


## Heritage Citation – Individual Place

<b>Place Name</b>	Alta Dena
<b>Image</b>	 <p>View of the front facade of Alta Dena (source: Extent Heritage Pty Ltd, 2022).</p>
<b>Address</b>	1 Montrose Road, Montrose VIC 3765
<b>Item Group</b>	Residential buildings (private)
<b>Item Type</b>	Residence
<b>Architect</b>	Unknown
<b>Significance Level</b>	LOCAL
<b>Date Updated</b>	April 2022

## Curtilage Map



## Statement of Significance

### What is significant?

The property at 1 Montrose Road, Montrose (otherwise known as Alta Dena), is locally significant to the Yarra Ranges Council. Specifically, the form, scale, detailing and sitting of the 1929 Tudor Revival style residence, along with five remnant mature trees on the property, including a Grey Poplar (*Populus x canadensis*), two Lilly Pillies (*Syzygium smithii*) and a Japanese Cedar (*Cryptomeria japonica*) in the south garden, as well as the mature sweet gum (*Liquidambar*) in the east garden, are of local significance. Later alterations and additions, including the c.1953 brick and concrete rear extension to the northern elevation, the c.1952-1962 freestanding single-storey outbuilding to the norther-east corner of the property, substantially altered garage, and 1996 single-storey rear extension to the north-west corner of the main residence are not significant.

### How is it significant?

Alta Dena is of local historical and aesthetic significance to the township of Montrose and Yarra Ranges Council more broadly.

### Why is it significant?

Alta Dena is historically significant to the township of Montrose as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque resort town during the 1920s and 1930s. Erected as a country holiday home, Alta Dena not only forms a tangible link to this phase of development, which saw the proliferation of architect designed guest houses by affluent Victorians across the mountainous districts of Healesville, Warburton and the Dandenongs, but also provides insight into the ways the region's built environment was shaped by tourism during the interwar period. (Criterion A)

### Statement of Significance

Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, entrance portico with a slate tiled awning, prominent chimney and chimney breast with terracotta chimney pots, timber framed sash double and triple leadlight windows with brick window sills, unique clinker brick corner buttresses, half-timbered gables and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting. (Criterion E)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	Alta Dena is historically significant to the township of Montrose as an interwar era residence that was constructed during the growth of the Yarra Ranges as a tourist destination and picturesque resort town during the 1920s and 1930s. Erected as a country holiday home, Alta Dena not only forms a tangible link to this phase of development, which saw the proliferation of architect designed guest houses by affluent Victorians across the mountainous districts of Healesville Warburton and the Dandenongs, but also provides insight into the ways the region's built environment was shaped by tourism during the interwar period.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	This place does not meet this criterion.
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>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, prominent chimney and chimney breast with terracotta chimney pots, timber framed leadlight windows with brick window sills, unique clinker brick corner buttresses, half-timbering and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar

HERCON Criteria Assessment		
		residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting.
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>	This place does not meet this criterion.
	<b>Significance Level</b>	<b>LOCAL</b>

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

Recommended Heritage Controls	Yes/No
External paint controls apply?	No
Internal alteration controls apply?	No
Tree controls apply?	Yes: Grey Poplar ( <i>Populus x canadensis</i> ), two (2) Lilly Pillys ( <i>Syzygium smithii</i> ), Japanese Cedar ( <i>Cryptomeria japonica</i> ) and sweet gum ( <i>Liquidambar</i> )
Outbuildings or fences which are not exempt under Clause 43.01-4?	No
Included on the Victorian Heritage Register under the Heritage Act 1995?	No
Prohibited uses permitted?	No
Aboriginal heritage place?	No

**Physical Analysis**

Alta Dena comprises a two-storey interwar Tudor Revival residence set on generous and densely planted landscaped grounds on the corner of Montrose Road and Mt Dandenong Road. The property

## Physical Analysis

also includes a single storey freestanding outbuilding towards the north-east corner, as well as a freestanding garage immediately west of the main two-storey residence.

