


Heritage Citation – Individual Place

Place Name	Coldstream Hill
Image	 <p>Photograph of Coldstream Hill (source: Extent Heritage Pty Ltd, 2024).</p>
Address	131 Mangans Road, Lilydale VIC 3140
Item Group	Residential buildings (private)
Item Type	House
Architect	Marcus Martin
Significance Level	LOCAL
Date Updated	October 2024

Curtilage Map



Figure 1. Aerial map showing boundary of Coldstream Hill, 131 Mangans Road, Lilydale.

Statement of Significance

What is significant?

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.
- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.
- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the dry stone wall to the east.
- The extant double garage and laundry outbuildings.

Statement of Significance

- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.
- There are also several other small buildings see photos below, these are along the eastern side.

How is it significant?

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to the Yarra Ranges Shire.

Why is it significant?

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period. (Criterion A)

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire. (Criterion B)

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality. (Criterion D)

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence. (Criterion E)

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery. (Criterion E)

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela. (Criterion H)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities, and new residential aspirations during the interwar period.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The

HERCON Criteria Assessment		
		<p>existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature the mature Monterey Cypress (<i>Hesperocyparis macrocarpa</i>) tree within its gardens that combine to create a visually distinct interwar era residence.</p> <p>Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.</p>
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	This place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	<p>Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela.</p>
	Significance Level	LOCAL

Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

Recommended Heritage Controls

Recommended Heritage Controls	Yes/No
External paint controls apply?	Yes
Internal alteration controls apply?	Yes Dining Room – Brick stairs and metal handrail; dark stained timber detailing; arched brick fireplace Sitting Room/Smoking Room, Hallway, and Servery – Pressed metal ceilings
Tree controls apply?	Yes – Monterey Cypress (<i>Hesperocyparis macrocarpa</i>)
Outbuildings or fences which are not exempt under Clause 43.01-4?	Yes Fences – Brick fence and wrought iron gate; Stone wall (to the east) Outbuildings – Garage; Laundry
Included on the Victorian Heritage Register under the Heritage Act 1995?	No
Prohibited uses permitted?	No
Aboriginal heritage place?	No

Physical Analysis

The dwelling known as *Coldstream Hill* was the result of extensive renovation works carried out to an earlier Edwardian era dwelling called 'Lismoyne.' Lismoyne was a single storey, L-shaped structure that comprised two bay windows and a return verandah along its northern elevation and a small verandah along its southern elevation. Certain sections of the original dwelling were retained however the c. 1920s renovation works produced a house with a significantly altered architectural style, form, layout and materiality to the original dwelling.

Following this redesign, Coldstream Hill presents as an interwar era dwelling, designed by architect Marcus Martin, in the Spanish Mission style. The house is located on elevated ground and surrounded by a sprawling garden on all sides with trees and overgrown shrubbery. The property is bounded by Mangans Road to the east and by the modern Tudor Village subdivision (much of which is located on land formerly part of the Coldstream Hill estate) to the north, south, and west. The site can be accessed from Mangans Road via a dirt road driveway located to the south of the property.

The house is a single storey dwelling, arranged in a U-shaped layout around a rectangular outdoor courtyard. The courtyard is completely enclosed with the house to the north and a high brick fence and wrought iron gate, also designed in the Spanish Mission style, to the south. A Cordova tiled hipped roof sits atop the northern section of the dwelling, with a Cordova tiled pitched roof over the west section, and a corrugated iron pitched and skillion roof over the east section. Three chimneys with gable chimney tops rise out of the tiled roof with a fourth, wide rectangular chimney sits abutting the house and facing the courtyard.

Physical Analysis

Externally, the cement render of the house has been painted over in a coral colour whilst the windows and doors are timber framed and painted in a blue colour. It is believed this is likely to be the original or early colour scheme. Each elevation of the house differs in terms of its design and fenestration. The northern elevation includes a return verandah with robust timber brackets and eaves supporting the hipped roof, two projecting bays, French doors and multipaned casement windows with shutters. A smaller verandah is positioned to the southern elevation and highlighting the main entry, facing the courtyard. It boasts four large bush poles which form a distinctive feature of the house. Simpler sash and multipaned fixed windows are located along the southern elevation with the exception of the multipaned, arched, fixed window to the wide, rectangular chimney. The western section of the house on the other hand comprises projecting expressed sash windows with a diamond lattice. Several doors and windows also include an external screen grill.

In addition to the interwar era style high, brick fence and wrought iron gate, the property also includes a well curated dry-stone wall running to the east of the main house. The original double garage is located to the south of the courtyard and comprises a corrugated iron structure with a pitched roof and large entry. Other outbuildings are located to the south of the property and include what was formerly the laundry, workshop and accommodation. The laundry is a single storey, two room dwelling with a pitched roof and weatherboard cladding. The workshop comprises a single storey structure with a pitched roof and a lean to located to its east. The accommodation building could not be accessed due to overgrown shrubbery.

