

House

Prepared by: Context

Address:

1 Mountain View Road, Balwyn North

Name:	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: L W Ritter Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1939



Figure 1. View of 1 Mountain View Road, Balwyn North. (Source: Context, October 2018)

Historical Context

Balwyn North is a residential suburb situated 10 kilometres east of central Melbourne. To its south is Balwyn, which is separated from Balwyn North by Belmore Road. It is bounded on the north by the Eastern Freeway.

Late interwar

There had been a scattering of new housing development in the area north of Belmore Road from the late 1930s, but this area was developed significantly from the early 1940s as the new suburb of North Balwyn. Occupied with orchards and small farms, this was the one of the last remaining expanses of undeveloped land relatively close to the city. Balwyn North, as it is increasingly known today, became the suburb of choice for many young married couples building new homes in the 1940s and 1950s (a proportion of which included returned servicemen). The suburb developed as quintessentially middle class, with a high proportion of brick homes and a notable absence of industrial activity. The ridge that ran along Doncaster Road was an advantage to house blocks in the adjoining streets, providing sought-after views to the distant ranges and encouraging the

building of often grandiose double-storey homes. Public transport was provided with the extension from the electric tram from East Kew to North Balwyn in 1938, along High Street and Doncaster Road. A large shopping centre, known as 'North Balwyn Village', developed along Doncaster Road. An image of Balwyn North c1950 can be seen in Figure 2.

In the 1950s, the potential for large-scale residential development in North Balwyn was recognised by a private company, A.V. Jennings Pty Ltd, which proposed the Trentwood Estate on a large tract of land off Doncaster Road (Built Heritage 2015:12). From 1947, Balwyn and North Balwyn were acknowledged not only as epicentres for the Small Homes Service but also for modern-architect designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park.

This new residential expansion in North Balwyn, which included the Greythorn area in the 1950s, in turn brought commercial development. Several local retail strips appeared in the north of the study area, including in Bulleen Road at Dorado Avenue, in Balwyn Road between Lucifer and Echo streets, and, most notably, the prominent strip on Doncaster Road, just down from the Trentwood Estate. In 1960, G.J. Coles opened a large store on the corner of Doncaster Road and Burke Road, which was Melbourne's first American-style self-service drive-in supermarket complex. New schools and churches also appeared during this period of development. Balwyn High School, located in North Balwyn, opened in 1954, followed by Greythorn High School in 1959. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene, Balwyn and North Balwyn.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of interwar and 1940s homes with new residential development. The suburb of Balwyn North today is favoured by many new home-owners, especially Chinese buyers, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.



Figure 2. Hill Road, Balwyn North, c1950. (Source: Young in *Victorian Places*, 2015)

History

The subject land at 1 Mountain View Road, Balwyn North, was part of the Camberwell City Heights subdivision, allotments of which were first sold in 1922 ('Camberwell City Heights' 1922). The first auction was attended by 800 people, but many of the allotments remained available for purchase until the late 1940s (*Age* 5 December 1922:14; 'Camberwell City Heights' 1930-1939). The subject site is located close to the corner of Doncaster and Mount View roads, on an irregular shaped block known as allotment 766 of the estate (Figure 3). The eastern side of Mount View Road was, in later subdivisional sales in the 1940s, marketed as 'New Camberwell City Heights Estate' ('New Camberwell City Heights Estate' 1940-49).

