtaining Portion 3 Section 4, and LC Luscombe purchasing 308 acres Portion 2 Section 4 (Westbrooke 2016).

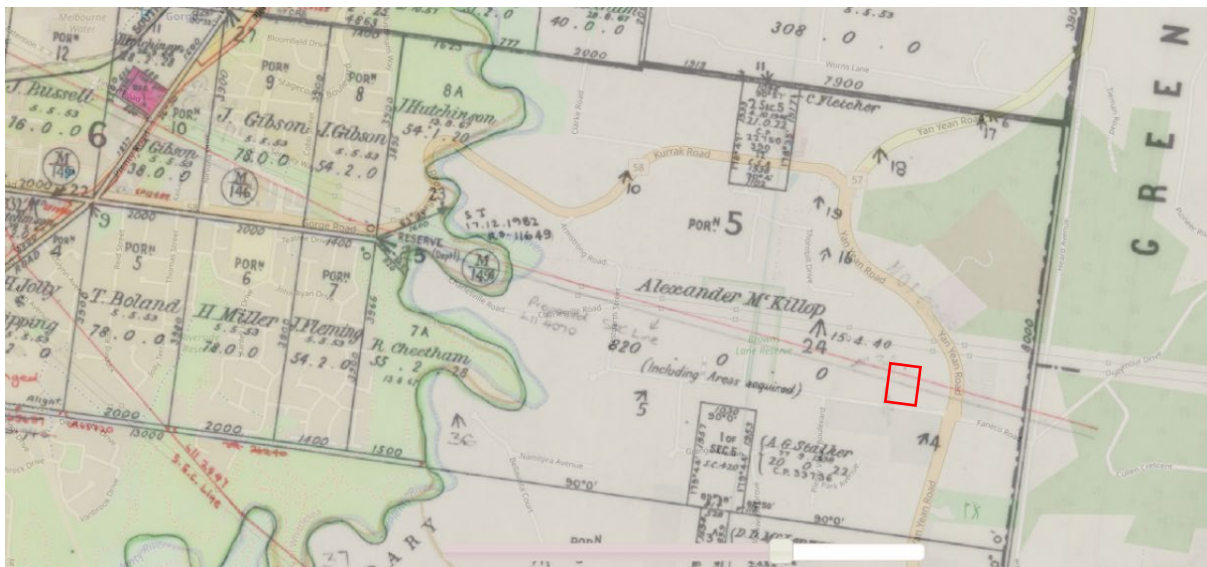


Figure 3. Extract of the Morang Parish Plan (overlaid on Open Street Maps for reference) showing approximate position of the subject site within Alexander McKillop's 820 acre Crown Portion 5. (Source: PROV Map Warper)

The land between Plenty River and the early Yan Yean Road (now part Heard Avenue and part Yan Yean Road), was subdivided gradually until the early twentieth century. From this time the need for smallholdings increased, and land was divided more frequently as a result (Westbrooke 2016).

This initial, ad hoc settlement pattern contrasts with other settlements in the Nillumbik Shire and relates to the selection and take-up of occupation licences. Much of this land was believed to be auriferous and hence was taken up under 20-acre occupation licences under the Land Acts. Fruit-growing became the most viable use of the small hilly lots. A number of small communities developed to service this new settlement pattern and industry. Often these settlements featured only a school and post office. 'Glenaulin', on Portion 2 Section 12 of the Parish of Yan Yean farther north, was

subdivided into 108 two-acre lots and 72 one-acre lots, which were advertised in early 1854. The selling of the lots, however, was unsuccessful (Westbrooke 2016).

The alignment of the Greensborough Road (now Yan Yean Road) was altered from the original survey line with a series of curves to the west in 1869 (Argus, 23 June 1869:2). This new road formed a boundary for a number of subsequent subdivisions (Westbrooke 2016).

Some who owned large blocks of land towards the north in Yan Yean Parish attempted ambitious early subdivisions involving division of the land into several smallholder blocks. Portion 2 Section 4 of Yan Yean, to the north of Plenty, was subdivided by Henry and John Cooke, who advertised the blocks as, 'Egglestone Estate' c1885 (Westbrooke 2016).

The 1870s marked a more traditional pattern of subdivision in the area in which larger blocks were divided into two or three lots. This pattern lasted until 1900, by which time only a few significant homesteads had been erected.

The early twentieth century marked the height of a subdivision trend in the area. This was likely influenced by the success of smallholders, particularly orchardists, in surrounding areas such as Arthurs Creek. Leslie Woodbourne Clarke, a grazier from the Doreen property 'Linton Grange', inspired this trend in 1905, having bought the northern lot of the northern half of Crown Portion 5, subdividing it into nine lots of 10 to 28 acres. The first of Clarke's allotments was purchased in 1906. By 1914 eight had been sold, and the last was sold in 1927 (CT: V3098 FF446). The southern edge of the subdivision included a private road, Clarkes Road, now Worns Lane. This success led to an increase in subdivision in the Plenty area, where most smallholdings ranged from 10 to 30 acres.