Designed in a Tudor Revival style with Arts and Crafts influences, the main residence is a rendered brick structure with a strong, grounded massing over a symmetrical rectilinear plan. It is primarily defined by its steeply pitched overhanging gable roof clad with terracotta tiles, entrance portico with a slate tiled awning, pair of upper-storey gable projections along the south (front) and north (rear) elevations and prominent chimney and chimney breast with terracotta chimney pots embellished with a ‘S’ shaped wall tie along the east elevation. The main entrance is located on the south elevation and set under a portico supported by two brick pillars. The fenestration comprises timber framed sash double and triple windows with leadlight glass, which are harmoniously interspersed throughout the residence. The residence’s character is also strongly informed by half timbering along the gable projection and brickwork along window sills. This is further augmented by the use of Arts and Crafts derived features, including over-scaled bracketed eaves. Of particular note are the clinker brick corner buttresses, which act as both balanced focal points and decorative brickwork accents. The main residence has been extended at the rear, although these additions are not visible from the main viewpoints to the property and do not detract from the heritage value of the place.

While much of the original landscaping has been lost due to subdivisions, a number of mature trees survive that appear in early historical images of the site. The property is screened from street view by a series of shrubs and trees along the boundary wall, although the majority of these plantings do not appear to be part of the original landscaping. There are also several noted trees within the front and side gardens that likely have an early provenance, including a mature Grey Poplar (*Populus x canadensis*) tree, and two mature Lilly Pilly (*Syzygium smithii*) trees in the front garden, and a mature sweet gum (*Liquidambar*) tree planted on a brick planter within the side garden. There are also two mature Japanese Cedar (*Cryptomeria japonica*) trees along the property’s southern extent, one of which is now within the boundary of 891 Mt Dandenong Road.

Also located on the property is a one-storey freestanding outbuilding / granny flat. Although not original, it is sympathetic in style and incorporates features derived from the original residence, including timber framed triple windows with leadlight glass, half timbering and terracotta tiles. The freestanding garage adjacent to the western elevation comprises a structure with a steeply pitched roof, front facing gable end as well as a projecting upper floor addition with a pitched roof along the southern elevation. The southern end of the garage, inclusive of the front facing gable and upper floor, are later additions that are not part of the original fabric. Notably, the rear end retains the form of the garage depicted in a 1962 aerial photograph. However, there is no documentary evidence to substantiate whether this formed part of the original design of the 1929 property or if it was added in the subsequent decades. Irrespective of this, physical analysis suggests that much of the original fabric has been replaced and/or altered. The gable end half timber work has either been re-laid and/or completely replaced.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Brick and concrete rear extension to the northern elevation of main residence (c.1953).
- Freestanding single-storey outbuilding / granny flat added to north-east corner of property (c. 1953-1962).
- Northern (rear) portion of property subdivided (before 1962).
- Western portion of property subdivided (1983).
- Awning added to the northern elevation of outbuilding / granny flat to create an open garage (1993).
- Alterations and additions to the garage, including a ground floor extension and upper floor addition to southern elevation (1993).

### Alterations and Additions

- Window added to the gable end of garage and half-timber work re-laid (1993).
- Single-storey rear extension comprising a breakfast room, storage and laundry area off the north-west corner of main residence (1996).
- Lean to verandah added to the eastern elevation of the garage.
- Rendered boundary fence and wrought iron entrance gate added to the south-eastern extent.
- Exterior render overpainted in mauve.
- Entrance portico enclosed with glass on southern elevation.
- Timber decking added to the entrance portico.
- Garage doors replaced with timber sectional lift door.
- Portico awning re-clad with slate.
- South-western corner of property subdivided.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* Denotes element that detracts from the cultural significance of the place.

### Historical Notes

<b>Construction year(s)</b>	1930
<b>Key theme</b>	Holidaying in the Shire
<b>Key sub-theme</b>	Guest Houses

The land encompassing Alta Dena formerly comprised a substantial portion of pastoral land belonging to Richard Toogood (Department of Crown Lands and Survey 1879). Consisting of land bounded by present day Leith Road, Mount Dandenong Road, Jacaranda Avenue and Trevallyn Close in what was then known as Mooroolbark South, settlement growth in the Yarra Ranges saw a series of subdivisions over the late nineteenth century. By 1885, the land had been subdivided into four smaller pieces of smaller land, and the land area on the corner of present day Mount Dandenong Road and Montrose Road is listed as belonging to James Walker (Department of Lands and Survey 1885).