Interiors:

The walls and ceilings of the house are mainly of plaster. Some rooms retain pressed metal ceilings, and the Sitting/Smoking Room particularly has its original pressed metal ceiling with a coved pressed metal cornice (refer to image/plan). The Living Room is a large room with regular patterned plaster mouldings, an unadorned plaster ceiling, a simple cornice and a conventional fireplace. The Sitting Room and Main Bedroom also include simple fireplaces with mantles.

A small set of brick stairs with a metal handrail lead down to the Dining Room which is at a lower level. It is the most detailed room of the house with its rustic interiors that include dark stained timber posts, brackets and ceiling joists. Timber posts, panelling and mantel frame the arched brick fireplace which includes thin tiles laid on its inside in a herringbone pattern. The design of the room references the interior style of South American haciendas.

Condition	Good	Fair	Poor
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Alterations and Additions

- The addition of the Maid’s Room to the southeastern end of the main house (1956).
- The addition of the Workshop and Accommodation buildings to the south of the property (post 1956).
- The addition of the WC and Kitchen to the south of the existing Kitchen (post 1980s).
- The division of the Electrical Plant room into two rooms (post 1980s).
- The enclosing of the verandah to the east of the Kitchen to form a sunroom (post 1980s).
- The demolition of the grass tennis court and loss of a portion of surrounding land and trees to the north and west due to land subdivision (2018).
- The demolition of the Maid’s Quarters, Man’s Room, Bathroom and Lavatory, Workshop, Toolhouse, Extensive Fowl Pens, and the Gardner’s Cottage (undated).

Integrity	High	Moderate	Low
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Historical Notes	
Construction year(s)	Lismoyne – c.1905; Coldstream Hill – c.1927
Key theme	Early Settlements and Townships
Key sub-theme	Farming Townships

At the turn of the 20th Century, the property on which Coldstream Hill is located spanned approximately 59 acres on the corner of Mangans Road and Maroondah Highway in Lilydale. About 12 acres of the land along Mangans Road was acquired by Henry McHenry (Westmore 2020, 3). In 1905, the original dwelling, named 'Lismoyne,' was constructed at the site as the primary residence for the McHenry family. The home was a single storey, L-shaped dwelling featuring two bay windows and a return verandah on its northern elevation, and a small verandah on its southern elevation. The northern elevation of the house is visible in a 1910 photograph taken during a tea party hosted by Mrs McHenry (refer Figure 2). The property subsequently changed hands several times throughout the 1910s and 1920s. In 1925, it was purchased by Captain Cecil Martin Keppel Palmer and his wife Nora née Currie shortly after their wedding as a country retreat, their primary residence being an apartment on Collins Street. At this time, Keppel Palmer was the private secretary to the State Governor of Victoria, Lord Stradbroke – a position he held from 1921-1926. After spending 10 months travelling throughout the Americas for their honeymoon, the Keppel Palmers returned to Melbourne in 1927 to settle in Lilydale (The Sun News Pictorial, 15 Feb 1927, 24).



Figure 2. Photograph showing the northern elevation of Lismoyne. Source: Unknown. 1910. *Ruby Milne's kitchen tea, Lilydale, 1910*. Photographic paper. Yarra Ranges Regional Museum online collection. Registration Number 10507. Yarra Ranges Regional Museum.

The Keppel Palmers appointed prominent Melbourne architect Marcus Martin to design and supervise extensive renovation works to Lismoyne, thereby transforming it from an Edwardian cottage to an impressive Spanish Mission style villa named 'Coldstream Hill' (Westmore 2020, 4) (refer Figure 3). As the Keppel Palmers had spent significant time in both South America and San Francisco, their observations of the local architecture likely influenced the ongoing design of Coldstream Hill, which also included a tennis court, reflecting Captain Keppel Palmer's skill as a tennis player and membership with the Royal Melbourne Tennis Club (refer Figure 4). Outbuildings

Historical Notes

and support structures were also constructed on the site, including a laundry and garage, separate from the main residence. The original driveway connected to the Maroondah Highway service road at the northern end of the property and then curved along the west of the site to the gates of the southern courtyard. While the tennis court has been removed, the laundry and garage shown in the Block Plan at Figure 4 remain extant.