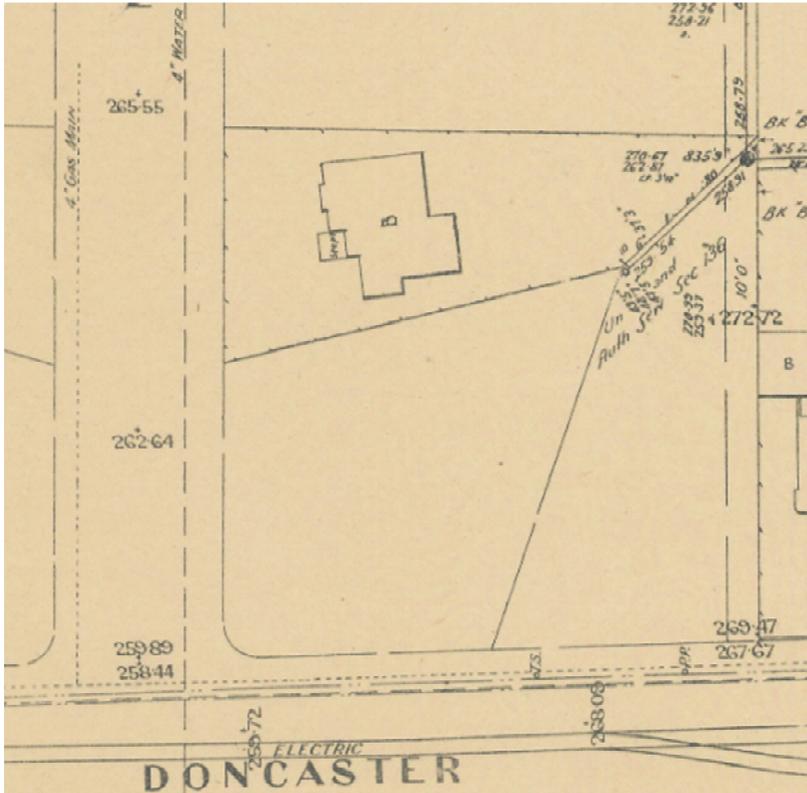


Figure 3. An extract from Melbourne and Metropolitan Board of Works Detailed Plan No. 4846, 1940, showing the newly constructed brick house on site (Source: State Library Victoria).

The seven-roomed brickdwelling with garage was designed and constructed in 1939 for owner, George Centennial Dummett, by L W Ritter Pty Ltd, master builders based in Kew (BP 10879). Constructed at a cost of £2000, the residence was completed by October 1939 (*Argus* 16 October 1939:8).

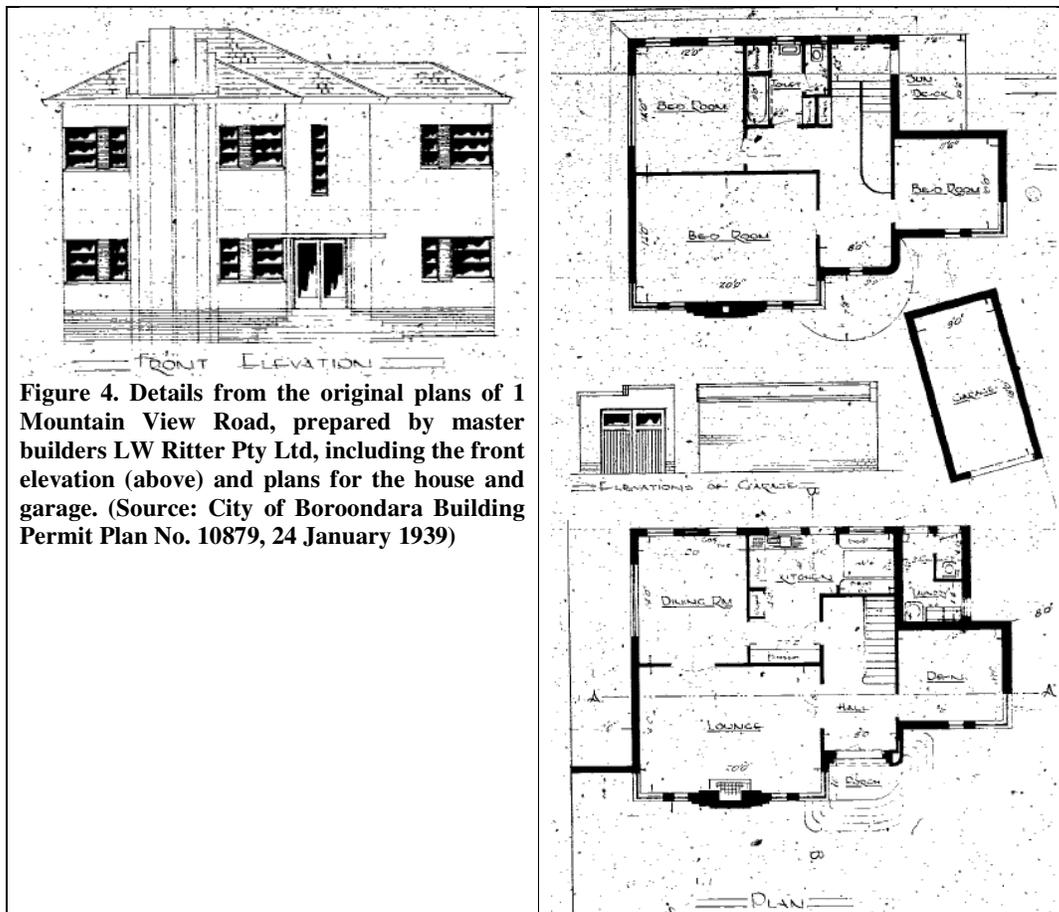


Figure 4. Details from the original plans of 1 Mountain View Road, prepared by master builders LW Ritter Pty Ltd, including the front elevation (above) and plans for the house and garage. (Source: City of Boroondara Building Permit Plan No. 10879, 24 January 1939)