While it remained under the ownership of James Walker over the next few decades, the land was ultimately purchased by well-known piano forte agent and importer Arthur Beckett and his wife Katherine Elizabeth Bertha (née Berber) Beckett in 1929 (Fern Tree Gully News 1930, 1). A two-storey Arts and Crafts Tudor style dwelling set on a landscaped garden was subsequently erected on the site in 1930, which served as the couple's country holiday home (Fern Tree Gully News 1930, 1; The Herald 1934, 17). Indeed, the growing popularity of the Yarra Ranges as a tourist destination and picturesque resort area during the interwar years saw the proliferation of guest houses across the mountainous districts of Healesville, Warburton and the Dandenongs (Kellaway 2000). At the time of construction, the house was anticipated as a 'splendid addition to the architecture of the district' (Fern Tree Gully News 1930, 1).

While Alfred Beckett passed away shortly after in 1936, Katherine Beckett continued to retain ownership of Alta Dena until 1950 (The Age 1936, 22). The house was subsequently sold to Ken Wright in the 1950s (Lilydale Historical Society). Wright's occupancy saw a sympathetic brick and concrete rear addition to the north elevation in 1953 (Council Valuation Cards, Shire of Yarra Ranges). Between 1953 and 1962, a freestanding outbuilding addition comprising a sympathetic single-storey structure with a pitched roof was added on the north-east corner of the site. The north facade of this outbuilding was later extended in 1993 to create an open garage. An 1962 aerial also depicts a freestanding garage with a steeply pitched gable roof adjacent to the dwelling's western elevation. As highlighted in the previous section, there is no documentary evidence to substantiate whether this formed part of the original design of the

## Historical Notes

1929 property or if it was added in the subsequent decades. Irrespective of this, physical analysis also suggests that much of the original fabric has been replaced with contemporary materials and/or substantially altered. The gable end half-timber work detailing has either been re-laid and/or completely replaced. As with the outbuilding addition, an upper floor addition was later added to the south (front) elevation in 1993 (see Further Images).

Known occupants following Ken Wright include Peter Robinson in the 1960s, and William James Jackson in the 1970s (Lilydale Historical Society). The northern (rear) portion of the property was subdivided by 1962, while the western portion was subdivided in 1983, further reducing the property's footprint (Office of Titles 1983).

The state of the garage and original 1952-1962 outbuilding addition prior to their 1993 alterations are evident in auction flyers from 1986 and 1990 respectively, which depict two freestanding structures distinguished by English Domestic Revival features including steeply pitched roofs clad with terracotta tiles, decorative half timbering and leadlight windows (see Further Images). The property was subsequently purchased by David and Sharon Bacon in 1992. Aside from the aforementioned extensions to the freestanding additions, the Bacon ownership also saw a single-storey rear extension comprising a breakfast room, storage and laundry area off the north-west corner of the dwelling in 1996.

More recently, the south-western portion of the property, inclusive of the original driveway leading to Mt Dandenong Road and a substantial section of the south garden was subdivided in 2018, resulting in both the reduction of the property's footprint as well as the loss of original landscaping and several early plantings (see Further Images).

## Comparative Analysis

As an intact Tudor Revival style residence erected as a country holiday home, Alta Dena illustrates both the growing popularity of the Tudor Revival style in the late 1920s into the 1930s, as well as the municipality's history as a popular resort area during the interwar years. It features the key elements associated with the Tudor Revival style, and is also unique in its adoption of Arts and Crafts derived features.

Comparative examples include:

- **Tudor Lodge, 1930 Healesville-Koo-wee-up Road, Yellingbo (HO382).** Built in 1927-29 by Donald Thomas Kitchener, Tudor Lodge is a notable example of the Interwar Old English style with Tudor inspired features. As with Alta Dena, it encompasses all the elements typically associated with the idiom, and shares key stylistic features including a steeply pitched roof, diamond-pane leadlight window, timber joinery and gable ends with half timbering. Tudor Lodge is less articulated however, and lacks the striking use of brick accents and bracketed eaves demonstrated at Alta Dena.
- **Sherbrooke House, 13 Sherbrooke Road, Sherbrooke (HO303).** Although considerably altered from its original state, this Old English style building dating to the 1930s is of historical and architectural interest as an interwar domestic style cottage designed specifically to rehabilitate children affected by the Depression. Extant original elements are visible on the exterior of the south elevation, and include its entrance hipped roof portico. While 13 Sherbrooke Road compares to Alta Dena in terms of its steeply pitched tiled gable roofs, incorporation of an entrance portico and intersecting roof lines, it lacks the brickwork accents, half-timbering, and prominent overhanging bracketed eaves that give Alta Dena its strong stylistic character.
- **Heatherlie, 57 Warburton Highway, Lilydale (Recommended for the Yarra Ranges Heritage Overlay).** Constructed in c.1938 in a restrained English Domestic Revival style to designs by Bernard Sutton, Heatherlie comprises an imposing two-storey interwar residence set on a large, wooded estate. It compares to Alta Dena in terms of its steeply pitched roof forms, prominent gable ends and defined chimneys. However, it is more restrained than Alta

