

---

# Hollyoak



2 Central Avenue



Hollyoak.jpg

---

## Location

2 Central Avenue IVANHOE, BANYULE CITY

## Municipality

BANYULE CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO147

## Heritage Listing

Banyule City

---

## Statement of Significance

Last updated on - November 12, 2009

What is significant?

Hollyoak, the house at 2 Central Avenue built in 1915 and designed by Edwin Ruck, is of significance.

How is it significant?

2 Central Avenue is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

Hollyoak is an excellent example of the half-timbered style of construction common in Heidelberg during this period. For the period in which it was designed (1915) Hollyoak displays innovative design features of the Arts and Crafts Bungalow style, including a dominant front porch of sloping piers, dark stained timber features and the sloping roof encompassing an attic (Criterion D & E).

The place is a good example of the simple vernacular residential design work of Edwin J. Ruck who worked as an architect in Victoria and Western Australia (Criterion H).

The place is representative of the extensive residential development that took place in Ivanhoe and Heidelberg during the 1920s. It is a good example of a modest architect designed residence built to accommodate a family and reflects Ivanhoe's status as a high quality residential suburb (Criterion A).

Heritage Study/Consultant	Banyule - Banyule Heritage Review, Context P/L, 2009; Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Architect/Designer	Ruck, Edwin J,
Hermes Number	121476
Property Number	

---

## Physical Description 1

Hollyoak is in the half-timbered vernacular typical of Heidelberg in 1905-25; the Arts and Crafts tradition being evident in the half-timbered upper storey, tapered chimneys, the attic and the deep, bracketed eaves. The symmetrical front elevation, with its bowed lead-light window verandah brackets, shingled gable and piated entrance porch, has distinctive and unusual Bungalow characteristics. The style is also known for its informal internal open planning.

Hollyoak was described, at this sale, as *'the home replete'* and sumptuous. It was *'solidly constructed of brick with a fine rough cast exterior, ... a tiled roof and .... 8 main rooms, which include a spacious billiard room'*. The interior was *'handsomely panelled'*, throughout in oak with double glass doors connecting all the reception rooms and the leadlighting effects were a *'feature of the architecture'*. Upstairs were two sleepout dormers. The land (110m . x 42. 7m . x 59m.) accommodated a 'Croquet Lawn', Sun Lawns, Rockeries and Trim Motor Drive'. Out buildings, a garage, poultry pens and a 'man's room' were at the rear of the property. Most of these grounds have been subdivided since and the outbuildings are no longer in evidence. The house was undergoing extensions in 2009.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*