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# Eothern



Eothern, 65 Mount Street



Eothern.jpg

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## Location

65-67 Mount Street EAGLEMONT, BANYULE CITY

## Municipality

BANYULE CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO131

## Heritage Listing

Banyule City

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## Statement of Significance

Last updated on - February 10, 2010

What is significant?

Eothern house and its garden and trees, at 65 Mount Street Eaglemont, built in 1901, is of significance.

*How is it significant?*

Eothern house and garden is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

Eothen is architecturally significant for its representative Federation era house design that captures many of the distinctive features of the style including roof form, terra cotta ridge tiling, decorative face brick chimneys, timber gable end decoration, walls of face red brick, timber shingled decorative features and detailed timber window joinery. Eothen is a fine example of the Federation style and retains many original features. The second storey extension added to the house has been sympathetically designed to retain the character of the house by building into the roof space.

Eothen contributes to the predominant early 20th century character of Mount Street. It demonstrates a residential type that is increasingly under threat in Banyule, the large Federation or Interwar house set on a substantial block with a well established garden. Outbuildings at the rear of the house and the extensive landscaped gardens planted within the last thirty years by the current owners contribute to the character of Eothen. The trees that predate the current owners plantings, including the brachychiton, liquidambar and conifers are of significance. (Criteria E & D)

In Mount Street, Eothen (65-67), Royd (61-63) and Moorakynne (69-71) demonstrate the first wave of development following the subdivision carried out by the Eaglemont Estate Company. Mount Street is one of the distinctive 'split' streets with median planting that contribute to the distinctive character of Banyule, and Eothen forms a significant part of this streetscape. (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;
Hermes Number	124002
Property Number	

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## Physical Description 1

Eothen, built in 1901, is a typical Federation house of asymmetrical planning with intersecting hip and gable roofs.

It is situated on an elevated allotment on the high side of Mount Street, and surrounded by a mature garden containing many exotic trees and shrubs. The garden has some mature trees and shrubs that complement the setting of the house. Mount Street is one of the 'split' streets containing median planting of palms and agapanthus with timber railings that define the street levels.

Eothen is built of face red brick and has a pair of gable roofs with shingles to the gable ends. Between these is a timber verandah with a slatted frieze, turned posts and timber balustrading. The walls are of face-red brick, the roof clad with Marseilles-pattern tiles and the roof gables supported on distinctive sunburst timber brackets. Eothen displays typical Federation features of ridge tiling, chimney design, gable end decoration and window joinery.

Some alterations were made to the facade c1927.

The roof has been altered and the ridge line raised to allow for the addition of a second storey, which is sympathetic to the overall design of the house. Original chimneys remain but dormer windows have been added, visible from the front and rear facades. The back facade has been altered with the addition of large french windows.

There are outbuildings at the rear of the site that date to the 1920s or 1930s. The garden is extensive and has been largely planted by the current owners who have lived at Eothen for approximately 30 years. Most trees and

shrubs date from their occupancy, however a conifer, a species of bracychiton, and two liquidamabars give particular scale to the garden.

*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/>*