

## UPC3 Balwyn Heritage Study peer review - results of preliminary consultation

### Abstract

On 18 September 2017, the Urban Planning Special Committee (UPSC) resolved to carry out preliminary consultation with the owners and occupiers of twelve properties and two precincts (comprising a total of 122 properties) that had been reviewed by Council's expert heritage consultant as part of the Balwyn Heritage Study Peer Review process.

Preliminary consultation on the draft heritage citations was undertaken from 9 October 2017 to 6 November 2017.

A total of 24 responses have been received. Key issues raised within responses include:

1. General opposition to proposed heritage listings.
2. General support for proposed heritage listings.
3. Concerns about negative impacts on property values.
4. Concerns about impacts on future development opportunities.
5. Disagreement with proposed heritage gradings.

Officers have summarised and responded to the feedback received in **Attachment 1**.

Of the 14 heritage citations that were on preliminary consultation, officers have recommended the following changes to two of the citations:

1. 288-290 & 292 Whitehorse Road, Balwyn: These properties are currently identified as contributory properties to the Balwyn Village Commercial Heritage Precinct. Council's expert heritage consultant advises that these properties should be down-graded to non-contributory.
2. 231 Whitehorse Road, Balwyn: The photograph of the Palace Balwyn Cinema should be replaced with a more up-to-date photograph.

In addition, officers are recommending that the following two citations are excluded from the proposed amendment:

1. 25 Burroughs Road, Balwyn: Records show that this property was constructed in 1947. As this falls outside of the remit of the Balwyn Heritage Study peer review (i.e. properties built after the end of World War 2 are not to be included) this property should be excluded from the peer review and subsequent planning scheme amendment.
2. 22 Riverview Road, Balwyn North: Records show that this property was constructed in 1949. As this falls outside of the remit of the Balwyn Heritage Study peer review (i.e. properties built after the end of World War 2 are not to be included) this property should be excluded from the peer review and subsequent planning scheme amendment.

It is recommended that the UPSC adopt the draft heritage citations, subject to the changes recommended in **Attachment 1**, and write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment.

## Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the draft heritage citations.
2. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft heritage citations outlined in Attachment 1.
3. Adopt the heritage citations contained in Attachment 2.
4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include identified properties in the Heritage Overlay.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
6. Write to the Minister for Planning to request that he prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to introduce interim heritage controls to properties recommended for inclusion in the Heritage Overlay.
7. Notwithstanding resolution 5, authorise officers to modify the amendment to remove properties which have been legally demolished prior to exhibition of the amendment.
8. Authorise the Director City Planning to undertake administrative changes to the amendment that do not change the intent of the amendment or any changes required under the Minister for Planning's authorisation prior to the commencement of exhibition.

**Responsible director: Shiran Wickramasinghe  
City Planning**

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## 1. Purpose

The purpose of this report is to:

1. Inform Councillors of the outcomes of the preliminary consultation process for the draft heritage citations produced through the Balwyn Heritage Study Peer Review.
2. Seek a resolution to commence an amendment to the Boroondara Planning Scheme to introduce Heritage Overlays to the properties and precincts detailed within the draft heritage citations at **Attachment 2**.

## 2. Policy implications and relevance to council plan

### **Council Plan 2017-2021**

The Balwyn Heritage Study peer review is consistent with the strategic objective to 'Facilitate the process of urban renewal throughout the City to enhance amenity by efficient and effective permit issuing administration' under Theme 3 - Enhanced amenity.

Specifically, the Balwyn Heritage Study peer review implements Council's commitment to '*engage with our community in striving for protection and enhancement of the natural and built environment*' (Strategy 10).

The project will further assist Council in fulfilling its major initiative commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a heritage overlay in the Boroondara Planning Scheme'.

### **Public Health and Wellbeing Plan 2013-17**

The Balwyn Heritage Study peer review implements Strategic Objective 2 of the *Municipal Public Health and Wellbeing Plan 2013-17*, to '*enhance and develop our neighbourhoods to support health and wellbeing*' by including places of heritage significance in the Heritage Overlay. In particular this amendment implements Strategy 2.2 to support practices that assist Council and the community maintain and enhance our natural environment for future generations.

### **Heritage Action Plan 2016**

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The Balwyn Heritage Study peer review is consistent with the following action of the Heritage Action Plan 2016:

- Prepare and implement heritage controls to properties identified as 'individually significant' in the Balwyn, Balwyn North and Deepdene Heritage Study (OAR26)

## Boroondara Planning Scheme

The Balwyn Heritage Study peer review is consistent with the objectives of the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1 *Heritage Conservation* which seeks to ‘ensure the conservation of places of heritage significance’ by identifying, retaining and protecting places with identified heritage significance.
- Clause 21.05 *Heritage, Landscapes and Urban Character* of the Municipal Strategic Statement which includes the objective ‘to identify and protect all individual places, objects and precincts of cultural heritage, aboriginal, townscape and landscape significance’.
- Clause 22.03-2 (Heritage Policy) which seeks ‘to preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm’, ‘to retain and conserve ‘contributory’ places and fabric in the Heritage Overlay which are visible from the primary street frontage’ and ‘to ensure buildings and works to ‘non-contributory’ properties are sympathetic to the heritage values of the precinct and complement the precinct’s heritage built fabric by being respectful of the scale, massing, rhythm and detailing’.

Both the SPPF and LPPF seek to ensure the HO is applied to protect places of heritage significance in the City of Boroondara.

## Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that ‘Melbourne is a distinctive and liveable city with quality design and amenity’. Direction 4.4 recognises the contribution heritage makes to Melbourne’s distinctiveness and liveability and advocates for the protection of Melbourne’s heritage places.

In particular, Policy 4.4.1 recognises the need for ‘continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change’.

The Balwyn Heritage Study peer review is consistent with these *Plan Melbourne* directions and initiatives.

## Planning and Environment Act 1987

The Balwyn Heritage Study peer review is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1) d of the *Planning and Environment Act 1987*, being:

*To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

### **3. Background**

#### **Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)**

The draft Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) (the draft Study) was completed in June 2014 identifying 26 properties and four precincts to be included in the Heritage Overlay and recommending a further 40 properties for further investigation.

Preliminary consultation was undertaken in February/March 2015 with a total of 137 responses received. Of these, 94 responses were opposed to the recommendations, 22 were in support and 21 were neither in favour nor opposed, making comments on other matters such as the process of identifying properties or querying the heritage status of other buildings.

#### **UPSC Meeting September 2015**

On 7 September 2015 the Urban Planning Special Committee (UPSC) resolved to not proceed with adopting the draft Study. A planning scheme amendment to implement the recommendations of the Study therefore did not commence. The UPSC reached this decision based on the community's strong opposition to the recommendations of the draft Study, particularly the emphasis on post-war architecture.

At the September UPSC meeting, 19 submitters opposed the officer recommendation to commence the process of introducing the Heritage Overlay with 15 of these addressing the UPSC. Only four submitters addressed the UPSC in support of the officer's recommendation illustrating the significant opposition to the proposal.

The UPSC also resolved that all properties be removed from Council's register of possible heritage properties. As a result, the properties were no longer subject to Council's adopted process to assess possible heritage properties during the report and consent procedures for demolitions of buildings under Section 29A of the *Building Act 1993*.

Following the UPSC's decision, Council wrote to all affected property owners and occupiers to inform them of the decision.

#### **UPSC Meeting March 2017**

On 20 March 2017, the UPSC resolved to undertake a peer review of the draft Study. The peer review was to exclude properties that have been demolished, properties already within the Heritage Overlay and any post-World War 2 properties from consideration. Post World War 2 properties have been defined as buildings which have been constructed in 1946 or later.

Following the preparation of a new Balwyn Heritage Study, officers were to carry out preliminary consultation on the new study's recommendations. Additionally, all properties recommended for heritage protection by the new study were to be included on Council's possible heritage register.

## Request for Quotation/Tender process

Council officers conducted a Request for Quotation in March 2017. Two responses were received. However, as both responses were quoting a value greater than \$150,000, Section 186 of the *Local Government Act 1989* prohibited Council officers from making a decision to appoint either respondent.

Officers therefore conducted a full public tender for the services. Two further responses were received, in addition to the previous two responses. However, all responses were well in excess of Council's budget or timeframe for the peer review.

Officers determined that there were no suitable tender responses and that none of the respondents should be appointed to carry out the peer review.

## UPSC Meeting September 2017

Having regard to proceedings detailed above, on 18 September 2017, the UPSC resolved to incorporate the peer review into the existing heritage consultancy work being carried out by Context Pty. Ltd. This involves the ongoing work of assessing Section 29A applications and preparing heritage citations for heritage properties.

The UPSC also resolved to commence preliminary consultation on twelve individual properties and two precincts (comprising a total of 122 properties) that had completed heritage citations.

### 4. Outline of key issues/options

Preliminary consultation was carried out to affected and adjoining property owners and occupiers of the twelve individual properties and two precincts.

The consultation period ran from 9 October 2017 to 6 November 2017.

A total of 24 responses have been received. Key issues raised within 13 responses include general opposition to proposed heritage listings compared to six responses received providing general support for proposed heritage listings.

Other issues raised include:

- Concerns about negative impacts on property values.
- Concerns about impacts on future development opportunities.
- Disagreement with proposed heritage gradings.

Officers have summarised and responded to the feedback received in **Attachment 1**.

Of the 14 heritage citations that were on preliminary consultation, officers have recommended the following changes to two of the citations:

1. 288-290 & 292 Whitehorse Road, Balwyn: These properties are currently identified as contributory properties to the Balwyn Village Commercial Heritage Precinct. Council's expert heritage consultant advises that these properties should be down-graded to non-contributory.

2. 231 Whitehorse Road, Balwyn: The photograph of the Palace Balwyn Cinema should be replaced with a more up-to-date photograph.