Portion 5 west of Yan Yean Road, owned by Bank of Australia Ltd (presumably the rebadged Real Estate Bank Ltd, which had purchased the land in 1888), was subdivided into 17 lots of approximately 20 acres each in 1911. Browns Lane provided a central dividing line for the subdivision. Fourteen lots had sold by 1916 (CT: V2020 F836).

Arthur Grenbry Outhwaite of 'Tallarook', in Walsh Street, South Yarra, purchased a section of Portion 3 Section 4 west of the Yan Yean Road, comprising 496 acres, from John Butler's executors in April 1912 (CT: V2326 F062), and immediately subdivided the property into 40 lots (CT: 3589 F730). In 1925 the Lierse brothers bought the 38 acres at the western end of the subdivision, which included a number of weekender lots (CT: V3589 F 730). When Outhwaite died in 1938, only two lots remained unsold (CT: V3589 F730).

In 1924 the secretary of the Plenty Progress Association proclaimed, 'within eight years our district has been converted by city workers from absolute bush into orchards and poultry farms...' (Age, 26 October 1924:9).

The area was described as being 'thrown open for selection' in 1913 with Plenty's new landscape celebrated in a 1925 article in the *Hurstbridge Advertiser*, as being 'the Toorak of the northern suburbs, where you get a panoramic view of the surrounding landscape for miles; a grand health resort, and only fifteen miles from the GPO (*Hurstbridge Advertiser*, 31 July 1925:4)'. This intensification of subdivision coincided with the establishment of the Plenty Social Club and the Plenty Progress Association and the development of a Plenty town centre in the 1920s that included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248)

In 1928–29 the Heidelberg Shire compulsorily acquired 10 acres of land in Portion 2 Section 4 to create a 'pleasure ground and place of public resort'. In May 1930 the Plenty Progress Association began to raise funds to build a hall on this new recreation reserve (*Hurstbridge Advertiser*, 9 May

1930:4). Tenders were called in May 1931 and the hall was opened in July 1931 (Hurstbridge Advertiser, 9 May 1930:4; 23 May 1930:1).

After World War II, additional community facilities were built. The Plenty reserve became a War Memorial Park with memorial gates, toilets, a playground and trees planted by schoolchildren on Arbour Day. The Plenty War Memorial Gates (HO249) were erected by the Plenty War Memorial Trust in 1951. A fire station shed was erected on the corner of Howell and Yan Yean roads in the 1960s (Westbrooke 2016).

PLACE HISTORY

14–26 Browns Lane, Plenty, is located on Crown Portion 5, Parish of Morang in the Shire of Nillumbik. Alexander McKillop purchased 820 acres from the Crown in 1840 (Westbrooke 2016: 3). Further subdivision was carried out by 1864, and the 'southern moiety' of Portion 5 Parish of Morang, 410 acres of grazing land, was advertised for lease during this year (*Argus*, 6 October 1864: 1).

The subject site was part of a parcel of 420 acres of Crown Portion 5 purchased by Thomas Boyd of Melbourne in 1880. He then sold a portion to Thomas Bartholomew and 67 acres to Margaret Jones in 1887. The Land Credit Bank of Australia became the owner of 354 acres of the southern part of Portion 5 west of Yan Yean Road in May of 1888 (Westbrooke 2016). It was later transferred to the Real Estate Bank Ltd in June 1888 (Westbrooke 2016: 3) and subsequently subdivided into 14 lots of approximately 20 acres each in 1911.

Browns Lane (formerly known as Browns Road) was reportedly named after brothers Alfred and Percival Brown, who purchased the 20-acre Lot 10 in 1917 and operated a poultry farm on the site (*Advertiser*, 23 June 1922:2).



Figure 4. Certificate of title showing Thomas Boyd's purchase of 420 acres of Crown Portion 5 in 1880. (Source: CT: V1900 F379836)

14–26 Browns Lane was part of Lot 3 of the 1911 subdivision purchased in 1915 by Thomas Varty Hughes, a farmer from Waubra (CT: V3885 F987). Hughes enlisted in the Australian Imperial Force in 1916, aged 37, serving in France and travelling to England, where he met and married Mabel Maria Basson (Westbrooke 2016). After his return to Australia in 1919, Hughes ran an orchard at Tanck's

Corner, today's Yarrambat (ER 1919–1924). It is likely that Hughes did not build the subject house during his ownership, as the 1920 topographic map does not show signs of any buildings along Browns Road (Westbrooke 2016).