A plan for a garden treatment for the land between the tennis court and the main house was designed by noted interwar landscape designer, Edna Walling (refer Figure 5). While there are some elements extant in the garden that speak to Walling’s oeuvre, including stone walling and pathways, it is unclear whether the garden was ever constructed to Walling’s design. Even if the garden was established to a Walling design, it has been so substantially altered and is now of such low integrity as to largely erase any sense of the potential Walling design with the exception of several mature trees (which may pre-date the interwar era) and one particularly intact dry stone wall to the eastern boundary (unclear whether this was designed and implemented by Walling).

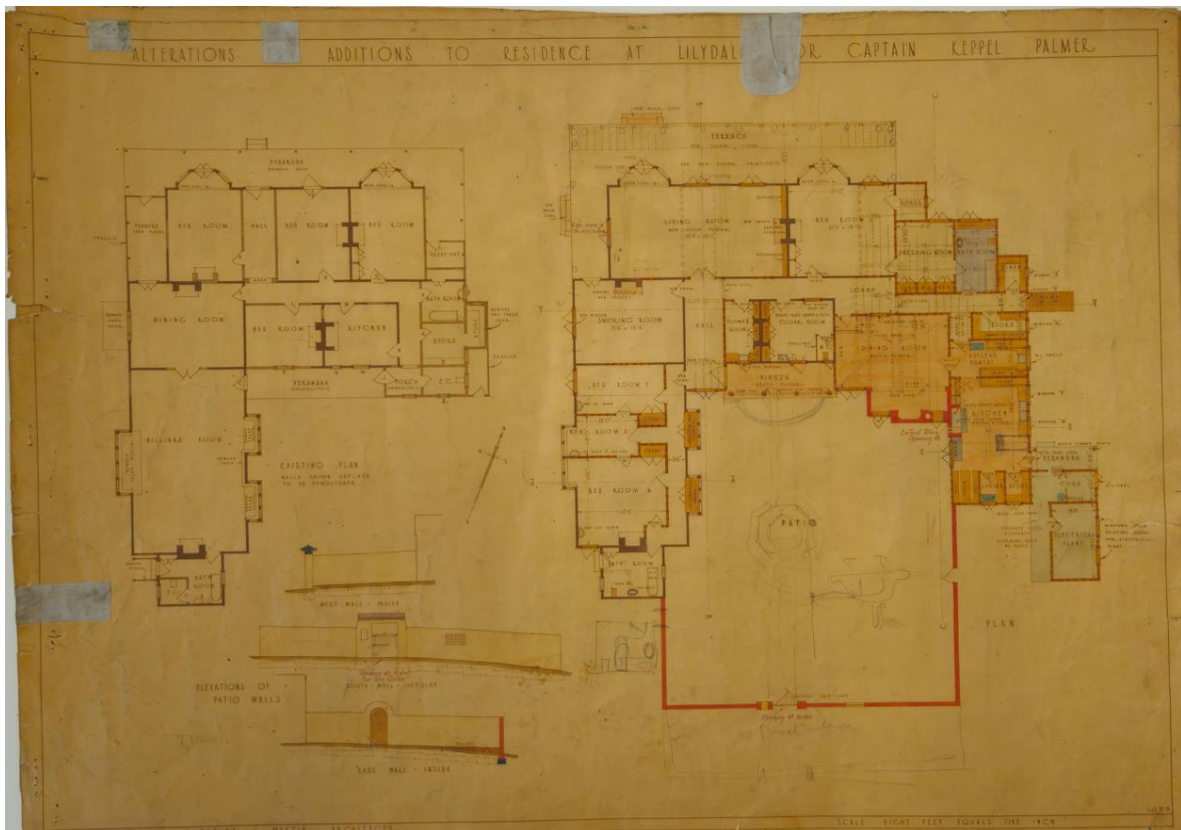


Figure 3. Drawing showing plan of Lismoyne (left) and plan and elevations of Coldstream Hill (in colour). Source: W & R Butler & Martin Architects. n.d. *Alterations and Additions to Residence at Lilydale for Captain Keppel Palmer*. Architectural drawings. Marcus W. Martin collection. Accession no.: LTAD178. State Library of Victoria.