In addition, officers are recommending that the following two citations (see **Attachment 3**) are excluded from the proposed amendment:

1. 25 Burroughs Road, Balwyn: Records show that this property was constructed in 1947. As this falls outside of the remit of the Balwyn Heritage Study peer review (i.e. properties built after the end of World War 2 are not to be included) this property should be excluded from the peer review and subsequent planning scheme amendment.
2. 22 Riverview Road, Balwyn North: Records show that this property was constructed in 1949. As this falls outside of the remit of the Balwyn Heritage Study peer review (i.e. properties built after the end of World War 2 are not to be included) this property should be excluded from the peer review and subsequent planning scheme amendment.

It is recommended that the UPSC adopt the remaining draft heritage citations, subject to the changes recommended in **Attachment 1**, and write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment.

## 5. Consultation/communication

All owners and occupiers of affected and adjoining properties received written notification of the preliminary consultation process. They have also received an invitation to this meeting in order to address the UPSC should they wish.

The formal planning scheme amendment process will include a standard exhibition process. All affected and adjoining property owners and occupiers as well as relevant community groups will be notified in writing and will have an opportunity to make a submission to Council regarding their property. Any opposing submissions that cannot be resolved will be referred to a planning panel should the UPSC decide to progress the amendment at that stage.

## 6. Financial and resource implications

The peer review of the Balwyn Heritage Study already has a dedicated priority project budget of \$50,000 allocated within the 2017/18 financial year. In addition, there is a dedicated priority budget of \$40,119 to carry out the planning scheme amendment.

Any additional costs associated with notification of affected property owners and occupiers and with the processing of Section 29A applications that arise will be covered by the Strategic Planning Department's 2017/18 operating budget.

Costs associated with the planning scheme amendment and application for interim heritage controls will be covered by the Strategic Planning Department's 2017/18 operating budget.

## 7. Governance issues

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

## 8. Social and environmental issues

Including the proposed properties and precincts within the Heritage Overlay will have positive social and environmental effects by contributing to the continued protection and management of the City's built heritage.

**Manager:** Zoran Jovanovski, Strategic Planning

**Report officer:** Nick Brennan, Senior Strategic Planner

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
1	258 Whitehorse Road, Balwyn  Owner	This property has little or no heritage significance. It should not be included in a Heritage Overlay.	The shop at 258 Whitehorse Road, Balwyn has been identified as a contributory property within the Balwyn Village Commercial Precinct.  The citation identifies the property as part of a "...row of two-storey residential shops at Nos 252-258 ... one pair in red brick with unpainted rendered piers (Nos 256-258)...".  The citation lays out a clear assessment that this site should be included in the Heritage Overlay.  The submitter has provided no evidence to substantiate the claim that this property has little or no heritage significance.	<b>No change recommended.</b>
2	146-148 Winmalee Road, Balwyn  Community Member	This property has been allowed to deteriorate and a significant portion of the hedge has been removed.  There should be enforcement of regulations and penalties for those who break them.	At the time of the removal of a portion of the hedge, this site was not subject to a Heritage Overlay and Council therefore had no powers to prevent the removal of the hedge.  The draft citation notes it as a significant feature of the property.  By including this property within the Heritage Overlay Council will have the power to regulate future changes to this property. The draft citation also proposes vegetation controls, which allow Council to regulate any future removal of the hedge.  An inspection of this property shows that the cypress hedge on the western boundary of the property remains in place.	<b>No change recommended.</b>
3	224 Belmore Road, Balwyn	This heritage study is too little too late and will make no difference to the appearance of the neighbourhood.	Council has undertaken this process in order to ensure that remaining heritage properties are protected from demolition or inappropriate development.	<b>No change recommended.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
	Community Member	Council should concentrate on regulating what will be built to replace these properties.	In the last few years, Council has introduced new residential zones to provide greater guidance for residential development and to provide greater protections to residential amenity.	
4	231 Whitehorse Road, Balwyn  Community Member	The Balwyn Theatre should remain as it stands.	Officers agree and are seeking to introduce a Heritage Overlay to the site to protect the theatre from inappropriate development.	<b>No change recommended.</b>
5	25 Burroughs Road, Balwyn  Owner	<p>This property was built in the post war period, and should therefore not be included in the peer review process.</p> <p>There are other dwellings built by this builder already within the Heritage Overlay, are more required?</p> <p>On purchasing the property, the owner was informed that it was not subject to heritage controls.</p> <p>Council is negligent in allowing large single dwellings to be constructed which are reducing residential amenity.</p> <p>Including this property in the Heritage Overlay will reduce the value of the property.</p> <p>This dwelling has been modified extensively.</p>	<p><i>Built date</i></p> <p>The submitter is correct in stating that the house at 25 Burroughs Road was constructed shortly after WWII.</p> <p>As documented by the City of Camberwell Building Permit Card, FJ Sanders applied for a permit on 16 December 1946 (Reg. 19162) to construct a four-room brick veneer house with a tile roof. Trench digging began on 15 January 1947. Sanders was listed as the 'owner or occupier' and the builder.</p> <p>In 1948 FJ Sanders applied to enlarge the house, and build a garage and workshop (Reg. 1640, 25 May 1948), which was clearly completion of the original program. The Building Inspector approved the trenches on 1 June 1948.</p> <p>These dates are in keeping with the History presented in the place citation.</p> <p><i>Intactness</i></p> <p>The addition of a second garage in 1972, and partial recladding in 1974, are also documented by the Building Permit Card.</p> <p>The 'aluminium cladding' mentioned by the submitter</p>	<b>This property was built after the conclusion of WW2 and should therefore be excluded from the peer review and amendment process.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
			<p>appears to be to a side and rear dormer window (or possibly to a concealed rear part of the house).</p> <p>Additional fencing also appears to be at the rear of the property, as the two street boundaries retain a fine cream-brick fence with gabled piers.</p> <p>The additional garage is a small structure, beside the dramatically gabled original garage. It continues the same cream brick, but has a simple front parapet.</p> <p>None of these external changes detracts from the overall presentation and significance of the house. As no Internal Alteration Controls are proposed, internal remodelling is not taken into account in assessing whether the house should be protected in the Heritage Overlay.</p>	
6	262 Whitehorse Road, Balwyn  Owner	<p>This property should not be included in the heritage overlay as there is nothing of substance to the heritage.</p> <p>There has been development of many modern buildings.</p> <p>A Heritage Overlay would hold back future progress.</p>	<p>This site has been identified within the draft citation as a contributory building to the Balwyn Road Commercial Precinct.</p> <p>The citation notes that "... <i>there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets of capped brick piers and curved walls with matching moulded capping.</i>" It also notes that "[t]here is remnant painted signage ... on the parapet of No 262 (stating "Fish Shop")."</p> <p>The citation provides clear reasoning for including this property within the precinct as a contributory property.</p> <p>The submitter has provided no evidence to substantiate the claim that this property has little or no heritage significance.</p> <p>Under a Heritage Overlay a planning permit is required for buildings and works. However,</p>	<b>No change recommended.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
			development is not prohibited, and there are many examples throughout Boroondara of properties that have been successfully developed under the Heritage Overlay.	
7	34a Maud Street, Balwyn North  <i>Owner</i>	This dwelling is in poor repair and should therefore not be included on the Heritage Overlay.	<p>A building requiring works typical for a house of its age is not a reason to not include a property in the Heritage Overlay. The condition of a building is only taken into account at the assessment stage if it is severely dilapidated.</p> <p>The condition of a building is not a reason to not apply a Heritage Overlay. Planning Panels have consistently supported this position.</p> <p>The draft citation for the Maud Street Maisonettes Precinct identifies 34a Maud Street as exhibiting many characteristics in common with the rest of the precinct. The draft citation therefore nominates this property as a contributory place to the precinct.</p>	<b>No change recommended.</b>
8	48 Narrak Road, Balwyn  <i>Owner</i>	<p>Including this property in the Heritage Overlay will have a negative impact on the property value.</p> <p>If the owner is forced to sell due to the Heritage Overlay, the dwelling is likely to be demolished for a new development.</p>	<p>Property values are influenced by a range of factors outside the planning system and are not a matter considered by Council or the heritage consultant in the identification and recommendation of heritage properties.</p> <p>Once a property is included in the Heritage Overlay, a planning permit is required for demolition, buildings and works and subdivision. The overlay itself does not prohibit development.</p> <p>Council is a Planning Authority and is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts. Council accepts that the timing of such studies will</p>	<b>No change recommended.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
			not always align with landowner intentions for their properties.	
9	32 Winmalee Road, Balwyn <i>Community Member</i>	This property is the sole remaining part of the Mary's Mount Estate and should be protected.	Officers agree and are seeking to introduce a Heritage Overlay to the site to protect the property from inappropriate development.	<b>No change recommended.</b>
10	231 Whitehorse Road, Balwyn  <i>Community Member</i>	The Balwyn picture theatre should be protected from development.	Officers agree and are seeking to introduce a Heritage Overlay to the site to protect the theatre from inappropriate development.	<b>No change recommended.</b>
11	Address not provided - within Maud Street Precinct  <i>Owner</i>	This property should not be included in the Heritage Overlay.  This property has been heavily renovated such that only the front façade remains as original.  There is a car port that has been added to the property that detracts from the heritage value.	It is difficult to respond to specific points without knowing the specific property referenced.  Officers note that there are a range of gradings of buildings within the precinct, ranging from significant to non-contributory, that reflect the intactness and significance of each dwelling.  A property that has undergone alterations or additions may still contribute to a precinct and therefore warrant heritage protection.	<b>No change recommended.</b>
12	Maud Street Precinct  <i>Community Member</i>	These properties represent a special style of development and are worthy of protection.	Officers agree and are seeking to introduce a Heritage Overlay to the area to protect the precinct from inappropriate development.	<b>No change recommended.</b>
13	260 Whitehorse Road, Balwyn  <i>Owner</i>	These properties are not exceptional and do not warrant heritage protection.  The properties at the corner of Balwyn and Whitehorse Roads	The draft citation that has been prepared for the Balwyn Commercial Heritage Precinct nominates 260 Whitehorse Road as a contributory property.  The citation notes that "...there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets	<b>No change recommended.</b>

