



**Victorian Heritage Database Report
HOUSE**



Location:
45 McGrettions Road HEALESVILLE, YARRA RANGES SHIRE

Heritage Status / Level of Significance:
Individually Significant

Heritage Overlay Number: HO416

Statement of Significance:

What is significant?

The property at 45 McGrettions Road, Healesville, comprises a substantial 1930s double-storey (attic-storey) brick bungalow style dwelling, on a rectilinear plan. It has a gabled roof form, with large symmetrical (matching) gables to the north and south ends, and lesser gables to the east and west elevations. The roof is tiled, with eaves to the gables, and several tall brick chimneys with corniced tops are visible. The property is also large and the house has a very deep setback to McGrettions Road, separated from the road by a paddock and screened in part by a treed/vegetated boundary to the road. To the east and south sides of the house there is a parking area. A formal lawn area is laid out on the east side of the house, which is encircled with varied trees and mature vegetation, including several large palm trees. The treed setting also extends to the north, west and south sides of the dwelling.

How is it significant?

The property at 45 McGrettions Road, Healesville, is of local historical and aesthetic significance.

Why is it significant?

The property at 45 McGrettions Road, Healesville, is of local historical significance. It is associated with a much larger landholding that dates back to the second half of the nineteenth century, when land west of the township of Healesville was developed as large grazing estates with homesteads. James F Sullivan owned the land in 1865, which at that time extended for 775 acres; in the 1880s it was under the ownership of J C Steel, with the landholding known as Bona Vista. In 1889, Crown Allotments 13 and 14, on which the subject property is located, were sold as part of the first subdivision of Bona Vista. The owner of the property in 1933, when the house was built, was cattle farmer Jonathan Charles James Marriott. The association with Marriott, who was a large landholder in this area of Healesville, is significant, and Marriott and his family remained at the property into the 1950s. No 45 McGrettions Road, Healesville, is also of local aesthetic significance. The 1933 residence is a large and substantially externally intact double-storey (attic-storey) brick bungalow style dwelling, on a rectilinear plan. It is distinguished by its generous size and proportions, with a prominent gabled roof form on the east side and large symmetrical (matching) gables to the north and south ends. Other important characteristics include the brick pillared verandah with roof integrated into the main roof slope; brick chimney forms expressed in the side walls; and original timber-framed windows with leadlight upper panes. Substantial 1930s brick bungalow dwellings are not a common house type in Healesville. The property is also large and derives further aesthetic significance from its vegetated setting including the treed frontage to McGrettions Road; the formal lawn area on the east side of the house which is encircled by trees and mature vegetation, including several large palm trees; and

the continuation of the treed setting to the north, west and south sides of the dwelling.

Description

[Note: the following description is based on the images reproduced above, and that part of the building which is visible from the public domain. The consultants have also viewed images from a real estate brochure of August 2013, which have assisted with the description.]

The residence at 45 McGrettons Road, Healesville, is a large and substantially externally intact 1930s double-storey (attic-storey) brick bungalow style dwelling, on a rectilinear plan. It has a prominent gabled roof form on the east side, with large symmetrical (matching) gables to the north and south ends. The roof is tiled, with eaves to the gables, and several brick chimneys with corniced tops are visible. The chimney forms are also expressed in the side walls. The entrance is located on the east side of the dwelling, via a recessed brick pillared verandah with roof integrated into the main roof slope. A gabled single-storey wing, with verandah, extends from the south side of the dwelling. Other details include original timber-framed windows with leadlight upper panes.

The property is large and the house has a very deep setback to McGrettons Road, separated from it by a paddock and screened in part by a treed/vegetated (pines) boundary to the road. To the east and south sides of the house there is a parking area. A formal lawn area is laid out on the east side of the house, which is encircled with varied trees and mature vegetation, including several large palm trees. The treed setting also extends to the north, west and south sides of the dwelling.

Heritage Study / Consultant	Yarra Ranges - Yarra Ranges Council Healesville Heritage Project, Lovell Chen, 2015
Construction Date Range	1933 - 1933
Architect / Designer	
Municipality	YARRA RANGES SHIRE
Other names	
Hermes number	197728
Property number	

This place/object may also be State heritage listed. Check the Victorian Heritage Database. For further details, contact the local Council or go to Planning Schemes Online