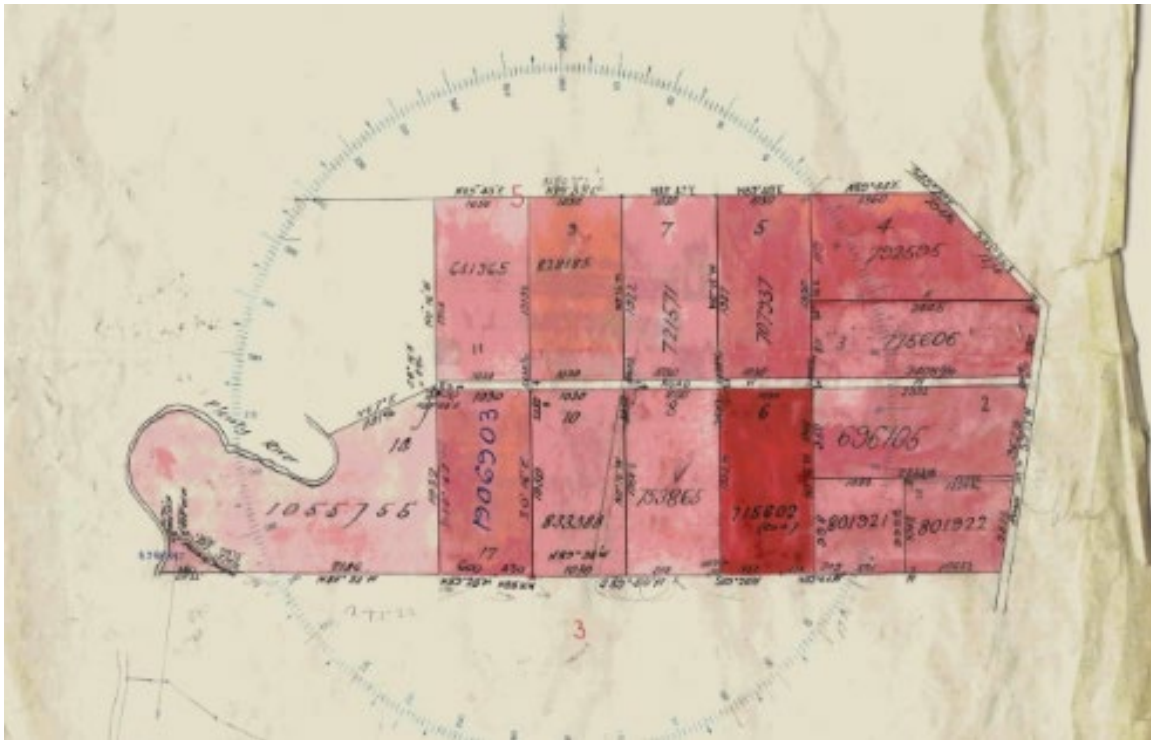


Figure 5. Detail from the certificate of title showing the 1911 subdivision. The subject site is located on lot 3 (Source: CT: V2020 F403874)

In October 1923 the property was transferred to Marion Taylor of Yan Yean Road, Diamond Creek, wife of orchardist Fred (Frederick) Osmond (CT: V3885 F987; ER 1924). Marion and Fred were both born in Bendigo. They lived at Browns Lane until 1931, when they retired and moved to Camberwell (ER 1931). By 1924 they were living at 'You Yangs Road' (likely a misinterpretation of Yan Yean Road), Plenty, indicating that the subject house was built in that year for them (ER 1924 and 1926). Being part of the larger site extending to Yan Yean Road, the site incorporating the 1924 house was addressed as Yan Yean Road until a subsequent subdivision in 1962.

In 1927 Marion and Fred's son Frederick Clyde was working as a poultry farmer at the property, but had moved to Warrnambool in 1931 (ER 1927 and 1931).

In 1927 the property was further divided into two sections: a western 5 acre block and an eastern 15 acre block (CT: V3885 F987). The eastern portion, including the subject house, was purchased by Cecil James Stewart, auctioneer and farm salesman (CT: V3885 F987; V5261 F123). According to electoral rolls, Marion and Fred Osmond were still residing at the property, under Stewart's ownership, until their retirement and departure in 1931 (ER 1928, 1930 and 1931).