George C Dummett and his wife Mabel Jean were directors of George C Dummett Pty Ltd, shoe manufacturers. The factory and the office were based in Fitzroy, at the corner of St David and Hargreaves streets (*Age* 19 February 1935:16).

By c1947, the Dummetts had moved to Carrum, Victoria, where they continued the family business. By 1947, 1 Mountain View Road was occupied by Harold John Turner, merchant. His wife Ethel Francis continued to occupy the property through to the early 1950s (*ER* 1942; *Age* 19 September 1947:11).

In 1941, a porch was constructed at the rear of the house, also by L W Ritter Pty Ltd, at the cost of £50 (BP 15258). In 1972, this porch was demolished, and a larger rear extension was constructed in its place. This addition was designed by architects Geoff Trewenick and Associates, at a cost of \$10,000 (BP 60629).

Description & Integrity

Constructed in 1939, 1 Mountain View Road, Balwyn North, is a substantial two-storied brick dwelling. Positioned on the east side of Mountain View Road the house sits one block back from Doncaster Road. Taking advantage of its elevated position, the house sits at a slight angle to the road taking in sweeping vistas to the west. There is a gentle fall to the land from north to south. Constructed in brick with a smooth render finish, the house has a hipped roof and uses simple detail elements of Moderne styling including the asymmetrical massing of simple geometrical shapes and contrasting vertical and horizontal elements.

The low-pitched hipped roof is clad in a variegated terracotta roof tile and picks up on the colouring of the vertical bands of tapestry brickwork incorporated into the steel-framed corner windows.

The street-facing east elevation steps back in three sections from its north-west corner. The furthest forward element contains a centrally placed chimney with symmetrically placed steel-framed corner windows on either side at each level. The chimney creates a strong contrasting vertical element in the otherwise streamline horizontal treatment of the façade. Stepped in both plan and elevation, the chimney breaks through the eave line and introduces a strong geometrical element creating shadow-lines that contrast to the overall simple slab like treatment of the façade.

Recessed in plan, the main entrance is sheltered by a flat concrete hood with a geometric metal balustrade on top an element of Art Deco to the façade. This same mild-steel panel is used for the front fence. The front door has a porthole window. Coupled with the rounded corners and raised brick stripe detailing to the entrance and stairwell above, these elements are representative of Moderne styling popular in the late 1930s. A pair of raised brick stripes wrap around the curved corner. A slender vertical window above the front door is glazed with etched glass. Lighting the stairwell, this window introduces another element of verticality to the elevation.



Figure 5. Detail of the second-storey to the principal elevation displays typical Moderne details, including rounded corners to the curved stairwell wall with raised brick stripe detailing, slender vertical window lighting the stairwell and stepped chimney. (Source: Context, October 2018)



Figure 6. The main entrance to the house is sheltered by a flat concrete hood. (Source: Context, October 2017)

Windows are horizontal steel-framed casement windows. The use of horizontal glazing bars further emphasises the width and shallow depth of the windows. Distinctive vertical panels of tapestry brickwork break up and contrast with the windows and the sheer planes of the rendered brick walls. The sills are flush set into the wall without exposed sill bricks and finished in smooth render continuous with the wall surfaces.

The house is set behind a low brick wall capped with a metal rail that matches the railing above the front entrance. It has been recently rendered. A tapestry hedge sits behind the fence and a large Blue Atlas Spruce tree may be an early planting. Unusually the fence detailing continues down the southern boundary, along the driveway, stopping in line with the house. Part of this low side wall is clad in random slate veneer with evidence of it delaminating and falling off. It is possible that the front fence was once clad in a similar material but has now been lost. A concrete drive runs down the southern boundary and leads to an original simple, detached, single, brick garage at the rear of the house. A concrete path leads off the drive, whilst the front steps and porch are paved in slate matching the remnants on the side low brick wall.