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		should be protected.	<i>of capped brick piers and curved walls with matching moulded capping.”</i> The submitter has provided no evidence to substantiate the claim that this property does not warrant heritage protection.	
14	86 Balwyn Road, Balwyn  St Barnabas Church  <i>Community Member</i>	Would be happy to see a Heritage Overlay on St Barnabas Church.	Officers agree and are seeking to introduce a Heritage Overlay to the site to protect the property from inappropriate development.	<b>No change recommended.</b>
15	192 Doncaster Road, Balwyn  <i>Community Member</i>	Have reviewed the documentation regarding 192 Doncaster Rd North Balwyn and agree with its classification as a building with Heritage significance.	Officers agree and are seeking to introduce a Heritage Overlay to the site to protect the property from inappropriate development.	<b>No change recommended.</b>
16	38 Monash Ave, Balwyn  <i>Owner</i>	This property occupies less than 30% of the block and is set a long way back from the street boundary. It is therefore difficult to develop the site with an additional dwelling to the rear of the existing dwelling.  The property has been described as a Builder's Tudor, this is not a category recognised by the Heritage Council or Heritage Victoria. There is no architect design or architectural history to justify a Heritage Overlay.  Due to the size and location of the existing dwelling, it will not be possible to renovate up to the size	The decision of whether a place should be protected in the Heritage Overlay is based on its heritage value alone. Decisions about redevelopment are properly made at the planning permit application stage.  The house is noted in the Description section of the place citation as 'Tudor Revival style'. This is a recognised style name, and is a more specific term for one of the expressions of the 'Old English' mode, which was very popular in Victoria in the 1930s and 1940s.  The discussion in the Comparative Analysis used the term "Builder's Tudor" in quotations, indicating that it is a non-standard term (here, used to indicate the non-architect designed examples of Tudor Revival).  Officers note that there is no requirement for a	<b>No change recommended.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
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		<p>and standard of modern dwellings.</p> <p>Other similar dwellings in the area have been sold and demolished. It is not fair to restrict the remaining one from doing the same.</p> <p>Curbside assessment is not an acceptable method to justify such restrictions. No inspection of the property has ever been undertaken.</p>	<p>building to be designed by an architect in order to warrant heritage protection. It only needs to be demonstrated that it is one of the best of its kind in a given suburb (or municipality), which has been done in the Comparative Analysis.</p> <p>Council does not consider opportunities for future development when making a determination of heritage significance of a property. Previous developments of similar sites are likewise not a relevant consideration for heritage significance.</p> <p>'Curbside' inspection (i.e., from the public domain) of properties is standard for municipal heritage studies in Victoria. Of course, it is also useful to be able to enter a property, particularly when there is extensive planting in the front garden.</p> <p>If the submitter provided permission for Council to enter the site a more thorough inspection could be carried out. However, previous written requests for this access to be provided have not been responded to. There is no need to enter the house itself.</p>	
17	<p>288-290 &amp; 292 Whitehorse Road, Balwyn</p> <p>Owner</p>	<p>These properties were built in the early 1990s (288-290 Whitehorse Road) and 2006 (292 Whitehorse Road). It is unclear why these properties have been included in a heritage study.</p>	<p>Both of these properties are listed as Contributory in the Balwyn Village Commercial Precinct citation. No. 288 is noted as a 'new modern branch bank for the ANZ Bank' which opened in the 1950s or '60s.</p> <p>Council's building permit records confirm that the bank at Nos. 288-290 was built in early 1962 by Anderson Construction Company (Reg. 30260, 20 Dec. 1961). They also record that alterations and additions were carried out in 1990 (Reg. 89790, 10 Jan. 1990).</p> <p>Examining the building plans associated with these two building permits, it is clear that the 1962 building was enlarged to the rear (south) and the two street</p>	<p><b>Downgrade 288-290 and 292 Whitehorse Road to Non-contributory.</b></p>

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			<p>elevations (north and west) were altered in 1990. The north elevation was extensively modified, with the pattern of windows changed and the façade extended to the east. On this basis, it is agreed that the ANZ bank building at 288-290 Whitehorse Road is too altered to be contributory to the precinct.</p> <p>It should, however, remain in the precinct boundaries as a non-contributory place, as it stands within a continuous row of contributory buildings, and any future development at this site should be sympathetic to the heritage precinct.</p>	
18	<p>296 &amp; 296a Whitehorse Road, Balwyn</p> <p><i>Owner's representative</i></p>	<p>The citation does not provide justification for these buildings being contributory buildings.</p> <p>The citation makes no specific reference to these buildings.</p> <p>The current Commercial 1 Zone and Design and Development Overlay provides sufficient restrictions on future development, a Heritage Overlay is not required.</p>	<p>These nominated properties are noted as being non-contributory to the Balwyn Village Commercial Precinct, not contributory as the submission claims.</p> <p>These properties have been included within the precinct as they are adjacent to contributory properties and any future development of these sites could have a detrimental impact upon the heritage value of the precinct.</p> <p>The Heritage Overlay addresses matters that are not considered by the Design and Development Overlay or the Commercial 1 Zone. Officers believe that a Heritage Overlay is required to ensure that the valuable heritage significance of the Balwyn Village Commercial Precinct is protected from inappropriate development.</p>	<b>No change recommended.</b>
19	<p>208 Whitehorse Road, Balwyn</p> <p><i>Representative</i></p>	<p>The Church of Christ at this address requires restoration works which cannot currently be afforded.</p> <p>A Heritage Overlay will have a detrimental impact on the ability to revitalise the site and is opposed.</p>	<p>It is not clear from the submission whether internal or external revitalisation of the site is proposed.</p> <p>In the case of internal works, the Heritage Overlay places no restriction on internal works.</p> <p>In the case of external works, a planning permit will be required. The permit process will determine</p>	<b>No change recommended.</b>

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Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
		The Heritage Overlay will have a detrimental impact on the ability of the church to grow it's ministries to the local community.	whether the proposed works will have a detrimental impact upon the significance of the site or the precinct.  If only upkeep and repairs are proposed, a planning permit is not required for these types of works.  There is no reason provided that supports not including this property within a Heritage Overlay at the grading that has been proposed.	
20	31 Maud Street, Balwyn North  <i>Owner</i>	There is not sufficient consideration given to how to protect specific properties. There needs to be greater thought given as to how to share protection across the community.  Too many properties being considered for protection have had unsuitable buildings built next door.  We renovated our property and retained the front of the building, even though it would have been easier not to do so.  Council should investigate introducing a financial incentive to retain heritage properties. By reducing rates or building permit costs for retaining heritage the cost is shared across the community.  Maud Street should not be included in a Heritage Overlay as the properties do not have sufficient heritage value and have been modified.	Officers give a great deal of consideration to the identification and protection of heritage properties, using the tools that are available within the Boroondara Planning Scheme.  The Heritage Overlay is the most appropriate way to identify and protect properties of heritage significance, as well as providing the greatest certainty to property owners or purchasers regarding appropriate development of heritage sites.  Council does not have the ability to levy differential rates in a manner that incentivises specific types of development.  The draft heritage citation that has been prepared for the Maud Street Maisonettes Precinct details the justifications for Council including this precinct within the Heritage Overlay.	

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
21	146 Winmalee Road, Balwyn  <i>Community Member</i>	<p>This property has undergone extensive renovations since it was originally built.</p> <p>There have been changes to the interior such that it is entirely modern.</p> <p>An extension was added to the rear in the 1990s.</p> <p>Many of the exterior fittings are reproduction or replacement, including the roof and window fittings.</p> <p>The garden has not been well-maintained by the current owners.</p> <p>It is hard to justify a Heritage Overlay given these changes.</p> <p>There is merit in protecting the Lemon Gum on the property.</p>	<p>Interior changes have not been considered by the draft citation, and have no impact on the significance of the property.</p> <p>The external changes do not diminish the significance of the property to such an extent that it is not considered to be of heritage significance.</p> <p>The draft heritage citation makes note of the 1990s extension to the property (to note that it does not contribute to the significance).</p> <p>The draft heritage citation makes specific reference to the Lemon-scented Gum to the rear of the property.</p>	<b>No change recommended.</b>
22	32 Winmalee Road, Balwyn  <i>Owner</i>	<p>Opposed to the Heritage Overlay for this property.</p> <p>Does not dispute that this dwelling was the gate lodge to <i>Idlewyld</i>.</p> <p>As this building does not encompass a gateway, it is not a gate lodge. The gateway was removed during the original subdivision of the estate, as a result the house gives no indication it was ever a gate lodge and presents as a house.</p> <p>The other gate lodges noted in the comparative analysis still encompass gateways and are clearly gate</p>	<p>Council's heritage expert agrees that one definition of the term 'gate lodge' is a building enclosing a gateway. However, it can equally apply to one that accompanies a gateway, as the <i>Idlewyld</i> gate lodge did when built.</p> <p>In the case of 32 Winmalee Road, it is granted that it might be more accurate to refer to it as a 'Former gate lodge'. However, the fact remains that this property is of heritage significance due to its association with the estate as a gate lodge.</p> <p>While it is also agreed that the removal of the gates and pillars is unfortunate, this is not unusual for <i>former</i> gate lodges that are in municipal heritage overlays, or even those that are on the Victorian Heritage Register. For example, the Overnewtown</p>	<b>No change recommended.</b>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
		<p>lodges.</p> <p>Other noted gate lodges, such as that associated with <i>Invergowrie</i>, are readily identifiable with the respective mansions, this property is not, being located some 350 metres away.</p> <p>The description of the dwelling note features that are common on many interwar dwellings and are not indicative of any particular significance.</p> <p>Unless one is aware that this dwelling was the previous gate lodge of <i>Idlewyld</i> there is nothing to indicate that this is the case.</p>	<p>Gatehouse (VHR) is separated from Overnewton House by a suburban subdivision and a freeway. Stables are another kind of subsidiary building that are often individually protected, if they have been separated from the associated house by successive subdivisions.</p> <p>Apart from these examples, there are many other places in heritage overlays whose original use is not apparent to passers-by. In this case, interpretation explaining this former use and why it was important can be very helpful. But a place of heritage significance warrants protection, with or without such interpretation for the general public.</p> <p>Council's heritage expert further agrees that the <i>Invergowrie</i> gate lodge is a very special place in the City of Boroondara. This is reflected by its inscription in the Victorian Heritage Register, which means that it is significant to the State of Victoria. For the former <i>Idlewyld</i> gate lodge to warrant inclusion in the Boroondara Heritage Overlay, it only needs to be important in the Balwyn context, which has been documented in the place citation.</p>	
23	<p>210 Whitehorse Road, Balwyn</p> <p>Owner</p>	<p>Enquiry seeking assurance that a property that is graded non-contributory will have no restrictions on future development or demolition.</p>	<p>While it is correct to say that non-contributory properties are less burdened than contributory or significant properties, it would not be correct to say that the Heritage Overlay will have no impact on the future development or demolition of the building.</p> <p>Within the Heritage Overlay a planning permit is required for demolition, as well as for buildings and works. Council is generally supportive of applications to demolish non-contributory buildings, however it is usually a requirement that an application for a replacement building be made at the same time.</p>	<p><b>No change recommended.</b></p>