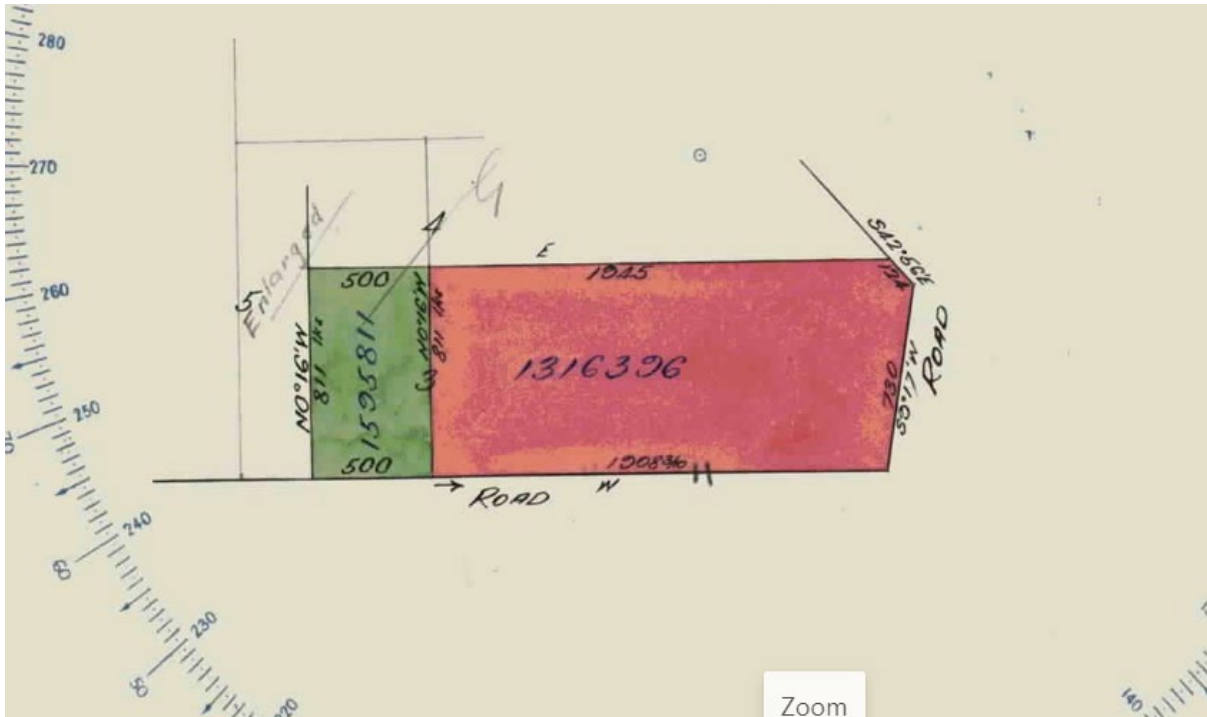


Figure 6 Detail from the certificate of title showing the 1927 subdivision of the 20 acre 1911 lot into two lots. The subject property is on the larger eastern 15 acre portion (Source: CT: V3885 F776987)

A topographic map published in 1930 (Figure 7) shows the property occupied by a structure and with treed surroundings near the junction of Yan Yean Road and Browns Lane.



Figure 7. Detail from 'Victoria, Yan Yean', 1930. (Source: State Library Victoria)

The Shire considered converting Browns Lane from a private road to a public road towards the end of the 1930s as directed by the Plenty Progress Association (Westbrooke 2016:4).

The Supreme Court issued a *fiery facias* over Stewart's land for Alexander Younger in 1933 (Westbrooke 2016). Possibly from the ensuing sheriff's sale, Caroline Cooper of Northcote purchased the land in 1936

(Westbrooke 2016). Edward Thomas Looney, farmer of Brown's Road, Plenty, purchased the land in 1949, followed in 1950 by Cecil Albert Monson, a carpenter living in Rosanna and a committed activist of the Carpenters Union. The 15-acre lot was then subdivided into another three parts in 1962 after being purchased by Dirk Marten and Antonia Maria Cornelia Leeuwrik in 1960 (CT: V5261 F123). The middle allotment, Lot 2, became today's 14–26 Browns Lane.