## Comparative Analysis

Dena in terms of its detailing and ornamentation, and more imposing in terms of its scale and formality. Heatherlie is also noticeably more intact, and retains much of its original landscaping that was designed by prominent landscape architect Paul Sorensen.

As per the above comparative assessment, Alta Dena is a highly expressive example of a Tudor Revival style residence. Its steeply pitched terracotta roof forms, fenestration, brickwork accents and half timbered gables are of particular interest, and compares well to existing examples within the municipality that have been afforded heritage protection. While it is not without several alterations and additions, the original heritage fabric is substantially intact. Notably, no other known buildings of this style currently listed on the Heritage Overlay were constructed as a country holiday house. As such, Alta Dena is unique in its capacity to demonstrate the popularity of the fashionable Interwar Revival styles that were being applied in the region by holidaymakers from the city.

## Suggested Conservation Measures

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

- Conservation of significant built form, scale and detailing of original heritage fabric at the main residence.
- Removal of non-original glass windows enclosed around entrance portico.
- Conservation of a landscaped garden setting.

## References

Context Pty Ltd. 1999. 'Shire of Yarra Ranges Heritage Study: Report on Stage 1A & 2A, Volume 3: Farmland, Forest and Fern Gullies- An Environmental History of the Shire of Yarra Ranges.' Unpublished report prepared by C Kellaway with C Lardner for the Yarra Ranges Shire. PDF file.

Department of Crown Lands and Survey. 1879. Mooroolbark Counties of Evelyn and Mornington. Map. Photographic Collection VPRS 8168/P0002. Public Record Office Victoria.

Department of Lands and Survey. 1885. Mooroolbark, counties of Evelyn and Mornington. Map. Houghton Collection. State Library of Victoria.

Fern Tree Gully News. 1930. 'MONTROSE.' *Fern Tree Gully News*, 7 July, 1930.

J.B. Hudson Design and Drafting. 1993. Proposed Open Garages and Timber Framed Addition at No. 891-893 Mt. Dandenong Road, Montrose. Site plan, document ID: 4815630. Yarra Ranges Council.

Landata. 1962. Lilydale – Wandin Project, aerial photograph. Central Plan Office, Landata.

Millar & Merrigan Pty Ltd. 2017. Plan of Subdivision. Subdivision plan, held by the Yarra Ranges Council.

N.R. Reid & L.J. Hooker. 1986. 891-893 Mt Dandenong Road. Auction advertisement, document ID: 4816887. Yarra Ranges Council.

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The Herald. 1934. 'SOCIAL GOSSIP.' *The Herald*, 10 December, 1934.

Unknown, n.d. Montrose, looking from Mt Dandenong Road. Photograph. *Montrose, Victoria, Past & Present*, 3765 [Facebook page]. Facebook. Accessed 12 April 2022.



## References

Unknown. n.d. View of Alta Dena. Black and white photograph. Unknown collection. Lilydale & District Historical Society.

Yarra Ranges Council. 1950-1980. Alta Dena. Shire of Lilydale Rates and Valuation Cards, document ID: 4816887. Yarra Ranges Council.

Yarra Ranges Shire Council. 2020. Heritage Citation Report: Sherbrooke House, 13 Sherbrooke Road, Sherbrooke, Hermes ID 115782. Unpublished report. PDF file.

Yarra Ranges Shire Council. 2020. Heritage Citation Report: Tudor Lodge, 1930 Healesville- Koo-wee-rupp Road, Yellingbo, Hermes ID 115897. Unpublished report. PDF file.