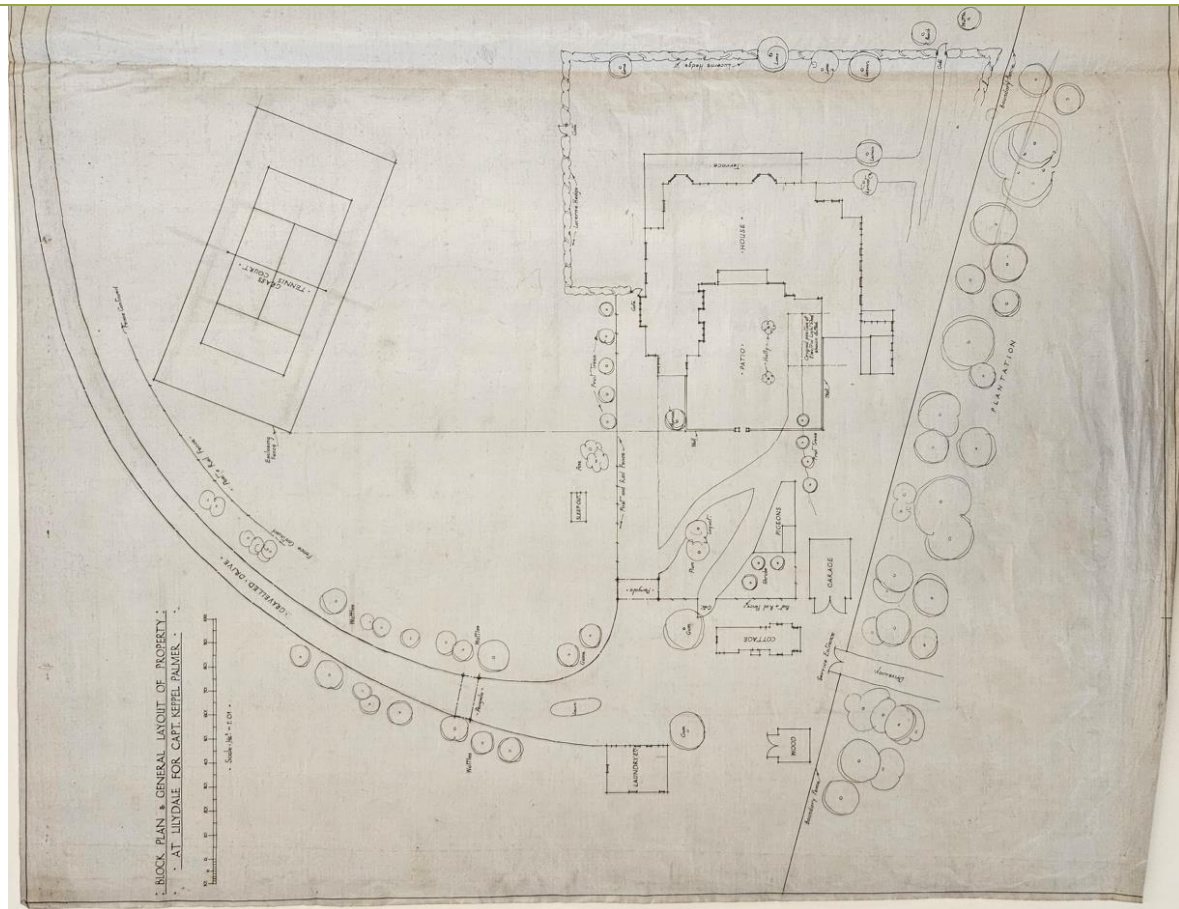


Figure 4. Site plan showing the main house, driveways, outbuildings, and tennis court. Source: W & R Butler & Martin Architects. n.d. *Block Plan & General Layout of Property at Lilydale for Capt. Keppel Palmer*. Architectural drawings. Marcus W. Martin collection. Accession No.: LTAD178. State Library of Victoria.