1 Mountainview Road, Balwyn North, is of very high integrity with very few changes visible to original or early elements of the place. The building retains its original built form, original roof form and fenestrations. The rear extension is not visible from the public domain.

The integrity of the building is greatly enhanced by the unusually high level of intactness of these main elements, which include the terracotta-tile clad hipped roof, masonry walls with smooth render finish, raised brick stripe detailing to the curved stairwell wall, vertical bands of tapestry brickwork, stepped chimney, steel framed windows, entrance porch with cantilevered concrete hood with mild steel balustrade, original door and window joinery including port hole window to the front door and etched glass to stairwell window.

The integrity of the place is enhanced by the original low brick fence with mild steel balustrade that runs across the street frontage and continues part way down the southern boundary and by the original brick garage.

The integrity of the place is slightly diminished by the rear extension although this is not visible from the public domain.

Comparative Analysis

The Moderne style was to architecture what Art Deco was to the decorative arts - a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional.

The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical, or diagonal lines in a pleasing blend of fluidity and starkness.

Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary.

In Australia, whilst initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the wider community gaining popularity amongst middle-class home owners. As demonstrated by 1 Mountain View Road, Balwyn North, many adopted a two-storey form with a basically rectilinear plan, with a balance between horizontal and vertical elements and smooth machine-like surfaces.

The various styles and idioms of the interwar period, of which Moderne is one, are well represented in the Heritage Overlay in Boroondara. Displaying a high level of intactness and integrity, contributory example with the Heritage Overlay display a consistency of built form and a cohesive garden suburb character enhanced by original low front fences and outbuildings. Individually significant examples include detached houses, duplexes and flats.

Currently only four Moderne-style places are identified as being individually significant in Balwyn/Balwyn North. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

The following places are of the interwar Moderne style and are of individual significance within the City of Boroondara Heritage Overlay and can be compared to 1 Mountain View Road, Balwyn North.



HO419 136 Whitehorse Road, Balwyn

136 Whitehorse Road, Balwyn is of local historical and architectural significance as a relatively intact example of Modern Movement house design as it appeared in Camberwell in the late interwar period. Historically, it relates to the Modern Movement's early 1930s 'popular revolution' as Robin Boyd described it. Though it has a hipped, rather than flat, roof, the building features geometric massing and modern devices such as corner windows with the new standard metal window fittings. Alterations and

(1938) (Source: VHD)

additions are relatively minor and sympathetic in their design.



HO170 6 Bulleen Road, Balwyn North (1951) (Source: Google Maps)

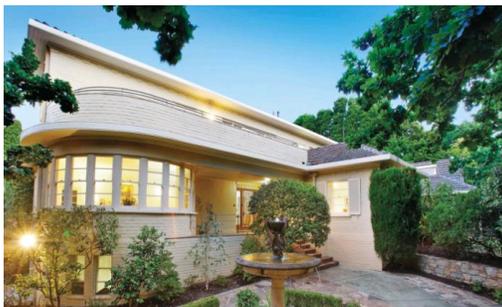
6 Bulleen Road, Balwyn North is of historical and architectural significance as an architecturally superior residential example in the Moderne style. The house is of local significance.

The design utilises all of the Moderne stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery. It is also related to the nearby Riverside and Camberwell City Heights estates.



15 Walbundry Avenue, Balwyn North (Individually significant in HO189 Riverside Estate and Environs) (Source: Google Maps)

15 Walbundry Avenue, Balwyn North is of local significance. The house is a superb streamlined Moderne stuccoed two-storey house with corner steel-framed windows, port holes, window slits, a curved flat-roofed porch and a vertical feature on its east elevation. The roofline is both parapeted and hipped with tiles to the pitched section. The fence is part of the design, and notable, and the landscaping is empathetic to the period.



19 Maleela Avenue, Balwyn (Individually significant in HO192 Reid Estate Balwyn) (Source: realestate.com)

19 Maleela Avenue, Balwyn is of local architectural and historical significance demonstrating key stylistic elements of the Moderne style. It incorporates a blend of layered asymmetrical massing, a distinctive curved corner band of ribbon windows, defined slab edge, and an open upper terrace. Largely sitting under a hipped tiled roof, the flat roofed upper terrace breaks up the hipped roof form into a combination of both hip and parapeted elements.