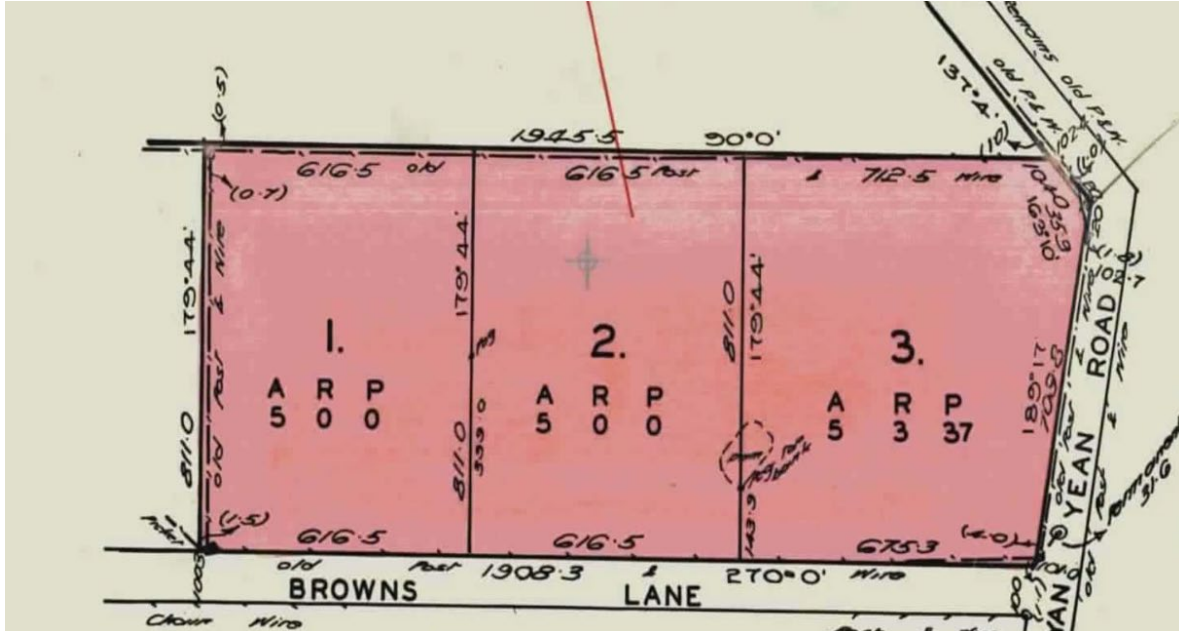


Figure 8. Detail of certificate of title showing the 1962 subdivision of the 15 acre 1927 lot into 3 lots. The subject site is located on lot 2. This is its current title boundary. (Source: CT: V5261 F1052123)

In July 1967, 14–26 Browns Lane, was purchased by Edward and Catherine Trodd. The Trodds extended the house in 1969–70, adding approximately 2 squares at the rear of the house for \$3000 and a detached steel shed for \$560 (BP nos 7045 & 6920). The Trodds remained in ownership of the property until early 2021 (CT: V 8371 F196).

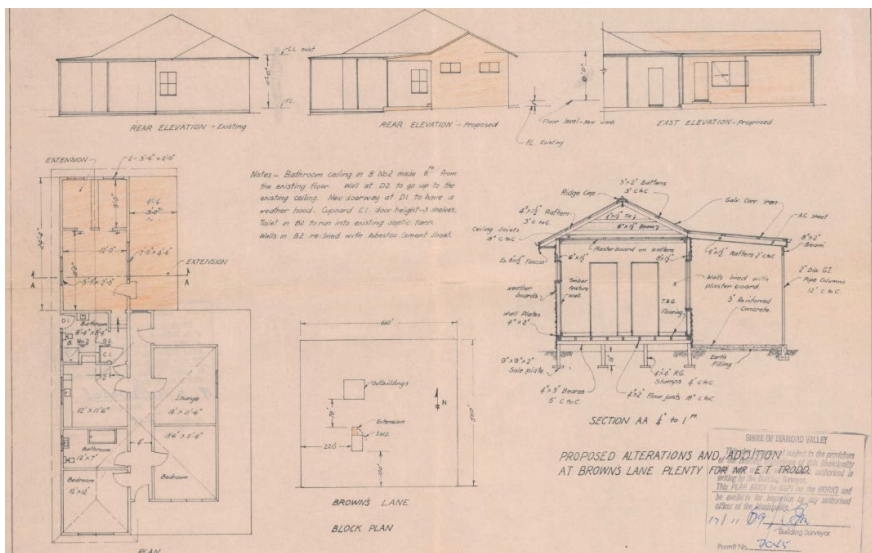


Figure 9. Building plan showing the 1969–70 rear extension. (Source: BP 7045)



Figure 10. 1956 aerial showing the extent of the house before the 1969–70 addition, Note the various sheds and outbuildings. (Source: Landata)



Figure 11. 2021 aerial showing the house with the 1969–70 addition and loss of outbuildings. (Source: Nearmap)

DESCRIPTION

The house at 14–26 Browns Lane, Plenty, is a single-storey timber structure built in 1924. Located on the northern side of Browns Lane, between Yan Yean Road and Plenty Views Boulevard, the house has a generous setback from the street and sits on a 5-acre rural allotment. Elevated on stumps, the base of the weatherboard house is clad with alternating wide and narrow boards spaced for ventilation.

The house has an asymmetric form with a projecting front room on its west side. A return verandah runs along the length of the eastern elevation, wrapping around the back of the house and along a rear projecting wing. Access to the verandah is via a flight of brick steps along the eastern side of the house.

The house has a corrugated iron composite hip and gable roof with exposed rafter ends. The main section of the house has a hip roof with a gablet that has two small air vents, while the front projecting room and rear wing have gable ends. The main roof extends down over the verandah at a lower pitch. The verandah is supported by evenly spaced turned timber posts and has a diagonal timber lattice balustrade. Two red brick chimneys penetrate the roof and feature corbelled brick tops.

Along the principal elevation facing Browns Lane, the projecting front room has a box bay window that incorporates a pair of timber double-hung sash windows. These windows are divided by a vertical glazing bar in their upper and lower sashes. A louvred timber air vent sits above the box bay in the gable end. The box bay has a skillion roof that extends beyond the window to create a window hood supported off simple timber brackets. Under the verandah, entry to the house is through a glazed front door set in a moulded timber door frame with sidelites and overlites. Adjacent to the front door are a pair of timber double-hung sash windows with vertical glazing bars similar those in the box bay window.

Along the eastern elevation, under the verandah at its northern end, is a bay that projects the depth of the verandah. This has a southern door to the verandah and a tripartite window of double hung sashes with narrow side sashes to the east.

The west elevation is utilitarian in design, with four windows of varying sizes and a single door that sits under a skillion roofed verandah supported by square timber posts.