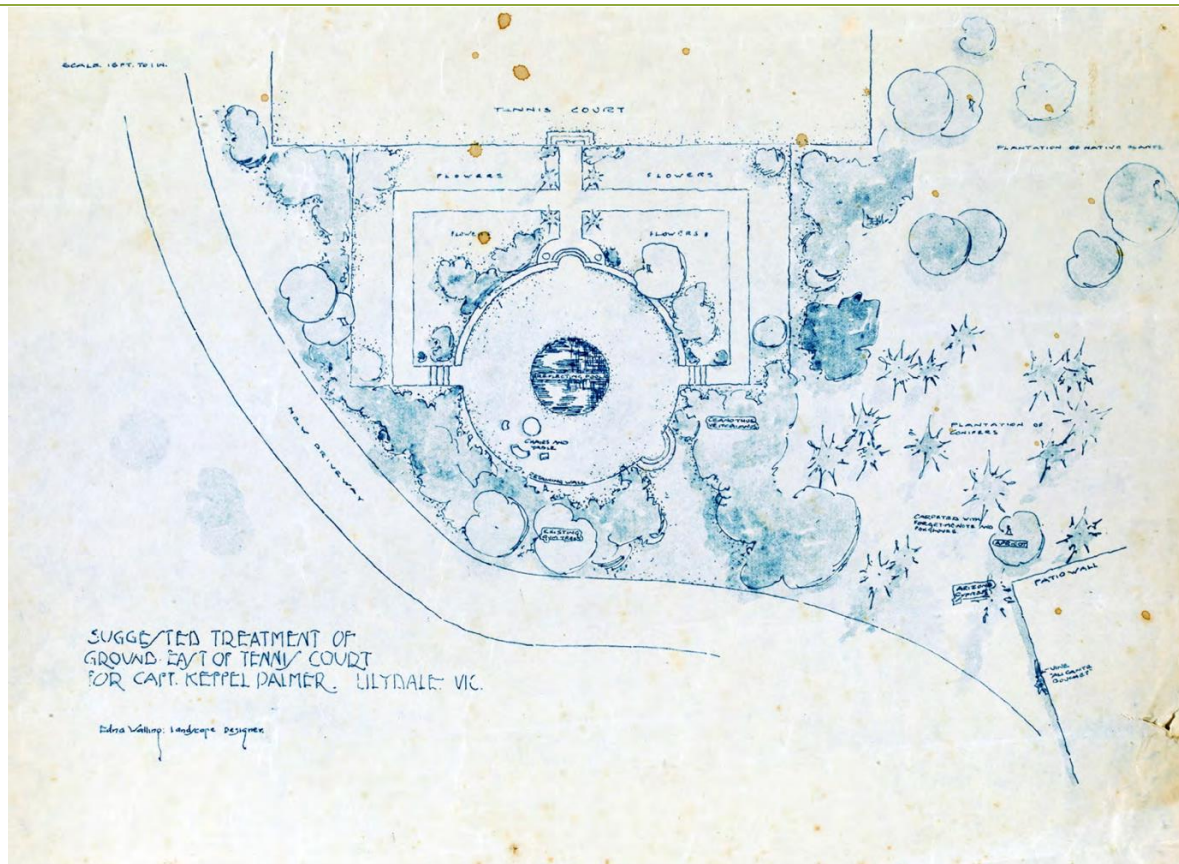


Figure 5. Proposed garden plan in between the tennis court and main house. Source: Walling, E. n.d. *Suggested treatment of ground east of tennis court for Capt. Keppel Palmer, Lilydale VIC*. Landscape architecture drawings. Edna Walling collection: Garden plans. Accession No.: H97.270/104. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE638673&mode=browse>.

The Keppel Palmers were also closely acquainted with famed singer and resident of Coldstream, Dame Nellie Melba, who later became the Godmother of the Keppel Palmers' daughter, Angela (The Herald 1928, 19). Once Coldstream Hill was completed, the Keppel Palmers divided their time between Lilydale and their apartment on Collins Street in the Melbourne Mansions apartment block. It was during this period that the site was extensively photographed by Nash-Boothby Studios (refer Figure 6 to Figure 9).

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Figure 6. External view of the walled garden and gates. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5616435&mode=browse>.



Figure 7. Internal view of the courtyard, looking northeast. Source: Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings

Historical Notes

designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5667979&mode=browse>.



Figure 8. View of the southern verandah. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic*. Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5671217&mode=browse>.

Historical Notes



Figure 9. Interior view of the dining room. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5639875&mode=browse>.

The Keppel Palmers put Coldstream Hill to auction in 1933. The Argus published:

'Wednesday, April 5. In the Auction-room of Collins House, 360 Collins Street, at Half-past Two O'Clock. SALE BY AUCTION. Of The Beautiful Modern Country Residence of Captain C.M. Keppel-Palmer. Known As COLDSTREAM HILL. Situate Main Healesville Road, Lilydale, at the Corner of the Warburton Road. About 1 ½ Miles from Lilydale, 40 Minutes by Perfect Motor Road to the City. Commanding Glorious Uninterrupted Panoramic Views of the Mountains. The House, which was built under the supervision of Mr. Marcus W. Martin, in the Mexican Style of architecture, is most attractive, with cream cemented external walls and cordova tiled roof. It is approached by way of a delightful walled courtyard planted with vines and beautiful English trees, and having slate flagged path leading to loggia, with bricked floor. It comprises entrance hall, drawing room, 36ft. x 20ft., with polished myrtle floor, leading on to a spacious open verandah, living-room, 21ft. 6in. x 16ft. 6in.; Dining-room, which is a replica of a 16th century room, with bricked floor, hand-worked, massive, wooden beamed ceiling, and most artistic fireplace, with herringbone tiled back; No. 1 Bedroom, 22ft. x., with soft cream oil-painted walls and ceiling, producing a delightful and restful effect; dressing-room, off bedroom, fitted with built-in wardrobe and cupboards; Bathroom, with porcelain bath and lavatory; three other bedrooms, with bathroom and lavatory; Large cloakroom, with cupboards and lavatory, Kitchen, Pantry, Storeroom and Linen-room, &c. An ideal hot-water service is installed throughout. Water supply and electric light and power are from Government mains. Detached from the house are weatherboard maids' quarters, of two bedrooms, bathroom and lavatory; Man's room and bathroom and lavatory; laundry, workshop, toolhouse, galvanised iron Double Garage, extensive fowl pens. &c; Also, gardener's cottage. The land has an area of 22 acres 2 roods 24 3-10 perches, of which about 5 acres are laid out in charming gardens, lawns, and shrubberies of native and English Trees; Also grass tennis court. The balance of the land being pastures (about 12 acres) and lightly timbered paddock (about 6 acres)...' (The Argus 1933, 2).