Response to submissions to preliminary consultation - Balwyn Heritage Study Peer Review				
Sub. No.	Affected Property Submitter	Matters Raised in Submission	Officer Comments	Officer Recommendation
			Any application for buildings and works would be assessed against the heritage value of the precinct as a whole to ensure that the new development does not have a negative impact on the heritage value of the precinct.	
24	2 Kinsella Crescent, Balwyn  <i>Owner</i>	<p>Opposed to the Balwyn Heritage Study.</p> <p>No properties with heritage values to be studied in Balwyn unlike Kew, Hawthorn and Camberwell.</p> <p>Properties in Balwyn are not of heritage significance.</p> <p>Did not receive any notification about this process.</p> <p>Council should carry out consultation with the community before beginning the heritage study.</p> <p>Residents should receive notification by mail and email in case they are away from home during the consultation period.</p> <p>Resident's opinions should be considered as they have invested a lot of money in their homes.</p>	<p>This property has not had a draft citation prepared and is not included in the Balwyn Heritage Study Peer Review.</p> <p>Council's has prepared a number of draft heritage citations that lay out a case for the heritage significance of properties within Balwyn. The submitter has provided no evidence to substantiate the claim that properties or precincts within Balwyn should not be included in the Heritage Overlay.</p> <p>Notification of this preliminary consultation has been sent to affected property owners and occupiers, as well as adjoining owners and occupiers. As this property does not fall within those parameters, they were not sent notification of the preliminary consultation process.</p> <p>Council's standard process is to carry out preliminary consultation once a draft citation has been prepared, prior to the citation being adopted by Council. This ensures that Council has a position to consult on, and that the community is made aware of Council proposals before they are adopted.</p> <p>Council maintains an email notification process for those residents that have requested to be informed via this method. Council does not have access to email addresses for all residents, only those that have elected to provide one to Council.</p>	<b>No change recommended.</b>

Please note: Submissions have been numbered in chronological order of date received by Council



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Craymer House (former); <i>Humara Ghur</i>		
<b>Address</b>	146-148 Winmalee Road BALWYN	<b>Date/s</b>	1931 (house) 1932 (garden)
<b>Designer/s</b>	Unknown (house) Edna Walling (garden)	<b>Builder/s</b>	Owens & Hams
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas	<b>Heritage Group</b>	Residential Building (Private)
	6.7.1 Making homes for the upper classes	<b>Heritage Category</b>	House
	6.7.4 Establishing private gardens/backyards	<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was built in 1931 for retired Anglo-Indian merchant Samuel Craymer (who died soon after its completion) and his Australian-born second wife, Lilian. Born in Simla in north-eastern India, Samuel Lindsay Brice Craymer (1859-1931) spent much of his adult life as a merchant with the East India Company, which required frequent travel between India and Great Britain. He was sometimes accompanied by his wife, the former Maria Bowden (1864-1918), whom he married in Calcutta in March 1884. After her death in 1918, Craymer continued to travel between India and Great Britain. On one trip in 1928, he met a young Australian nurse, Lilian Kate Dove (1892-1985), who had arrived in London in March of that year. Leaving for Australia in September, she was joined by Craymer two months later. On 14 December, they married in Melbourne.

Intending to build a grand new house, the Craymers acquired a large block on the south side of Winmalee Road, then one of Balwyn's most prestigious residential addresses. On 25 March 1931, the City of Camberwell issued a building permit for a "ten roomed brick and timber dwelling" worth £2,767. While the architect is not cited on the permit card, the builders were listed as Owen & Hams. A partnership between Bruce Rees Owen (1904-1995) and Arthur Stanley Hams (1897-1953), the firm was based in Martin Street, Heidelberg. During the 1930s, Owen & Hams did construction work for a number of leading Melbourne architects including Edward F Billson, Clifford Cummings and A C Leith & Bartlett. The Craymers' new house was nearing completion, if not completed, by 25 August 1931, when a second permit was granted for a fibro-cement garage. Worth £100, this contract was also executed by Owen & Hams. Sadly, Samuel Craymer died barely six weeks later, on 2 October, aged 71 years. A newspaper notice, reporting his death at *Humara Ghur*, Winmalee Road, Balwyn, shows that the house was named prior to his demise: a Hindi term translating simply as "My Home".

The widowed Lilian Craymer lived alone in the house for some years. In 1932, she engaged garden designer Edna Walling to prepare a landscaping scheme. Walling's plan depicts a garden dominated by dense clusters of mature trees, interrupted by stone pathways that connected formal elements including a long rectangular front garden (with beds of herbaceous perennials and a stone seat at either end), a semi-circular grassed terrace (partially enclosed by a dwarf wall), a smaller garden to the side (with hexagonal pool and paved area with pergola), and an enclosed circular flower garden to the rear. A vegetable garden and poultry shed were also indicated at the far end of the garden. The scheme is known to have at least been partially implemented. In 1938, the grounds of *Humara Ghur* served as the venue for a garden fete held as part of the 'Prince and Princess Carnival' held by a local church (*Argus*, 29/10/1938:6).

In February 1941, Lilian Craymer married Eric Hatswell, a widowed postmaster from Goulburn, NSW, whose wife Monica had been killed in a plane crash in late 1939. Hatswell took up residence in *Humara Ghur* with son Graham and daughters Monica, Frances and Joan. Over the next few years, the property hosted social events that included more garden fetes (two of which, in 1945 and 1956, raised funds for a local Anglican kindergarten) and engagement parties. Hatswell's daughters Frances and Joan married in 1944 and 1949 respectively, and his son Graham in 1945. In 1954, he and Lilian offered the house for sale at auction, but it was passed in at £11,000, two thousand pounds short of the reserve. It was later sold privately and the Hatswell moved to Ringwood, where Eric died in 1965. The next owner of *Humara Ghur* was radiologist Dr Howell Hosking and his wife Joan, who remained there until at least the 1980s. During that time, they made a number of changes to the property. Building permit records confirm that two new carports were added in 1970 and 1971, and a concrete swimming pool in 1984. By the mid-1990s, the property had been further improved by the construction of a large hip-roofed wing to the rear of the house, and a tennis court.

## Description

Set at an angle to the street on a large allotment, the house at 146-148 Winmalee Road, Balwyn, is a two-storey brick dwelling with pale-coloured rendered finish and a low hipped roof of terracotta pantiles, with narrow eaves, slatted timber linings and plain chimneys to the east and west sides. Designed in the Mediterranean style, the house has a symmetrical street façade dominated by a tripartite loggia at ground level with a recessed balcony directly above. The loggia, which comprises three round arches and a pair of Roman Doric columns, opens onto shallow steps flanked by rendered plinths. The balcony above has a moulded sill and incorporates an elongated cartouche motif. Flanking these centrally-placed openings are pairs of rectangular windows with multi-paned timber-framed double-hung sashes, projecting sills and louvred timber shutters painted in a pale green tone. The windows along the two side elevations are similarly treated, although not all of them have louvred shutters, and some have single pane sashes rather than double-hung ones.



The house has a formal landscaped setting that is believed to retain at least some of Edna Walling's scheme from 1932 (see discussion under 'Integrity'). The street boundary is marked by a retaining wall of uncoursed stone, with ornate black-painted metal gates across the driveway, which extends around to the rear of the house. The western boundary of the property is marked by a very large cypress hedge, and a mature eucalypt tree is evident in the back yard.

### Integrity

The house itself appears substantially intact, although the original garage no longer exists. Aside from a small glimpse of the current garage, the rear extensions (c.1990s) are not visible when the property is viewed from the street.

It is understood that Walling's landscape remains partially intact. In her 1998 book, Walling expert Trisha Dixon noted that "small segments remain", mentioning the twin herbaceous borders and the semi-circular stone wall directly in front of the house. The massive hedge along the western boundary is demonstrably original, as it is indicated on Walling's garden plan. Recent aerial photographs show that most of the back yard is now taken up by the rear extension, tennis court and swimming pool. No trace appears to remain of the large circular garden bed, the hexagonal pond or the paved area with pergola. According to the *City of Boroondara Significant Tree Study* (2001), a large Lemon-scented Gum tree (*Corymbia citriodora*) in the backyard dates from c.1932 and is a notable remnant of Walling's original scheme.

### Historical Context

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melburnians (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### Comparative Analysis

With its simple forms, pale rendered finish, arcaded loggia, shuttered windows and low hipped roof clad in terracotta tiles, this house is a textbook example of the eclectic but understated architectural style defined by Apperley *et al* as Inter-War Mediterranean. Popularised by Sydney architect and academic Professor Leslie Wilkinson from 1918, the style became prevalent in more temperate parts of Australia in the 1920s and '30s. However, it rarely manifested itself in Balwyn and Balwyn North, or more broadly across the former City of Camberwell, where prevailing tastes in inter-war domestic architecture favoured the more widely accepted Californian Bungalow, Tudor Revival and Moderne idioms.