Figure 12. Front projecting room and box bay window with window hood. (Source: Context July 2021)



Figure 13. Detail of return verandah with turned timber posts and lattice balustrade. Note the intact front door surround and pair of sash windows. (Source: Context July 2021)



Figure 14. East elevation showing projecting bay under the verandah and brick steps. (Source: Context July 2021)



Figure 15. Rear wing added in 1969–70 as viewed along the east elevation. Note the verandah is under the gable roof of the extension as opposed to flaring out at a lesser pitch as seen on the original house. (Source: Context July 2021)



Figure 16. West elevation. Note the two extant red brick chimneys. The wing at the rear of the house added in 1969–70 starts to the north (left) of the rear chimney. (Source: Context July 2021)



Figure 17. West elevation showing the rear wing added in 1969–70 and side skillion verandah. (Source: Context 2021)

INTEGRITY

The front section of the house at 14–26 Browns Lane is highly intact, with very few changes visible to original or early fabric. The building retains its original built form with a hip and gable roof that extends down over the return verandah, weatherboard-clad walls, red brick chimneys and fenestrations. The integrity of the house is greatly enhanced by the intactness of these main elements, which include details such as double-hung sash windows (some with vertical glazing bars), decorative timber front door surround with side lites and over lites, turned timber verandah posts and timber gable-end roof vents. Overall, the place has very high integrity. The 1969–70 addition is discreetly located to the rear of the original section of the house and does not detract from the overall integrity of the place.

COMPARATIVE ANALYSIS

Much of the land in Nillumbik was taken up as large agricultural properties from the 1860s onwards. Although subdivisions occurred in the area in the late 1880s, and again in the first decade of the twentieth century, these subdivisions were predominantly speculative and little development occurred. The land continued to be largely rural until World War I, with small scattered townships.

The early subdivisions did not drastically change the rural nature of the area. In 1909, when a large farm northeast of Eltham was divided, the lots were still sold in parcels of 6 to 29 acres. These allotments were advertised as being equally suited to farming and fruit-growing as they were to residential purposes (Mills & Westbrooke 2016).

The success of such subdivisions led to an increase in subdivision in the nearby Plenty area, where most smallholdings ranged from 10 to 30 acres. Coinciding with this intensification of subdivision in the area, the Plenty Social Club and Plenty Progress Association were established along with the development of a Plenty town centre in the 1920s, that included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248).

Portion 5 west of Yan Yean Road, owned by Bank of Australia Ltd (presumably the rebadged Real Estate Bank Ltd, which had purchased the land in 1888) was subdivided into 17 lots of approximately 20 acres each in 1911. Browns Lane provided a central dividing line for the subdivision with 14 lots sold by 1916 (CT: V2020 F836).

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. 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. Smaller orchardists however often struggled to make a living from their trees and often turned to other activities such as raising chickens, selling firewood or even working for other landowners or in goldmines as well as tending their fruit trees (Mills & Westbrooke 2016). This appears to be the case for the subject property, which was purchased by orchardist, Fred (Frederick) Osmond, in 1923 with his son operating a poultry farm from the property by 1927. The topographic map of 1930 does not show an orchard on the property, although other large orchards still remained along Browns Lane at this time.

Reflecting the popular architecture of the time, most houses built as a result of the subdivisions in the Plenty area were 'bungalows'. The early bungalows from the 1920s were commonly associated with the Californian Bungalow style, which usually featured a high level of detailing. Many houses built in the same period or later, however, conformed to a broader interwar bungalow type, especially those in outer suburban and semi-rural areas. These houses were generally simpler and more stripped back

than their Californian Bungalow counterparts and were commonly asymmetric in form, with large verandahs incorporated under the main roof line of the house.

This interwar period of development in the Shire was identified in the Shire of Nillumbik Heritage Gap Study Framework (June 2009) as under-represented in the Heritage Overlay. Four properties (including the subject property) not included in the Heritage Overlay were identified as demonstrating this development period. The other identified properties are:



Figure 18. 145 River Avenue, Plenty (assessed as individually significant by Mills (2016). (Source: Mills 2016c)

145 River Avenue, Plenty, is historically significant as a representative example of an early development within a smallholding subdivision, the Plenty River Estate. The property contains a rare surviving intact example of a brick interwar farmhouse built during the closer settlement of Plenty.

145 River Avenue, Plenty is aesthetically significant for its substantially intact brick interwar farmhouse, which retains its original form and main features including the all-encompassing a main hip roof, timber-framed windows, front gable roofed wing and front verandah with brick balustrade and pillars. The farming sheds to the rear demonstrate the operation of a farm smallholding and contribute to the setting of the place (Mills 2016c).



Figure 19. 'Nilgiris', 183 Yan Yean Road, Plenty, assessed as individually significant by Mills (2016). (Source: Mill 2016b)

'Nilgiris' is historically significant as a representative example of the farm properties established during the development of Plenty in the 1920s following the major early twentieth century subdivisions. It is of historical importance as an example of a War Service Home erected in the 1920s and as a successful poultry farm during the 1930s.