Historical Notes

In 1934, an article published in the Australian Home Beautiful on interior design noted Marcus Martin's Coldstream Hill fireplace designs (refer Figure 10).



The fireplace end of a living room designed by Marcus Martin, F.R.A.I.A., for Captain Keppel Palmer at Coldstream.

Figure 10. Interior view of sitting room. Source: Australian Home Beautiful, Vol. 12 No. 7, 2 July 1934.

Ownership of Coldstream Hill passed to Richard Lawrance and his wife. Following the Lawrances, Darren and Diana Margaret Baillieu, parents of former Victorian Premier Ted Baillieu, purchased the property, and like the Keppel Palmers used the property as a rural holiday house (Westmore 2020, 5). Darren Baillieu was the nephew of Melbourne's prolific financier and politician William Baillieu. Following the Baillieu family, Coldstream Hill was purchased by Richard Watney, a former race car driver and Australian manager of Rootes Australia, an English owned car manufacturer. Watney died in 1949, leading to the sale of the property as part of his estate settlement (Advocate 1949, 4). Ownership of the property next went to the Gardner family, who resided at Coldstream Hill until 1979 (Westmore 2020, 5). In 1956, during the Gardner's ownership, the maid's quarters were added to the south-eastern extent of the dwelling' (Figure 23). A 1961 aerial view of the property can be seen in Figure 11.



Figure 11. Extract from 1961 aerial photograph of the property, including the mature Monterey Cypress tree (marked by red circle), and surrounds. Source: Photographer unknown. 1961. Historic Aerial Photography – 1930s-1990s. Photograph. Landata (website).

Following this, the property was purchased by the Goldman family in 1980, who ran Goldcel Nominees Pty Ltd (Westmore 2020, 5). In the 1980s, the sunroom adjoining the kitchen on the eastern side of the dwelling was added (Figure 24). Driven by financial strain from legal complications, Ms. Cesia Goldman commenced subdivision and sale of portion of the property's land from the 1980s, which escalated significantly in the twenty first century with the development of a substantial retirement village to the west of the Coldstream Hill dwelling. The subdivision of the property over the years and the loss of surrounding grounds, including the tennis court to the west, can be seen in Figure 12 to Figure 14. Despite the changes to the property grounds, a mature Monterey Cypress tree, visible in aerial images over the years, remains extant on site (refer Figure 11 to Figure 14; Figure 48).

Ms. Goldman lived onsite privately at Coldstream Hill until 2019, when she passed away, leaving property access solely to her caretaker (Westmore 2020, 5).

Historical Notes



Figure 12. Extract from 1986 aerial photograph of the property including the mature Monterey Cypress tree (marked by red circle). Source: Photographer unknown. 1961. Historic Aerial Photography – 1930s-1990s. Photograph. Landata (website).

Historical Notes



Figure 13. 2009 aerial view showing the property, including the mature Monterey Cypress tree (marked by red circle), and the surrounding development. Source: Nearmap.