As such, there are relatively few truly pertinent local comparators to *Humara Ghur* at 146 Winmalee Road. The early influence of the Inter-War Mediterranean style can be seen in a few smaller-scaled examples from the 1920s, notably architect George Hallandall's own house at 10 Fitzgerald Street, Balwyn (1924), just around the corner from 146 Winmalee Road. Similarly double-storeyed but considerably more compact, it is broadly comparable in its low-pitched pan-tiled roof, rendered walls and symmetrical façade. A contemporaneous single-storey example at 168a Mont Albert Road, Canterbury (1923), designed by architect Lionel San Miguel for his own mother, is comparable in its smooth rendered finish, symmetry, shuttered windows and, particularly, its recessed entry porch with triple round-arched loggia. Slightly further afield, there is a large two-storeyed example at 3 Finsbury Way, Camberwell, albeit realised in a less sophisticated fashion, with classical detailing limited to a projecting columned porch. A Mediterranean character, often freely mixed with Spanish Mission or Georgian Revival influences, is also evident in some smaller single-storey dwellings, such as 460 Camberwell Road (1930).

The Craymer garden is one of many private residential commissions that Edna Walling received in what is now the City of Boroondara. There were eight in Kew, five in Hawthorn, four in Camberwell, three in Balwyn and one in Canterbury. Not all of these were realised and, of those that were, not all remain evident today. The Craymer garden is one of three that, as documented by Trish Dixon, were at least partly implemented and still remained evident in 1998. The other two are the Colville garden at 1045 Burke Road, Hawthorn East (1928) and the Whale garden at 3 Torrington Place, Camberwell (1937). The former has since been destroyed, while little appears to remain of the latter.



## Grading and recommendation

*Humara Ghur*, at 146-148 Winmalee Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. Tree controls are also recommended, in order to preserve the lemon-scented gum tree that remains from Walling's garden plan.

## Statement of Significance

### *What is significant?*

Erected in 1931, the house at 146-148 Winmalee Road, Balwyn, is a double-stored rendered brick house in the inter-war Mediterranean style, with a hipped pantiled roof and symmetrical façade with tripartite round-arched loggia, recessed first floor balcony and flanking bays of shuttered windows.

The significant fabric is identified as the exterior of the original house, excluding the 1990s rear additions. The remaining elements of Walling's garden scheme are also deemed to be significant, including both hard landscaping (paths, retaining walls and wrought iron gates) and plantings (notably the boundary hedge and the lemon-scented gum tree at the rear).

### *How is it significant?*

*Humara Ghur* at 146-148 Winmalee Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

### *Why is it significant?*

*Humara Ghur* is significant as a large, notable and well-sited example of an inter-war house in the Mediterranean style that was popular in Melbourne the later 1920s and early '30s. The house exhibits most of the trademark characteristics of that style, including its pale-coloured rendered exterior, low-hipped roof with distinctive terracotta pantile, shuttered windows and a subtle touch of classical detailing in the tripartite loggia with round arches and Tuscan columns. The understated monumentality of the house is enhanced by its formalised landscaped setting that includes elements of a garden designed by Edna Walling. Sited at a slight angle to the street boundary, the house and its garden, which includes an eye-catching retaining wall of uncoursed stone and a massive cypress hedge, remain a striking element in the streetscape (*Criterion E*).

*Humara Ghur* is significant for its associations with celebrated Victorian garden designer Edna Walling, who prepared an ambitious landscaping scheme for the property in 1932 that was at least partly implemented, and of which key remnants are still apparent to this day. Although Walling is known to have received more than twenty private garden commissions in what is now the City of Boroondara, not all of these were implemented and some that were have since been destroyed. The Craymer garden is one of very few known to retain significant elements of Walling's original scheme (*Criterion H*).

## Identified By

Built Heritage Pty Ltd

## References

City of Camberwell Building Permits No 2,149, dated 25 March 1931, and No 2,331, dated 25 Aug 1931.

Edna Walling, "Garden Plan for Mrs S B Craymer, Winmalee Road, Surrey Hills [sic], Victoria", undated watercolour plan held in private collection, Melbourne (blueprint copy held by Picture Collection, State Library of Victoria).

MMBW Property Sewerage Plan No 187780. 3 pp, dated 1984-85 and 1995-96. Held by Yarra Valley Water.

Trisha Dixon and Jennie Churchill, *The Vision of Edna Walling* (Hawthorn: Blooming Books, 1998), pp 48-51.

John Patrick Pty Ltd, "City of Boroondara Significant Tree Study", report dated May 2001 (revised Nov 2015), pp 225-26.



<b>IDENTIFIER</b>	HOUSES (PAIR)		
<b>Other/s</b>	<i>Lujave</i> (No 17) and <i>Rahneton</i> (No 19)		
<b>Address</b>	17-19 King Street BALWYN	<b>Date/s</b>	c.1893
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.7.3 Speculating in land: boom and bust	<b>Heritage Group</b>	Residential Building (Private)
	3.3.1 Expanding the Victorian rail network	<b>Heritage Category</b>	House
	6.7.2 Making homes for the middle classes	<b>Heritage status</b>	-
<b>Intactness</b>	Good (sympathetic rear additions)	<b>Significance</b>	Local
<b>Condition</b>	Excellent (restored in recent times)	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This pair of detached weatherboard houses was erected in c.1893. The land on which they stand formed part of a large residential estate on the north-east corner of Burke Road and Gordon Street, gazetted in April 1890, which comprised a grid of north-south streets (Wills, Grey and King streets) intersecting with an east-west street (Eyes Street), providing 123 quarter-acre allotments with 66-foot (20 metre) frontages. The houses now known as 17 and 19 King Street each occupy half of what was Lot 86, on the north-western corner of King and Eyre streets. According to their respective Certificates of Title, the two properties were acquired in February 1891 by two members of the same family: Thomas Hillier, a bootmaker, acquired the southern half of Lot 86, while Fred Hillier, a linotype compositor, acquired the northern half. Research confirms that the two men were father and son, with Fred Hillier (1868-1939) being the eldest of three children (and only son) of Thomas Hiller (1825-1915). At the time of the land purchase, the younger Hillier had recently (1890) married the former Sarah Jane Stapleton (1864-1943).

The two houses on Lot 86 were probably erected during 1893, as both were recorded for the first time in the *Sands & McDougall Directory* for 1895, when Thomas Hillier and Fred Hillier were identified as their occupants. Thomas remained listed in King Street until 1899; he appears to have retained ownership for a few more years, during which time the house was briefly occupied by tenants Thomas Johnson (1900) and Benjamin Gillett (1901-02). In January 1901, the title to the property transferred to John Maling of Rochester Road, who was a carpenter. A member of a prominent local family, Maling (1870-1963) was one of several sons of the like-named John Butler Maling (1840-1931), who migrated to Australia in 1857 and, after a brief stint in Sydney, travelled to Melbourne and settled in what is now Balwyn. A builder by trade, the elder Maling was involved in the erection of some of the first public buildings in the area, including the Athenaeum Hall and St Barnabas' Anglican Church. After retiring in 1890, he turned to property development and local politics and, in 1905, became the first Mayor to the City of Camberwell. At least two of his sons, John junior and William, followed in his footsteps and became carpenters. John junior retained ownership of the house in King Street until his own death at the age of 93 years, although the mortgage had been transferred to his own son, another John Butler Maling, back in 1920. John Maling and his wife Lucy, who married in 1893, had nine children born between 1894 and 1910, of which the last five were all born in Balwyn: John Butler (1901), Edgar (1903), William (1906), Gwineth [sic] (1908) and Edna (1910). The family resided at 17 King Street until around 1925, when they moved to a new and larger bungalow-style house that had been built on the opposite corner of Eyre Street (now 15 King Street).

The adjacent house at No 19, meanwhile, remained occupied by its original owner, Fred Hillier, until 1903. In December of that year, the property title was transferred to Francis Reid, late of East Kew, who was a florist. Directories indicate that the house was occupied by Reid himself until 1906, and thence by tenants Egan (1907-08), Jenkins (1910-12) and Leo Stanton (from 1913). The latter acquired the title to the property in 1915; he retained ownership, and remained in residence, for the next two years. Subsequent owner/occupiers were Frederick and Florence Goodber (1917-23) and Caroline Peterson (1923-27). The latter died whilst in residence, and ownership passed to her unmarried sister, Olive.

During the early twentieth century, both houses had names, which were recorded for the first time in the *Sands & McDougall* directory for 1907. The house at No 17 (then still occupied by John Maling junior) was identified as "Lujave", and its neighbour at No 19 (then occupied by Jenkins) as "Rahneton".

## Description and Integrity

The houses at 17-19 King Street comprise a detached pair of single-storey double-fronted late Victorian timber villas with hipped roofs clad in corrugated steel. Following a very familiar pattern, the two houses are virtually identical in their expression and detailing: each has a symmetrical block-fronted street facade with a central doorway flanked by windows, opening onto a full-width hip-roofed verandah with cast iron columns and decorative wrought iron lacework friezes and brackets. The front entrances have timber door-cases with narrow sidelights, highlights and moulded architraves, while the windows contain timber-framed double-hung sashes (a large central window, flanked by narrower sidelights), also with moulded architraves. The roofs have narrow eaves, supported along the street frontages by timber brackets alternating with fielded panels, and are penetrated by rendered chimneys with moulded caps. Side walls are conventional weatherboard construction. Each house has a front fence made up of capped timber posts with shaped timber pickets of timber pickets and matching front gates. While these are evidently not originally, they are otherwise considered to be highly sympathetic to the style and era of the houses themselves.



Both houses appear to have been restored in relatively recent times, and appear to be in excellent condition when seen from the street. They retain much original fabric, including matching cast iron lacework friezes. The house at No 19 is evidently missing one of its original chimneys, while No 17 retains both. The latter house has otherwise been extended at the rear, with a hip-roofed weatherboard addition that considered to be sympathetic in both scale and materials. Although of two storeys, the rear addition is not considered to unduly detract from the original cottage when viewed from its principal frontage on King Street.