'Nilgiris' is aesthetically significant as a 1920s weatherboard bungalow. The farming sheds to the rear demonstrate the operation of a poultry farm and contribute to the setting of the place. (Mills 2016b)



Figure 20. 50 Oatland Road, Plenty, assessed as individually significant by Mills (2016). (Source: Mill 2016a)

50 Oatland Road, Plenty, is historically significant as a representative example of the farm properties established during the development of Plenty in the 1920s following the major early twentieth century subdivisions. It is of historical significance for its associations with the Lierse family. Ernst Otto Lierse was secretary of the Plenty Progress Association, and he and his wife were involved in fundraising for and building the Plenty Hall. The farmhouse is typical of the period and retains its original form and main features (Mills 2016a).

The following examples of 1920s bungalows included in the schedule to the Heritage Overlay in the Shire of Nillumbik are comparable to 14–26 Browns Lane.



Figure 21. Orchard House, 25 Cottles Bridge – Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 25 Cottles Bridge –Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family, and the probable builder of the house, ‘Caffin’ (VHD).



Figure 22. 200 Ryans Road, Eltham North, assessed as Individually Significant by Context (2021). (Source: Context 2021)

200 Ryans Road, Eltham North, is historically significant as a house built in the Glen Park Estate area of Eltham North during the 1930s. The subject site is important as one of the earliest surviving houses from this initial development period of the estate. Built in 1933, it is of representative significance as a 1930s timber house built during the time when a general lack of material affluence was evident. The house demonstrates key elements typical of 1930s bungalow, which were designed with more restrained decorative detailing than bungalow types of earlier decades.



Figure 23. Old Brinkkotter House, 32 Lindon Strike Court, Research (HO114). (Source: VHD)

The substantial brick house built c1935 at 32 Lindon Strike Court, Research, is significant for its associations with the Brinkkotter 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, and the c1935 house is aesthetically significant for its unusual design (VHD).

Conservative in its design, 14–26 Browns Lane is also stylistically comparable to earlier houses built in the shire in the 1910s

The following examples of earlier houses included in the schedule to the Heritage Overlay in the Shire of Nillumbik are comparable to 14–26 Browns Lane:



Figure 24. Edwin Peters House, later Henry Ryan House, 5 Hyde Street, Diamond Creek (HO217). (Source: VHD)

The Peters house is historically and architecturally significant to Diamond Creek. It is significant as one of the earliest houses in the area and for its association with local carpenter, Edwin Peters and, later, Henry Ryan of Ryan's butchery. It is architecturally significant as an early surviving example of a weatherboard Federation Bungalow in the shire. (VHD)



Figure 25. Fermanagh, 1080 Heidelberg – Kinglake Road, Hurstbridge, assessed as Individually Significant by Context (2021). (Source: Context 2021)

'Fermanagh', 1080 Heidelberg-Kinglake Road, Hurstbridge, is of historical significance to the Shire of Nillumbik for its association with orcharding in Hurstbridge, which was the main agricultural industry in the Diamond Valley region from the 1880s to the 1930s. 'Fermanagh' is aesthetically significant as a particularly well-executed and architect-designed Federation villa that retains an early garden. It is distinguished by its intact Queen Anne details combined with the massing and verandah form of an Australian homestead.

Discussion

The house at 14–26 Browns Lane, Plenty, is a one of few surviving residences that demonstrates the pattern of interwar subdivision, in which large rural landholdings in the Plenty area were divided up for sale in allotments of 10 to 30 acres. These allotments were advertised as being equally suited to farming and fruit-growing as they were to residential purposes. In response to an increasing population in the area, this development coincides with and supported a growing Plenty town centre established in the 1920s which included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248).

As was typical for many houses built in the area in the interwar era, 14–26 Browns Lane is of single-storey timber construction with an asymmetric form and a dominant verandah. Stylistically, the house demonstrates characteristics of a standard asymmetrical late Victorian/Federation villa. This is combined with an Australian homestead massing with a wraparound verandah roofed by a lower-pitched extension of the main roof. It is comparable to 5 Hyde Street, Diamond Creek (HO217) and 1080 Heidelberg–Kinglake Road (recommended as Individually Significant) which both incorporate an asymmetric built form with projecting front room below a dominant hip and gable roof. The house at 14–26 Browns Lane differs from these examples in its incorporation of an extensive wrap around verandah under the sweep of the main roof line and the introduction of a box bay window that sits under its own skillion roof. In this way it is more comparable to 25 Cottles Bridge – Strathewen Road, Cottles Bridge (HO190), 200 Ryans Road, Eltham North (recommended as Individually Significant) and Old Brinkkotter House, 32 Lindon Strike Court, Research (HO114).