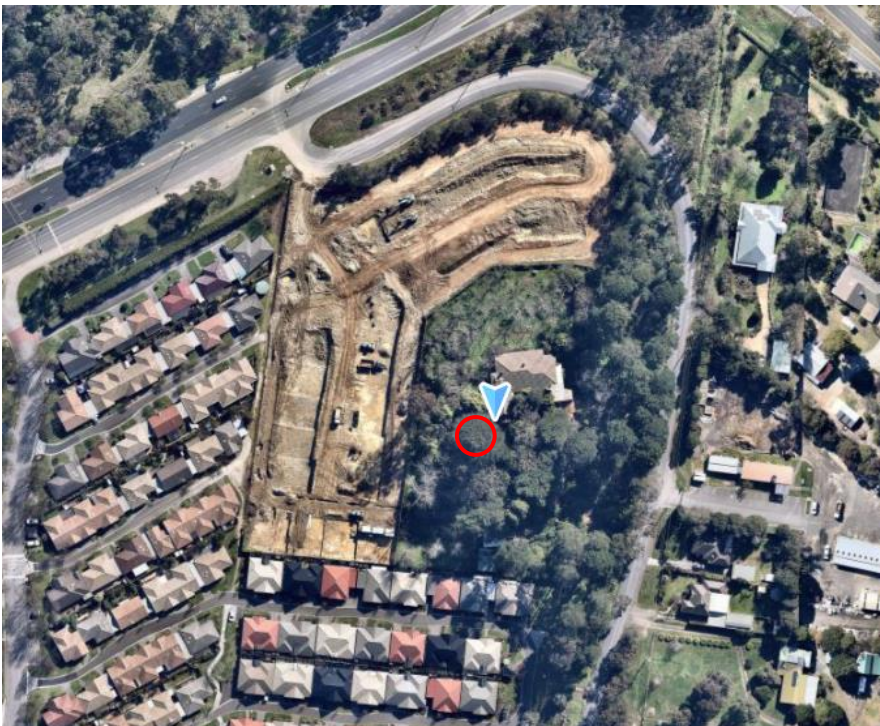


Figure 14. 2018 aerial view showing the property, including the mature Monterey Cypress tree (marked by red circle), and surrounding development. Source: Nearmap.

Comparative Analysis

The Yarra Ranges Shire was established as a popular tourist destination, particularly for day trippers from Melbourne's suburbs, during the interwar era post the improvement of the transport system that enabled holiday makers to go to previous inaccessible and remote areas (Context 1999, 70). During the 1920s and 1930s, the more affluent holidaymakers built substantial holiday houses or 'rural retreats' which were often architect-designed (Context 1999, 74). These substantial, near mansion type holiday houses built by prominent Victorians have tended to survive and there are a number of excellent examples within the Yarra Ranges Shire (Context 1999, 87).

Coldstream Hill compares well with these examples with its impressive architectural style and largely retained built form, significant features, and expansive garden setting. In addition, the home was also designed by a prominent architect for his affluent Melbourne based clients. Comparable examples include the most exceptional **Burnham Beeches and the Alfred Nicholas Memorial Gardens** (VHR H0868/HO5); **Sherbrooke House** (HO303); **Miyako House** (HO271); and **Wiori house** (not heritage listed) amongst others. While these comparisons adopt significantly different architectural styles, demonstrating the architectural diversity of the interwar era, they similarly demonstrate the historical theme of leisure based interwar development of the Yarra Ranges in a manner that is comparable to Coldstream Hills.

Within the Yarra Ranges Shire however, no comparable examples of interwar Spanish Mission style residences were identified, within the Heritage Overlay or otherwise. Therefore, the following comparative analysis focuses on Architect Marcus Martin's other works located outside of the municipality particularly to establish the relative representative, aesthetic and associative significance of the place. Elements of the Spanish Mission style can be seen in Martin's **Towart Lodge** (HO143, City of Stonnington) and one of the maisonettes at **104 Caroline Street** (HO355, City of Stonnington). Although Marcus Martin was certainly influenced by the Spanish Mission style of architecture, that grew in popularity in the 1920s, only two of his other works readily compare to Coldstream Hill:

- **"Broome," 6 Glyndebourne Avenue, Toorak (HO264, City of Stonnington)**

Broome was constructed in 1925 as Marcus Martin's own private residence. Also designed in the Spanish Mission style, Broome is less expressive than Coldstream Hill. Many features of the house, however, are similar to that of Coldstream Hill, including the rendered façade, gabled chimney, tiled hipped roof, distinctively designed gable end vents and double-hung multi-pane sash windows with shutters. Although both properties feature designed gardens, Broome's inner-suburban setting contrasts with the rural setting of Coldstream Hill.

- **House, 102 Caroline Street, South Yarra (HO355, City of Stonnington)**

Constructed c.1927 as one of the pair of maisonettes built for Tristan Buesst, the building draws remarkable similarities to Coldstream Hill. Key comparable attributes include tiled hipped roofs, gabled chimney tops, rendered façades, multipaned windows with expressed, timber window frames and shutters, and some window and vent detailing. 102 Caroline Street also includes a fence with an entry gate similar to that at Coldstream Hill. Despite these similarities however, it must be noted that the property in South Yarra is a maisonette located in the city on a corner site, whilst Coldstream Hill is sited within sprawling gardens and grounds and located on elevated ground.

Coldstream Hill not only compares well to other similar holiday homes within the Yarra Ranges Shire, with its impressive architectural style and largely retained built form, significant features, and expansive garden setting, but also to other houses designed by Architect Marcus Martin located outside the municipality (and subject to the Heritage Overlay in other municipalities). The above comparative analysis also demonstrates a level of uniqueness to the design that is most likely the result of the collaboration between the well-travelled Keppel Palmers and the progressive approach of Architect Marcus Martin.