### Historical Context

In the Melbourne of the 1880s, it was commonplace for new residential subdivisions to be laid out along the proposed extensions of railway lines – invariably, these estates were marketed and sold some time (even several years) before the line itself actually became operational. In the study area, there were two particularly unusual cases where such speculation backfired: one, when a proposed railway line through Balwyn North failed to materialise at all, and another when a new branch line from Camberwell – the Outer Circle Railway Line – was discontinued only three years later, in 1893. Although the line subsequently reopened in 1900, the intervening period was sufficient to stagnate residential development in the area for some time to come.

The estate on which the two cottages at 17 and 19 King Street was clearly conceived to take advantage of the proximity of the Outer Circle Railway Line. The subdivision was gazetted in April 1890, less than a year before the Riversdale-to-Fairfield portion of the line commenced operation in March 1891. The nearest station, moreover, was only a few hundred metres south of the estate, between Abercrombie Street and Whitehorse Road. First listed in the *Sands & McDougall Directory* for 1895, the two cottages appear to have been the first houses erected in King Street. Subsequent editions of the directory listed another house in the street in 1896, followed by two more in 1897 (all three, apparently, on the eastern side of the street). Interestingly, these five dwellings continued to be listed as the only properties in King Street until the early 1910s. Settlement boomed after that, and this estate (along with several other underdeveloped Victorian subdivisions in the area) gradually filled out during the later 1910s and '20s.

### Comparative analysis

Today, virtually no evidence remains of Boom-period residential development in the Deepdene locality. While this particular estate contains a number of Edwardian houses (eg 19 Eyre Street), it is otherwise dominated by inter-war development (and, to some extent, by twenty-first century redevelopment). The pair of cottages at 17-19 King Street provide the only physical evidence that the estate actually dates from the early 1890s. The other three early houses in King Street, which were recorded in the directory listings prior to 1900, cannot be located and have presumably been demolished. This is indicative of a familiar pattern across much of Deepdene. While some evidence of late Victorian residential settlement still remains in the portion between Mont Albert Road and Whitehorse Road – notably the mansion at 936 Burke Road and the large villa at 16 Campbell Road – virtually nothing of comparable date survives in north of Whitehorse Road. Even looking further afield, there are relatively few comparable examples of ordinary Victorian timber cottages or villas in the entire study area, with only a handful of examples that survive (in various conditions and states of intactness), including those at 12 Power Street, 28 Leonard Street and 2 Yarrbat Avenue.

### Assessment against Criteria

The house is associated with a phase of residential subdivision and settlement spurred by the proposed Outer Circle Railway Line, which languished after the premature closure of the line after only two years (*Criterion A, Criterion C*)

The house provides extremely rare evidence of Boom-era residential development in this part of Balwyn (*Criterion B*)

### Grading and Recommendations

The houses at 17 and 19 King Street, Balwyn, are significant heritage places in the City of Boroondara. Given their virtually identical form and their overlapping and complementary histories, it is considered more appropriate for both dwelling to be covered by a single heritage overlay, rather than to apply an individual overlay to each one.



## Statement of Significance

### *What is significant?*

The houses at 17 and 19 King Street, Balwyn, once known respectively as *Lujave* and *Rahneton*, comprise a detached pair of double-fronted hip-roofed Victorian weatherboard villas with symmetrical block-fronted facades and full-width verandahs with cast iron columns and decorative wrought iron lacework friezes. Dating from c.1893, the two houses were built on a single allotment that formed part of a large subdivision laid out in 1890. Originally occupied by Thomas and Fred Hillier, father and son, the properties were later owned and occupied by members of the Maling family.

### *How is it significant?*

The houses are of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the houses are significant for their ability to demonstrate the limited extent of residential settlement in Deepdene during the Boom period of the late 1880s and early '90s. They were built on an estate that was laid out in 1890 to take advantage of the proximity of the proposed Outer Circle Railway Line, but which, following the line's premature closure in 1893, subsequently stagnated for over a decade. Only a handful of houses were erected on the estate before the turn of the century, and these two villas now represent the sole survivors in an area otherwise strongly characterised by inter-war development (and more recent twenty-first century redevelopment). The houses thus provide rare and valuable evidence of the failure of Boom-era estates after the closure of the Outer Circle railway line.

Aesthetically, the houses are significant as representative and substantially intact examples of Victorian timber villas of a form that, while ubiquitous in the inner metropolitan area, is highly unusual in the part of Balwyn known as Deepdene. With their characteristic block-fronted symmetrical facades and wide verandahs with fluted iron columns and decorative wrought iron lacework, the houses remain as distinctive and eye-catching elements in an area otherwise dominated by twentieth century development. The houses also stand out in the streetscape due to their narrower-than-average frontages (ie both houses sharing a single standard-width block) and the fact that, as a pair, they are virtually identical in their form, finishes and detailing.

## Identified by

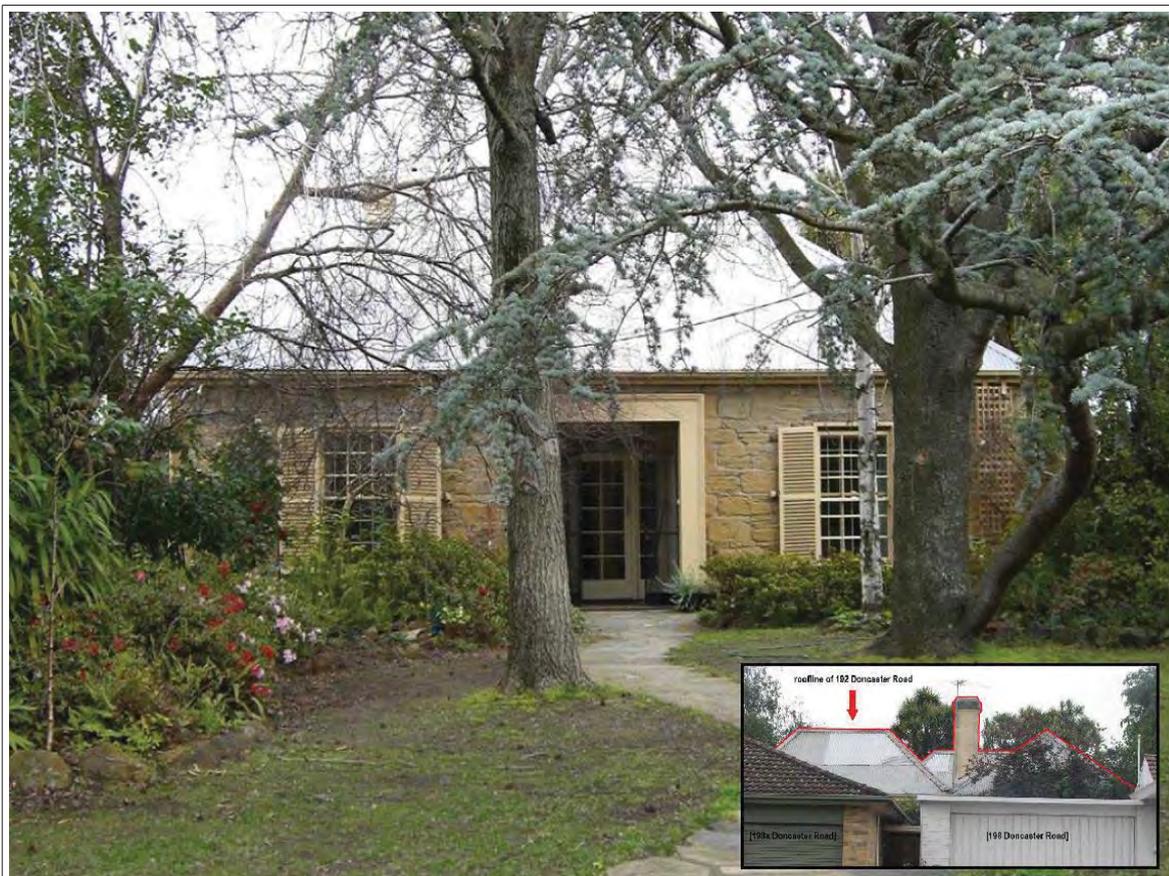
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## References

Information provided by Balwyn Historical Society.



<b>IDENTIFER</b> HOUSE			
<b>Other/s</b>			
<b>Address</b>	192 Doncaster Road BALWYN NORTH	<b>Date/s</b>	1856-57
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.7 Promoting settlement	<b>Heritage Group</b>	Residential Building (Private)
	4.4.1 Growing wheat and other broad acre crops	<b>Heritage Category</b>	House
	4.4.2 Establishing Victoria's dairy industry	<b>Heritage status</b>	-
<b>Intactness</b>	Fair (additions at side/rear)	<b>Significance</b>	Local
<b>Condition</b>	Unknown (barely visible from street)	<b>Recommendation</b>	Include in HO as individual place



**Main Photo:** Gwen McWilliam, *A Balwyn Survey*, p 65

**Inset:** Roofline as seen from Balwyn Road

<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This house occupies part of Portion 4, one of the original 27 allotments that were created when Elgar's Special Survey was first surveyed in the mid-1850s. The land was divided thence into two smaller portions, designated as 4A and 4B, which were separated by what was then known as the Doncaster Road. When much of this newly-subdivided land was offered for sale in August 1856, Portion 4B (on the southwest corner of Balwyn and Doncaster Roads) was reported to comprise "69 acres, 5 roods, 28 perches, partly under cultivation". While there is no mention of a house on the land, one had certainly been erected there by the following year, when rate records noted a payment of 12/6 owing on a total property value of £25. The earliest recorded owner of the house was Henry Roberts, who also owned Lot 1 of Portion 4A, on the other side of Doncaster Road. Research by Gwen McWilliam shows that, during the early 1860s, Roberts leased the property to tenants including James & Henry Trump (by 1863) and Henry Causer (by 1865).

