Victorian Heritage Database Report

Bona Vista







Location:
39 McGrettons Road HEALESVILLE, YARRA RANGES SHIRE

Heritage Status / Level of Significance:
Included in Heritage Overlay

Heritage Overlay Number: HO423

Listing Authority: Yarra Ranges Shire

Statement of Significance:
What is significant?

The stables at 39 McGrettons Road, Healesville, are located within the large Bona Vista property, being one of a collection of outbuildings. The stables building, which may date from the 1880s, is constructed of brick, on a rectilinear plan. The building is double-height, has a large gabled roof form with brick gable ends, and a large single-height skillion-roofed lean-to. The double-height indicates an internal loft or mezzanine space, probably used as a hay loft, which was typical of stables of this period.

How is it significant?

The Bona Vista property, at 39 McGrettons Road, Healesville, is of local historical and aesthetic/architectural significance.

Why is it significant?

Bona Vista, at 39 McGrettons Road, Healesville, is of local historical significance as a property which 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 under the ownership of J C Steel, the landholding was known as Bona Vista. The 1880s residence and stables building likely date from Steel's ownership; the two substantial brick buildings set within expansive grounds also provide evidence of a very extensive historic rural landholding in this area of Healesville. The stables are also significant as a substantial surviving outbuilding associated with a large grazing property established in the second half of the nineteenth century in Healesville. The building, through its large size and brick construction, helps demonstrate the scale and operation of the nineteenth century property, and the need for substantial horse accommodation. The stables are also an unusual surviving building type in the municipal context. In addition, the 1880s residence and stables are of local aesthetic/architectural significance. The residence, to its original component, is a substantially externally intact example of a large Victorian house which displays common characteristics such as a symmetrical form and plan, and main single hipped roof. The building is distinguished through its original ashlar 'block' external finish, and detailing to window and door openings including side lights, top lights, chamfered wall edges, and bracketed sills. The stables is also significant as a substantially externally intact and comparatively large stables building with gable ends, which retains its original openings and timber doors on the north elevation. The treed setting of the historic buildings further contributes to the aesthetic value of the property.

Description

No 39 McGrettons Road, Healesville, is a large property comprising a collection of historic and other buildings, sited within a generous treed setting. The buildings recommended for protection under the Heritage Overlay are the Victorian residence and the 1880s stables building. Other buildings on the property, including large iron-clad hay and storage sheds, are not of heritage value. The treed setting also contributes to the heritage character of the property, including a large oak tree.

The c.1880s residence is single-storey and comprises an original component on a cruciform plan, with a principal rectilinear north-facing wing, with a symmetrical facade, and a short central rear (south wing). This original component is of rendered brick, with a ruled ashlar 'block' finish, and has a single main hipped roof clad in corrugated steel sheeting, with a smaller hip to the rear wing, and two rendered and corniced chimneys. A verandah returns around the north, east and west sides; it has a simple form with plain timber posts and a concrete base, with stone footings visible in places. The verandah fabric is not original; the verandah roof is concave. Original windows are timber-framed double-hung sashes, with side lights and chamfered detailing to wall edges, and bracketed sills. The entrance door is centrally located in the main wing, and it too has side and top lights, similarly detailed to the windows. Later additions which generally engulf the rear (south) side of the building, are not of heritage value.

The c.1880s stables building is constructed of face brick, and is a double-height building on a rectilinear plan, with a stone base. It has a large gabled roof form with brick gable ends, and a large single-height skillion-roofed and iron-clad lean-to on the south side. The north facade has a series of original openings, including louvred windows, sliding timber doors and a larger opening with timber doors at the west end, presumably for carriage access. The double-height indicates the building originally had an internal loft or mezzanine space, probably used as a hay loft, which was typical of stables of this period. The skillion lean-to houses vehicles, and is not a significant component of the building.

The area identified for inclusion in the Heritage Overlay (see map above), includes a concentration of buildings and land area. As noted above, the focus of significance is on the two historic buildings described here, and their treed setting.

Heritage Study / Consultant	Yarra Ranges - Yarra Ranges Council Healesville Heritage Project, Lovell Chen, 2015
Construction Date Range	1885 - 1885
Architect / Designer	
Municipality	YARRA RANGES SHIRE
Other names	
Hermes number	197735
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