Suggested Conservation Measures

For Coldstream Hill, conservation and enhancement of the character of the place in order to improve its contribution as a heritage place, would be the principal objective. This would involve:

- Conservation of the significant built form, scale, detailing and single storey scale at the main residence.
- Conservation and repair of the coral coloured exterior and external timber joinery elements, or replacement in a like for like fashion where condition requires, restoring/repainting in a finish consistent with the current presentation.
- Conservation of significant interior features.
- Conservation and restoration of the outdoor courtyard, brick fence and wrought iron gate.
- Conservation and restoration of the landscaped garden setting including the significant trees and dry stone wall.

References

Advocate. 1949. 'PERSONAL.' 26 December 1949.

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Limitations

1. Condition and site modification assessment was limited to a visual inspection.
2. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Figure 15. View of the western section of the house from the south.



Figure 16. View of the western section of the house from the southwest.



Figure 17. View of the western elevation of the house.



Figure 18. View of the northern elevation of the house.

Further Images



Figure 19. Detail view of a chimney.



Figure 20. Detail view of the projecting bay to the northern elevation.



Figure 21. View of eastern section of the house from the northeast.



Figure 22. View of the eastern section of the house from the southeast.

Further Images



Figure 23. View of eastern side entry into 1956 'maid's quarter' extension. Source: Yarra Ranges Council.



Figure 24. View of eastern side 1980s alteration. Source: Yarra Ranges Council.



Figure 25. Detail view of the cement render.



Figure 26. View of the courtyard and house from the south.

Further Images



Figure 27. View of the wide, rectangular chimney from the courtyard.



Figure 28. View of the southern verandah skillion roof and bush poles.



Figure 29. View of the southern verandah and bush poles.

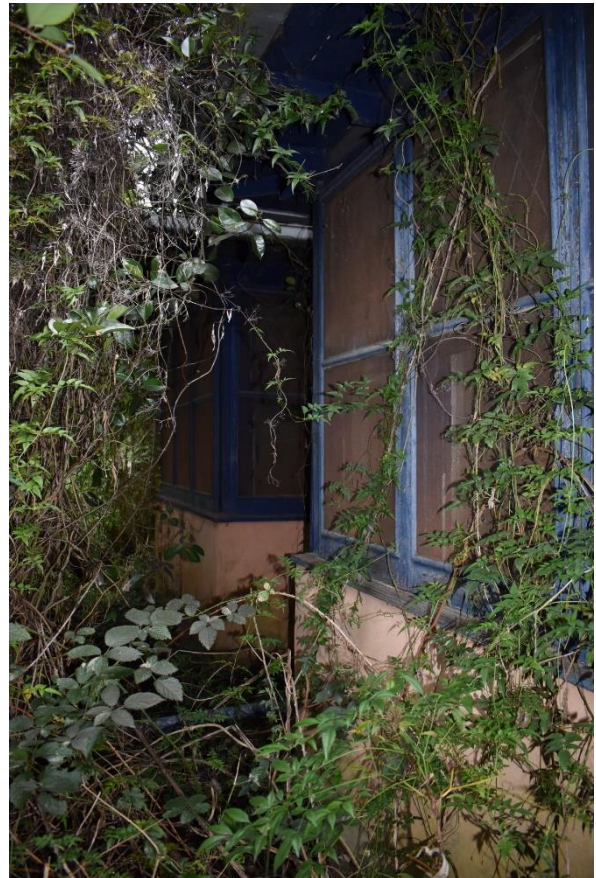


Figure 30. View of the projecting, expressed timber framed windows from the courtyard.

Further Images



Figure 31. View of the pressed metal ceiling in the servery.



Figure 32. Detail view of the pressed metal ceiling and potentially an original light fixture.



Figure 33. View of the pressed metal ceiling in the hallway.



Figure 34. Interior view of the entryway to the Dining Room.

Further Images



Figure 35. Detail view of the stairs in the Dining Room.



Figure 36. Interior view of the Dining Room.



Figure 37. Interior view of the Dining Room including fireplace.



Figure 38. Detail view of the ceiling.



Figure 39. View of the fireplace and adjacent windows.



Figure 40. Detail view of the fireplace.

Further Images



Figure 41. Detail view of the fireplace.



Figure 42. View of the brick fence and wrought iron gate.



Figure 43. View of the brick fence and wrought iron gate.



Figure 44. View of the curated stone wall to the east.



Figure 45. View of the curated stone wall to the east.

Further Images



Figure 46. View of original double Garage.



Figure 47. View of original Laundry.



Figure 48. View of mature Monterey Cypress tree.



Figure 49. View of original wrought iron gates.