By 1868, Portion 4B had been acquired by George Paton Smith. A noted city barrister (and later MLA) who lived in Kew, Paton maintained a substantial property portfolio that included several portions in the former Elgar's Survey, which he leased to tenants. Gwen McWilliams' research shows that the tenants of Portion 4B included farmer Robert Watson (by 1870) and dairyman Alexander Mackie (by 1877). Paton died in 1877; an inventory of assets in his probate papers describes the property as "69 acres, 3 roods and 28 perches of land situate at the intersection of Doncaster and Bulleen Roads, Boroondara, on which is erected a weatherboard [*sic*] cottage in the occupation of Mr Mackie and let at a yearly rental of ninety pounds". The property was valued for probate at £960. The next owner of Portion 4B was William Lawford, who continued to rent it out to tenants including Thomas Sharp (by 1883) and M & S Sweetnam (by 1888).

The huge property was subsequently acquired by the Crown Investment & Tramway Company Ltd, which proposed to subdivide it to create a new residential estate, known as the *Heights of Kew*. It was one of a number of subdivisions conceived to take advantage of a branch railway line from Camberwell to Doncaster, passing through what is now Balwyn North, which was proposed in the 1880s but never realised. A subdivision plan for the *Heights of Kew*, included on a brochure for the auction of 22 September 1888, indicates that the estate consisted of 288 lots laid out along a grid of new north-south and east-west streets, with narrow laneways between. This ambitious scheme, however, was not a success. Two years later, Portion 4B was re-subdivided in more straightforward fashion, creating larger lots and a simplified row of east-west streets, without laneways. The original house was retained on Lot 1, a one-acre block with frontages of 281 feet to Doncaster Road, and 155 feet (47 metres) to Balwyn Road. In 1902, the allotment was purchased outright by Thomas Sharp, whose family had been tenants in the house, on and off, since at least 1883.

In 1913, Lot 1 was acquired by Horatio Panelli, who also bought up the other seven allotments in the block bounded by Doncaster Road, Balwyn Road, Griffiths Road (now Sutton Street) and Viewpoint Road (now Dight Avenue). In 1921, ownership of all this land passed thence to Charles Ogilve who, the following year, subdivided it for closer residential settlement. The new estate had a conventional grid layout, with 32 standard quarter-acre blocks arranged in two parallel rows. However, at the eastern end of the estate, a somewhat larger allotment had been provided so that the old house could be retained: Lot 2, with a street frontage of 90 feet (27 metres) and an average depth of 176 feet (53 metres).

In 1940, Lot 2 was acquired by Lilian McFail, who consolidated the property with the adjacent and slightly narrower Lot 1 (corner Balwyn and Doncaster Roads) and the two standard-size Lots 3 and 4 (fronting Doncaster Road). Ownership of Lot 2 subsequently passed to Albert Angus, hotel-keeper (1944), Ernest Cocking, doctor of science (1949) and Milton Leech, gentleman (1951). In 1967, the land was subdivided yet again, this time to create two narrower allotments with a staggered boundary to ensure that the old house could once again be retained on the eastern half. A new house (now 190 Doncaster Road) was erected on the western half.

The original stone house (now 192 Doncaster Road) has changed ownership at least six more times since then. When the property came up for auction in 1983, a newspaper article reported that the attendees included a Mrs Hepplethwaite, who stated that she had been born in the house 86 years earlier. Research confirms that she was the former Miss Myrtle Sharp (1897-1985), daughter of Thomas and Elisabeth Sharp, who had resided in the cottage from 1883 to 1913. At the time of the auction, it was also noted that "during its long history, the cottage has been renovated and changed, thankfully with a very real consciousness to the unique character". It was further noted that the facade of the building "has been restored to its original stone finish" and that, internally, the kitchens and bathrooms had "recently been remodelled".



### Description and Integrity

Set well back from the street on an elongated and relatively narrow allotment, this house is not visible from the property's Doncaster Road frontage. When viewed from the Balwyn Road side, the roofline of the house may be glimpsed above the roofs of the adjacent houses fronting Balwyn Road (see inset image, p 57). This confirms that the house consists of at least three separately articulated portions, each with its own steep hipped roof, clad in corrugated galvanised steel. A tall unpainted rendered chimney, with corbelled cap, rises up from the junction.

What follows is a generic description of the exterior of the house, based on illustrative evidence that includes an undated black and white photograph held by the City of Boroondara Library, a fairly recent colour photograph on page 65 of Gwen McWilliam's *A Balwyn Survey*, and an estate agent's perspective drawing published in the *Age* newspaper. These images consistently show that the front portion of the house (ie facing Doncaster Road) comprises a single-storey double-fronted dwelling of random-coursed stonework (described in secondary sources as sandstone or "Warrandyte stone") with a steeply hipped roof. It has a symmetrical facade that comprises a central doorway set into a recessed porch with a rendered surround, flanked by a pair of large shuttered windows with multi-paned double-hung sashes.

The irregular roof-line, as viewed from Balwyn Road, suggests that there have been at least two phases of subsequent addition to the side (west) and rear (south) of the original dwelling, each with a similarly steep hipped roof.

### Historical Context

Dating back to the mid-1850s, the house is associated with the earliest phase of post-contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty.

### Comparative analysis

In a 1983 newspaper article, this house at 192 Doncaster Road was described as "without fear of contradiction... the oldest existing building in Balwyn North and possibly the eastern suburbs". Pre-dated by a number of earlier houses in Hawthorn and Kew (which date back to the early 1850s or even late 1840s), it cannot be considered as one of the oldest houses in the City of Boroondara. There is no doubt, however, that it is the oldest surviving house in the study area. While there are a number of other Victorian houses in Balwyn North, these tend to be of considerably later date – invariably, the Boom era of the later 1880s and '90s. Only one other house in the study area even comes close in terms of date: *Canonbury* at 90 Barnsbury Road, Balwyn. Erected for land and commission broker Edward Lamont, the house is believed to date from the early 1860s (with the years 1860, 1861 and 1862 being cited in various secondary sources). Aside from its date, the house otherwise has virtually nothing in common with its contemporaneous counterpart at 192 Doncaster Road. While the latter is a modest stone cottage that was occupied for many years by a succession of humble farming families, *Canonbury* is a sprawling gentleman's homestead in rendered masonry with prominent return verandah, detached coach house and grounds that contain century-old elm and oak trees.

Several notably early (pre-1870) buildings in Balwyn and Balwyn North are known to have survived into the post-war era, although none of these is now extant. The Athenaeum Hall on Balwyn Road, built of mud brick in 1861, was demolished in 1954, although parts of the wall are said to have been incorporated into the RSL hall that was subsequently erected on the site. Another early mud-brick structure dating from 1860-61, was the so-called winery building that stood in the grounds of Andrew Murray's *Balwyn House*, further south along on Balwyn Road. This stood until as late as 1965, when it was demolished for extensions to Fintona Girls' School, which had occupied *Balwyn House* since 1936.

### Assessment against Criteria

The house provides evidence of the earliest phase of post-contact settlement in the study area (*Criterion A*)

The house is extremely rare, not only as the sole building in the study area to survive from the 1850s, but also as one of very few surviving buildings that pre-date the Boom Period of the 1880s (*Criterion B*)



### **Grading and Recommendations**

The house at 192 Doncaster Road, Balwyn North, is an individually significant heritage place in the City of Boroondara.

### **Statement of Significance**

#### *What is significant?*

The house at 192 Doncaster Road, Balwyn North, is single-storey early Victorian stone cottage with a steep hipped roof clad in corrugated galvanised steel and a symmetrical double-fronted facade comprising a recessed front porch flanked by shuttered multi-paned windows. It has a number of subsequent additions to the rear. The house was evidently erected in 1856-57, between the time that Elgar's Special Survey was subdivided and sold in August 1856, and the completion of the first municipal rate assessment in October 1858 (in which the house is recorded). Originally occupying 69 acres, the property was owned by Henry Roberts and later by George Paton Smith, MLA; both men leased it to a succession of tenants engaged in agricultural pursuits. The land was gradually subdivided, leaving the original cottage on a long and relatively narrow allotment fronting Doncaster Road. The building cannot be seen from that side, although glimpses of its roof-line still remain evident from Balwyn Road.

#### *How is it significant?*

The house is of historical significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the house is significant for its ability to provide rare evidence of the earliest phase of post-contact settlement in the study area. Dating back to 1856-57, the house is associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was reserved in 1841. The house is unique as the only building in the entire study area to survive from the 1850s, and is also extremely rare as one of a very small number of buildings in Balwyn and Balwyn North (including St Barnabas' Anglican Church) to survive from the significant phase of development prior to the Boom Period of the 1880s.

### **Identified by**

Built Heritage Pty Ltd

### **References**

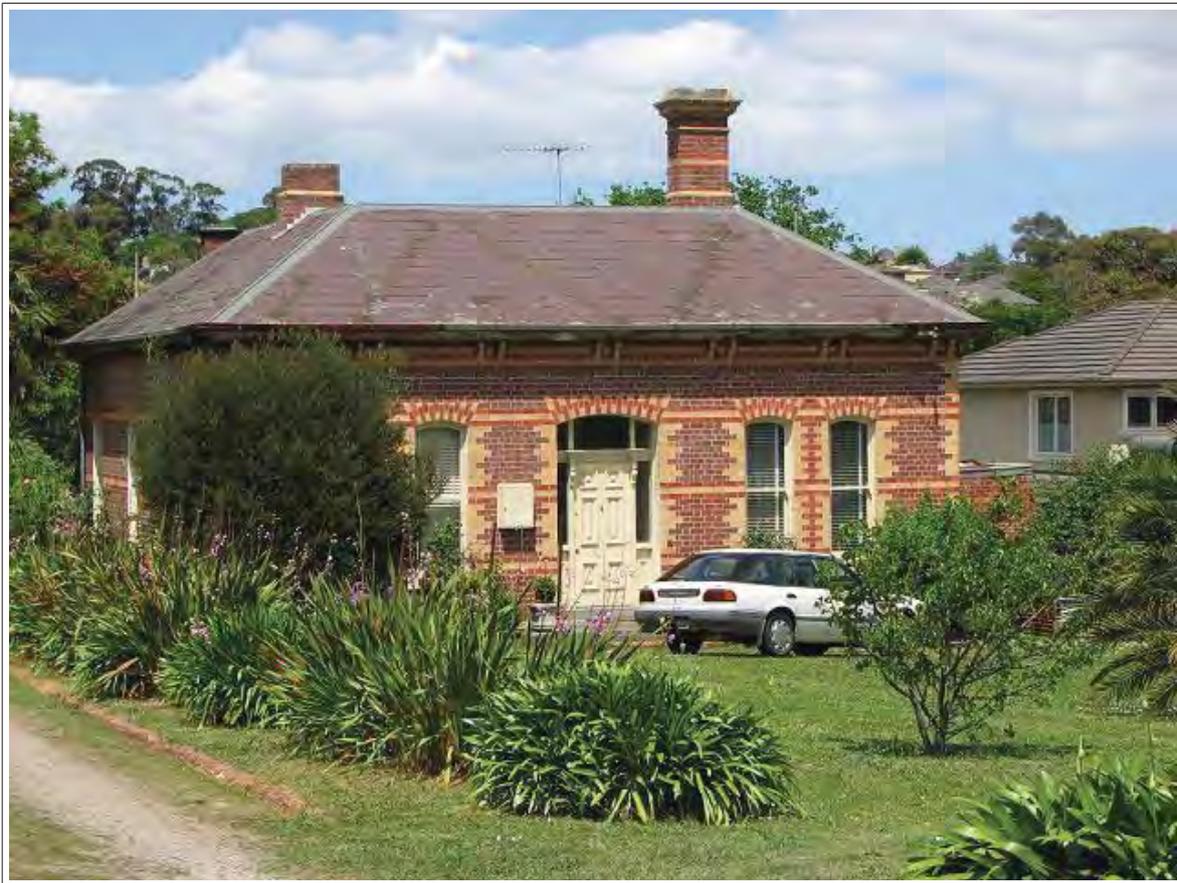
"History going under the hammer", *Herald*, 11 March 1983, p 8.