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## Limitations

1. A site visit, including internal access, was undertaken to the property on 6 April 2022. Observations regarding the property's physical integrity are true to this date.
  2. The historical notes provided for this citation are not considered to be an exhaustive history of the site.
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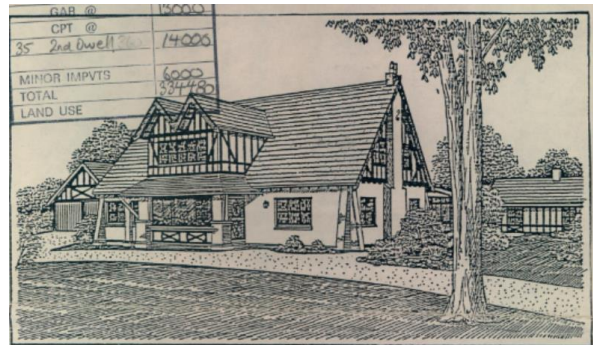
Further Images



c. 1940s photograph looking towards Alta Dena from Mt Dandenong Road (source: Unknown, n.d. Montrose, looking from Mt Dandenong Road. Photograph. *Montrose, Victoria, Past & Present*, 3765 [Facebook page]. Facebook. Accessed 12 April 2022).

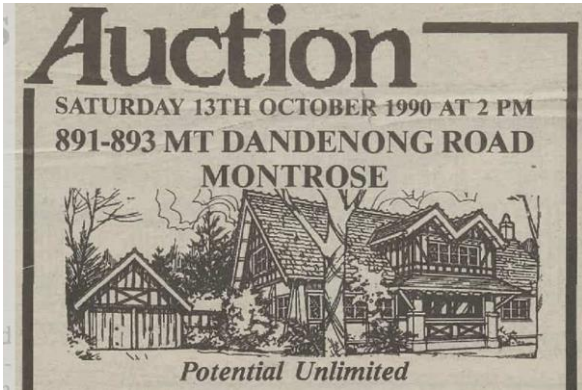


Black and white photograph of Alta Dena entrance portico and upper storey gable projection, date unknown (source: Unknown, n.d. View of Alta Dena. Black and white photograph. Unknown collection. Lilydale & District Historical Society).



1986 sketch of Alta Dena (source: N.R. Reid & L.J. Hooker. 1986. 891-893 Mt Dandenong Road. Auction advertisement, document ID: 4816887. Yarra Ranges Council).