HO385 177 Glen Iris Road, Glen Iris (1935)
(Source: VHD)

The Roy Newton House, 177 Glen Iris Road, Glen Iris, is of historical and architectural significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Architecturally, the Newton house design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner.



HO370 2 Beatrice Street, Glen Iris (1940)
(Source: VHD)

2 Beatrice Street, Glen Iris, is of local historical and architectural significance as a good example of a Moderne house of the late interwar period. The asymmetrical massing of forms takes advantage of the prominent corner siting to address both frontages, a context which sets it apart from the more traditional planning and form of the neighbouring properties. While the integrity of the building has been compromised to a degree by the alterations to windows and a door, the overall composition remains unaltered.



HO279 1205 Burke Road, Kew (1939)
(Source: VHD)

1205 Burke Road, Kew, is of local historical and architectural significance. It is one of a number of houses constructed in the Boroondara area and elsewhere in the late 1930s and early 1940s which fused modern movement architectural imagery with more standard building techniques. This is an interesting example which simultaneously demonstrates an intense and particular care and direction in its construction, the machine aesthetic, and the new, unornamented or relatively unornamented modern architecture.

Discussion

1 Mountain View, Balwyn North, compares well to the above examples. It demonstrates key design elements of the Moderne style. This includes a layered geometric massed form, a strong horizontal

emphasis balanced by the vertical axis of the chimney and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brickwork.

It compares particularly closely to 15 Walbundry Avenue, Balwyn North, in its massing, use of the same rendered walls and details producing a balance between horizontal and vertical elements. It also compares closely to 19 Maleela Avenue, Balwyn, 1205 Burke Road, Kew, 2 Beatrice Street, Glen Iris and 6 Bulleen Road, Balwyn North. Although differentiated by its use of a hipped tiled roof it demonstrates a simplicity of detail that is representative of the style, emphasising clean lines and functionalism. Similar design elements to these examples include the use of flush set horizontal corner window bands, layered massing, contrasting panels of brickwork and subtle details such as the use of stripes to accentuate the curved corner of the entry.

Whilst 136 Whitehorse Road, Balwyn is significant as a representative example of the style, 1 Mountain View Road demonstrates a more skilful execution of the Moderne style. The contrast between the pale render and panels of dark face brickwork introduces an elegance to its design and a more sophisticated interplay of planar surfaces. Of particular note is the dominant chimney stack that breaks up the front façade. Similar in design intent to that found at 1205 Burke Road, the chimney creates a strong contrasting vertical element in the otherwise streamlined horizontal treatment of the façade.

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It is a well designed and carefully detailed example of the style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example of the Moderne style.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

N/A

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It demonstrates key design elements of the Moderne style, including a layered geometric massed form, a strong horizontal emphasis balanced by the vertical axis of the chimney, and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brick work. It is also a well-designed and carefully detailed example of the Moderne style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example. It is enhanced by the retention of the front and side fence with an Art Deco mild-steel balustrade matching the one above the cantilevered entrance hood.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: 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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is Significant?

The house at 1 Mountain View Road, Balwyn North, built in 1939 by master builders L W Ritter Pty Ltd is significant.

Significant elements of the place include the brick garage and low brick fence with mild steel balustrade that runs across the street frontage and continues partway down the southern boundary.

The rear extension constructed in 1977 is not significant.

How is it significant?

1 Mountain View Road, Balwyn North, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It demonstrates key design elements of the Moderne style, including a layered geometric massed form, a strong horizontal emphasis balanced by the vertical axis of the chimney, and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brick work. It is also a well-designed and carefully detailed example of the Moderne style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example. It is enhanced by the retention of the front and side fence with an Art Deco mild-steel balustrade matching the one above the cantilevered entrance hood. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes—garage and front and side masonry fence
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

References

Age, as cited.

Argus, as cited.

Australian Electoral Commission, Australia Electoral Rolls (ER) 1903-1980, as cited.

'Balwyn Township Estate' 1888, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

Building permit cards and plans (BP 10879, 15258 & 60629) for 1 Mountain View, Balwyn North.

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

'Camberwell City Heights', 1922 & 1930-39, State Library of Victoria Maps Collection.

Melbourne & Metropolitan Board of Works. Detail Plans, City of Essendon, various plan numbers (State Library Victoria).

'New Camberwell City Heights Estate' 1940-49, State Library of Victoria Maps Collection.

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Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places*, John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.