

## 171 Doncaster Road, Balwyn North Statement of Significance

<b>Heritage Place:</b>	171 Doncaster Road BALWYN NORTH	<b>PS ref no:</b>	HO882
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### What is significant?

The house and garden at 171 Doncaster Road, Balwyn North, built in 1941 by L J Adam on the Rookwood Estate, is significant.

Significant elements of its setting include the low fence of rough-faced stone, mild steel gates, clinker brick garage, slate crazy paving, stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. In addition, early or original plantings including cypresses, including the conical *Cupressus sempervirens*, a Blue Atlas Cedar (*Cedrus atlantica* 'glauca'), camellias, azaleas and holly. The climbing rose is in keeping with the period, but its age is unknown.

### How is it significant?

The house and garden at 171 Doncaster Road, Balwyn North is of local architectural (representative) and aesthetic significance to the City of Boroondara.

### Why is it significant?

The house and garden at 171 Doncaster Road, Balwyn North, are significant as externally intact examples of a two-storey Moderne dwelling, carefully sited to take advantage of its prominent corner position within what appears to be an original garden. The house demonstrates key design elements of the Moderne style including a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows and patterned brickwork. Like many Moderne houses of its era, it juxtaposes a traditional hipped roof with parapeted and curved elements. The garage is an original part of the design and echoes the materiality – clinker bricks with tapestry brick accents – and parapeted form of the house. These elements are complemented and enhanced by the retention of a highly intact setting including both original hard landscaping and plantings. Hard landscaping includes a low fence of rough-faced slate, ornate mild-steel gates, a slate crazy paved hardstand in front of the house (and possibly the curved drive as well), stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. Front garden plantings are of interest as an example of the “featuristic” Australian garden popular in the 1940s and '50s, characterised by the use of darkfoliated evergreen trees and shrubs which serve as the

backdrop for a colourful seasonal display of flowers. (Criterion D)

**Primary source**

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*Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019  
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This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*