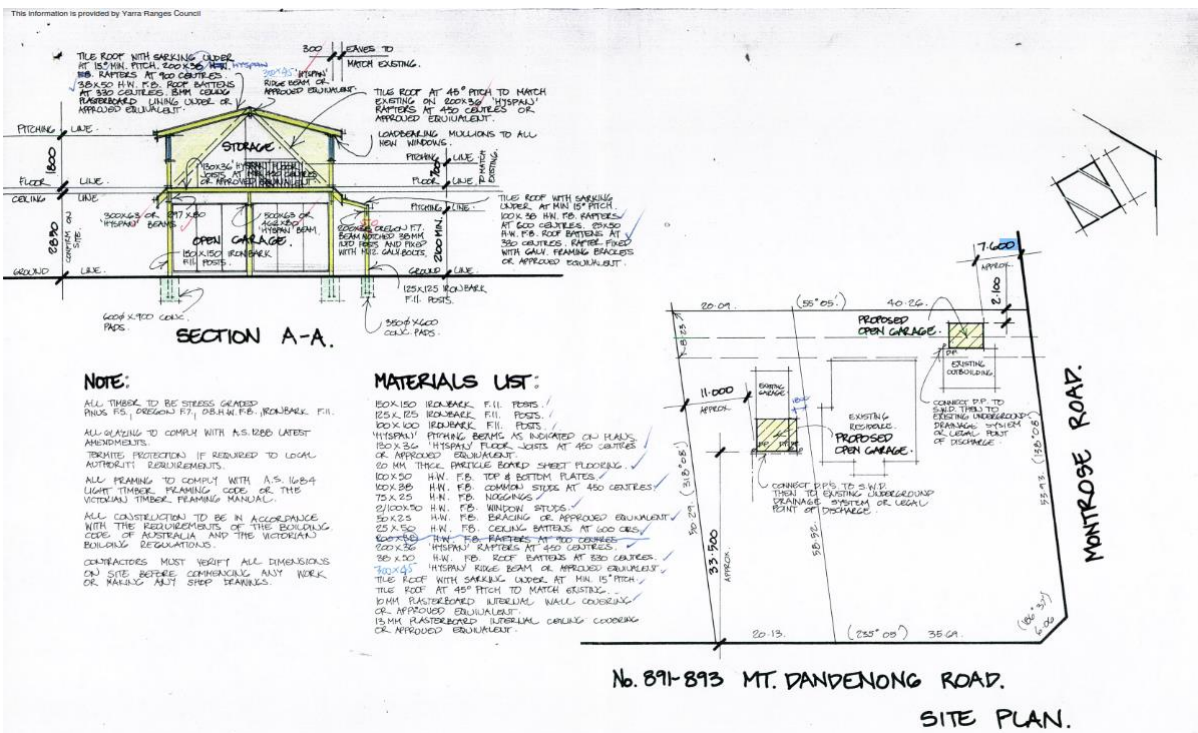
Further Images



Sketch of Alta Dena in 1990 newspaper advertisement (source: The Australian Jewish News. 1990. 'Advertising.' *The Australian Jewish News*, 14 September 1990.



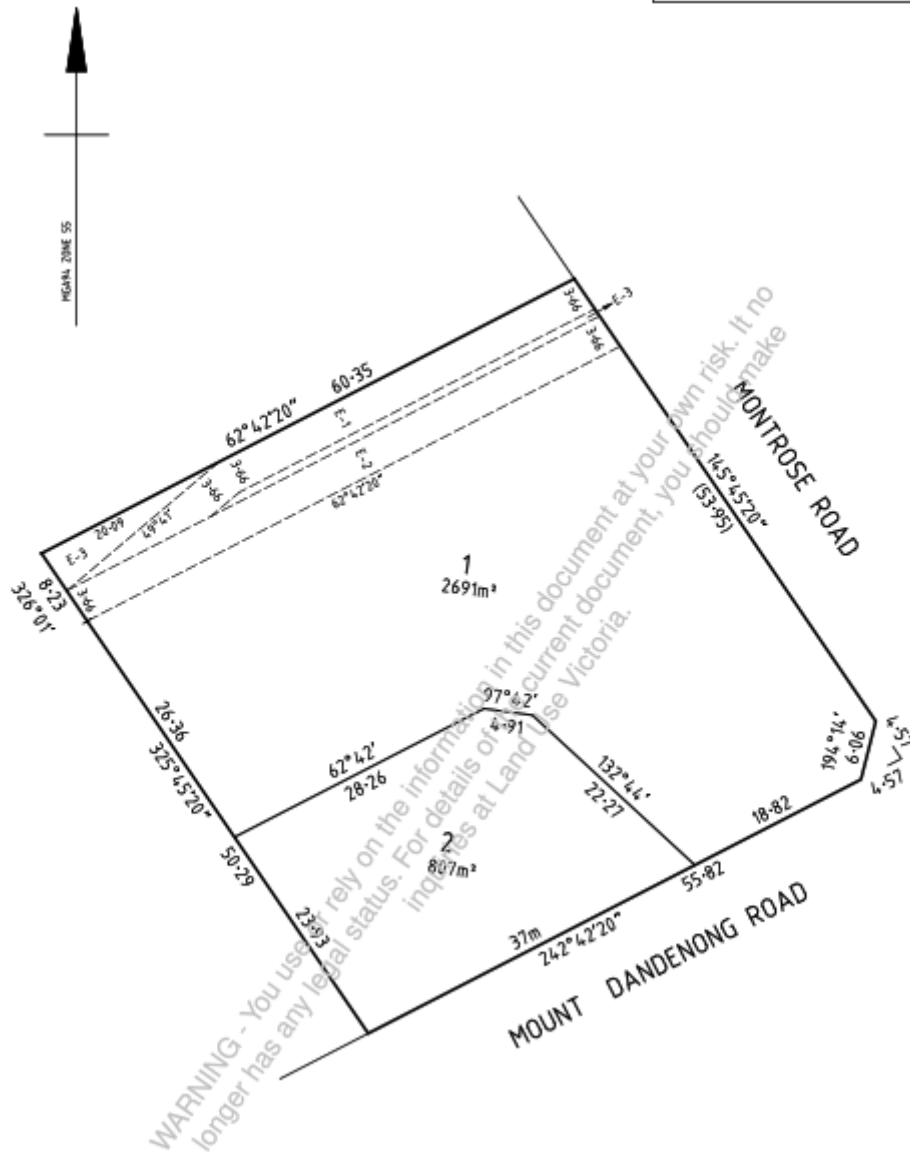
1962 aerial of Alta Dena showing landscaping and curved driveway entrance (source: Landata. 1962. Lilydale – Wandin Project, aerial photograph. Central Plan Office, Landata).