Overall 14–26 Browns Lane is a good representative example of an interwar timber bungalow with a traditional asymmetrical form combined with an Australian homestead massing and verandah form. It is one of few surviving houses built in the interwar period as a result of increased land subdivision in the Plenty area. As such it is a highly intact example of a bungalow typology and corresponding period of development that is under-represented in the Schedule to the Heritage Overlay.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

14–26 Browns Lane, Plenty, built in 1924

Elements that contribute to the significance of the place include:

- original single-storey built form and scale, including hip and gable roof that extends down over the return verandah;
- original pattern of openings;
- materiality that includes weatherboard cladding, double-hung sash windows (some with vertical glazing bars), decorative timber front door surround with side lites and over lites, turned timber verandah posts, timber gable-end roof vents, window hood, gablet with two small air vents, and red brick chimneys.

The 1969–70 rear extension is not significant.

HOW IS IT SIGNIFICANT?

The house at 14–16 Browns Lane, Plenty, is of local historical and representative significance to the Shire of Nillumbik.

WHY IS IT SIGNIFICANT?

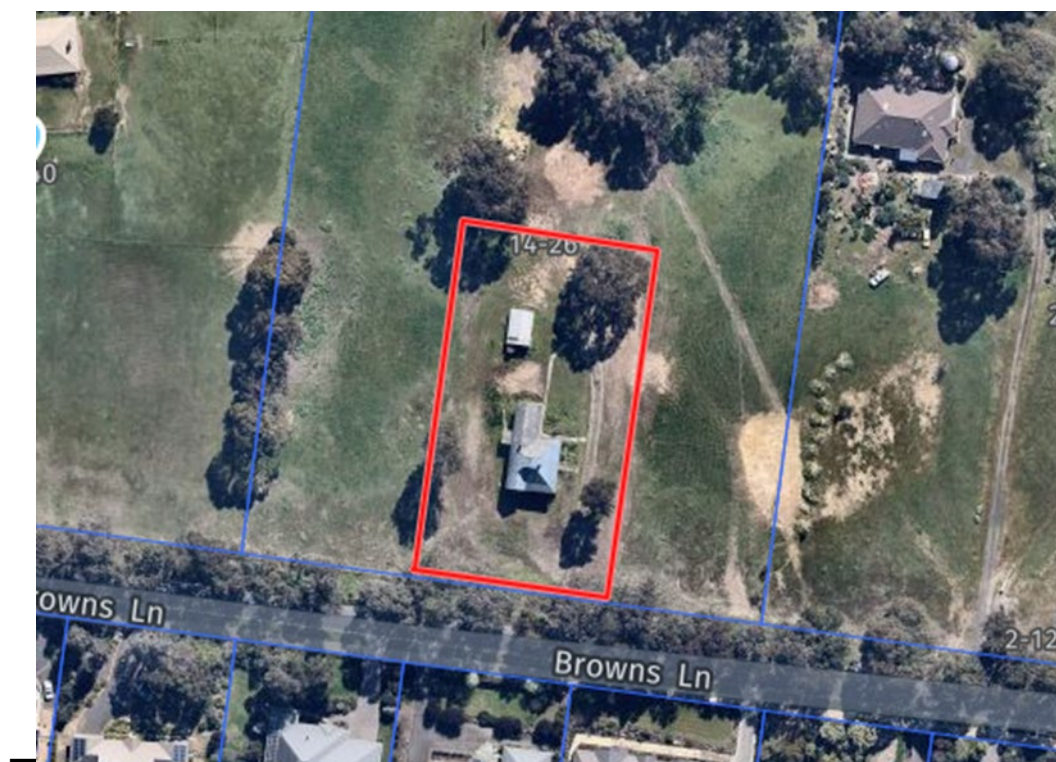
The house at 14–26 Browns Lane, Plenty, is historically significant for its association with the development of Plenty in the interwar years. As an intact timber bungalow built for Marion and Fred Osmond in 1924, originally on a 20 acre lot, it provides tangible evidence of the interwar subdivision pattern in which large rural landholdings in the Plenty area were divided for sale in allotments of 10 of 30 acres. These allotments were advertised as being equally suited to farming and fruit-growing as they were to residential purposes. In response to an increasing population in the area, this development coincided with and supported a growing Plenty town centre. Established in the 1920s, the town centre included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248).

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. Smaller orchardists, however, often struggled to make a living from their trees and often turned to other activities such as raising chickens, selling firewood or even working for other landowners or in goldmines, as well as tending their fruit trees. In 1927 a poultry farm was operating on the subject site. 14–16 Browns Lane thus provides evidence of these early agricultural activities in the area. The significance of the place is enhanced by its rural setting, which maintains its street frontage to Browns Lane (Criterion A).

The house at 14–26 Browns Lane, Plenty, is a largely intact representative example of a timber interwar bungalow. It has had very few changes made to the original or early built fabric across its principal elevations. Key characteristics include its asymmetric built form with projecting front room below a dominant hip and gable roof, extensive wrap-around verandah under the sweep of the main roof line, and a box bay window that sits under its own skillion roof with a window hood (Criterion D).

RECOMMENDATIONS

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



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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	Unknown

Other

N/A

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