1993 architectural plans showing additions to outbuilding and garage (source: J.B. Hudson Design and Drafting. 1993. Proposed Open Garages and Timber Framed Addition at No. 891-893 Mt. Dandenong Road, Montrose. Site plan, document ID: 4815630. Yarra Ranges Council).

Further Images

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Plan of subdivision, 2018 (source: Millar & Merrigan Pty Ltd. 2017. Plan of Subdivision. Subdivision plan, held by the Yarra Ranges Council).

Further Images



North-west facing view of main residence from driveway (source: Extent Heritage Pty Ltd, 2022).



Detail view of entrance portico and awning (source: Extent Heritage Pty Ltd, 2022).



Detail view of ground floor fenestration, brick window sill, and clinker brick corner buttress (source: Extent Heritage Pty Ltd, 2022).



West facing view showing side elevation fenestration, half timber gables and chimney breast (source: Extent Heritage Pty Ltd, 2022).



Detail view of S shaped wall tie and chimney breast (source: Extent Heritage Pty Ltd, 2022).



View of rear extension and verandah (source: Extent Heritage Pty Ltd, 2022).

Further Images



North-east facing view of main residence (source: Extent Heritage Pty Ltd, 2022).



View of freestanding addition situated towards northern extent of property (source: Extent Heritage Pty Ltd, 2022).



North-west facing view of garage (source: Extent Heritage Pty Ltd, 2022).



Detail view of upper floor addition, gable end and awning of garage (source: Extent Heritage Pty Ltd, 2022).



North-east facing view of 1996 rear addition (source: Extent Heritage Pty Ltd, 2022).



View of two mature Japanese Cedar (*Cryptomeria japonica*) plantings from Mt Dandenong Road. Note: the cedar to the left is no longer included in the curtilage of the property (source: Extent Heritage Pty Ltd, 2022).

## Further Images



View of mature Grey Poplar (*Populus x canadensis*) planting from Mt Dandenong Road (source: Extent Heritage Pty Ltd, 2022).



View of mature Lilly Pilly (*Syzygium smithii*) in front garden from driveway (source: The Department Pty Ltd, 2021).

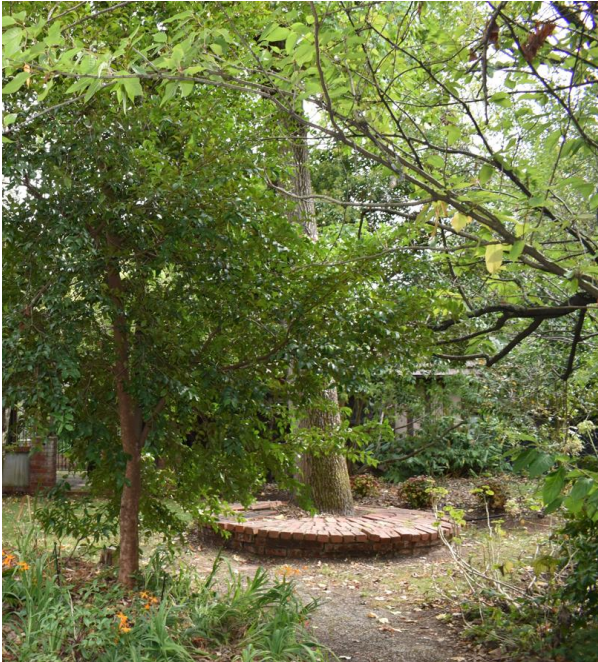


View of mature Lilly Pilly (*Syzygium smithii*) in front garden towards boundary fence from driveway (source: The Department Pty Ltd, 2021).



Overview of mature sweet gum (*Liquidambar*) tree planted on a brick planter within the side garden (source: The Department Pty Ltd, 2021).

## Further Images



Detail of mature sweet gum (*Liquidambar*) tree base planted on a brick planter within the side garden (source: Extent Heritage Pty Ltd, 2022).