"House market strengthens", *Age*, 28 March 1983, p 8.

"Century old cottage", newspaper clipping from unidentified source (courtesy Balwyn Historical Society)



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Fankhauser farmhouse (former)		
<b>Address</b>	224 Belmore Road BALWYN	<b>Date/s</b>	1870s/80s
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.5 Migrating and making a home 4.4 Farming (horticulture)	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	-
<b>Intactness</b>	Good (typical rear additions)	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	Building and curtilage to street	<b>Survey date</b>	10/01/12
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## History

This house was erected for George and Louisa Fankhauser, who were members of a German migrant family that pioneered farming and orcharding in Melbourne's eastern suburbs in the second half of the nineteenth century. Migrating from Prussia in 1853, patriarch Johann Fankhauser (1799-1882) and his wife, the former Elizabeth Geisler (1808-1984) settled in a part of Hawthorn that was then known as "German Paddock" due to its high migrant population. George Fankhauser (1837-1897), the eldest son of Johann and Elizabeth's four children, married fellow *émigré* Louisa Neumann (1840-1916) in 1860, and the couple moved eastwards to Elgar's Special Survey, where their first child, George Frederick, was born on 12 June 1861. A month earlier, Fankhauser had requested an extension of time to 'clear stumps and trees in Ewart's Road' (ie Belmore Road), where he had taken up land of Portion 18. According to rate records, a house (of unspecified size and construction) had been erected there by 1862. It is unlikely, however, that this refers to the present house, which would appear, on stylistic grounds, to date from the 1870s or '80s.

The Fankhausers' property was subsequently recorded in rate books as a house on 11 acres (1875) and a house on 22 acres (1887), albeit without providing any further descriptive detail. It was not until after George's death in 1897 that the property was described more definitely (in an inventory of assets in his probate papers) as "twenty three acres and eleven perches or thereabouts ... on which is erected a brick and weatherboard house, 6 rooms, pantry, scullery and dairy, WB, also WB stables, barn, cow sheds, pigsties". It was also noted that ten acres of the land was devoted to an orchard that was then 25 years old (ie, established c.1872). The relatively modest size of the house belied the size of the Fankhauser family, which comprised eight sons and four daughters, born between 1861 and 1884.

Under the terms of George's will, ownership of the house passed to his eldest son, George Frederick, although his widow was permitted to reside there for the rest of her life. As it turned out, Louise Fankhauser stayed there for only a few more years before returning to Hawthorn, where she lived with another son, Walter, until her own death in 1916. Four years later, ownership of the 23-acre property on Belmore Road transferred to George Frederick Fankhauser, who wasted little time in subdividing it. The following year, it was carved up to create 30 allotments with frontages to Belmore Road, Raynes Street, Flora Street and Bruce Street. Most were standard rectangular blocks for residential development, although a few larger ones were also provided. The brick farmhouse was retained on Lot 5, which was just over one acre in area and fronted Belmore Road. To the south, it abutted another one-acre block, Lot 19, extending back to Rayner Street. In 1927, these two lots were consolidated under a single title (along with the adjacent but smaller Lot 18) to create a single holding of just over three acres. Ownership of the property was jointly vested in Victor and Catherine van Lavick, farmers of Doncaster Road, and one Annie Sharp of Belmore Road, who was evidently the occupant of the house. The latter is confirmed by electoral rolls of the early 1930s, which identify Annie Sharp as a resident of "Belmore Road East", along with presumed family members Harry Sharp (a carpenter), Robert Sharp (a labourer) and Ivy Phoebe Sharp (home duties). In 1946, the consolidated Lots 5, 18 and 19 were subdivided for closer settlement, creating three much smaller allotments along Belmore Road, another three on Raynes Street, and six more fronting a new *cul-de-sac*, Collins Court. The farmhouse was retained on Lot 12, fronting Collins Court, although the adjacent Lot 1, to the north, remained vacant thereafter, preserving the property's original Belmore Road frontage to the present day.

## Description and Integrity

The former farmhouse consists primarily of a single-storey double-fronted Victorian bichromatic brick villa with a slate-clad hipped roof, to which some twentieth century brick additions have been made to the rear (south) side. External walls to the front and sides of the house are of tuckpointed dark brown brick, laid in English bond, with stringcourses, quoining, voussoirs in contrasting cream and red brick. The Belmore Road frontage retains the characteristic Victorian symmetrical facade, with a central doorway flanked by two pairs of tall rectangular windows; there are several bays of matching windows to the two side (east and west) elevations. All of these openings have segmental arched heads; the windows contain timber-framed double-hung sashes, while the front entrance contains an ornate timber door-case with fanlight, sidelights and six-panel door with prominent bolection mouldings and fielded panels. The slate-clad roof (which includes some contrasting darker slates to create a chevron pattern) has narrow eaves, supported on paired brackets, and is penetrated by two pairs of brick chimneys. Only one of two front chimneys (to the west side) retains its original form with bichromatic brick plinth, banding and moulded coping; the other (to the east side) has been partially demolished to form a stub. The two rear chimneys have also been altered by the removal of their moulded coping.



The rear additions (visible from the property's Collins Court frontage) comprise a small projecting wing of clinker brick construction, which has a low hipped roof (also clad in slate) and tripartite bays of timber-framed windows with brick sills. There is also an flat-roofed red brick garage with a narrow vehicle doorway facing Collins Court. On this side, the property boundary is marked by a low red brick wall and a timber paling fence.

The house is set well back from the property's Belmore Road frontage, and its landscaped setting includes a mature pepper tree (*Schinus molle*).

### Historical Context

Although the present house itself evidently dates from the 1870s or '80s, it was erected by a pioneer family that had originally settled in Balwyn back in 1860. As such, the house should be seen in the context of the earliest phase of post-contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty.

### Comparative analysis

The former Fankhauser farmhouse is one of several residences in the study area that provide evidence of the district's nineteenth century origins as an agricultural community. While most are associated with important pioneering families on par with the Fankhausers, individual examples tend to survive with varying degrees of physical intactness and potential for clear interpretation. John Towt, who is recorded in the area as early as 1858, occupied Portions 6B, 7B and 18A and erected a brick house on the north side of Belmore Road. The property was subdivided soon after Towt's death in 1900, leaving the house on a 28-acre block fronting what is now Greythorn Road. Following further subdivision, it now occupies a site addressed as 47-51 Kenny Street that, while relatively small, is still large enough to evoke some of its former pastoral setting. Unfortunately, the house itself was either substantially remodelled or entirely rebuilt at some point in the early twentieth century, and, with its heavy rendered porch, now barely resembles a Victorian brick farmhouse.

Still with a comparably generous curtilage, and somewhat more externally intact, is the former residence of the Nott family. Following the familiar pattern, this house originally occupied land between Belmore and Gordon Streets, with its principal frontage to the latter. After twentieth century subdivision, it is now addressed as 14-16 Sevenoaks Street. While the large red brick and slate-roofed dwelling has much in common with the surviving Fankhauser farmhouse, its original facade faces south (ie away from the street), and a new principal facade, with square bay windows and a central doorway with gabled porch, has been created to what was formerly a side wall, facing Sevenoaks Street.

While a number of other farmhouses exist, these tend to occupy more significantly reduced curtilages, rendering them even more difficult to interpret. A sprawling single-storey weatherboard residence, built by the Tedstone family, originally fronted Whitehorse Road (west of Balwyn Road) but now stands on a large but tight block in a cul-de-sac, Tedstone Crescent. While the grounds retain some remnant mature trees, the house itself appears to have been re-roofed and its walls re-clad in relatively recent times, diminishing the patina of age.

### Assessment against Criteria

The former farmhouse is associated with early agricultural activity in the study area (Criterion A)

The building is one of the more intact and readily interpretable of few surviving pre-Boom era residences (Criterion B)

The building retains associations with the Fankhausers, a German *emigre* family that were significant pioneers of agricultural activity (and specifically orchard) in Melbourne's eastern suburb (Criterion H)

### Grading and Recommendations

The farmhouse at 224 Belmore Road, Balwyn, is an individually significant heritage place in the City of Boroondara.



## Statement of Significance

### *What is significant?*

The house at 224 Belmore Road, Balwyn, is a single-storey double-fronted bichromatic brick Victorian villa with a hipped roof and symmetrical facade incorporating central doorway with ornate timber door-case, and narrow pairs of flanking segmental-arched windows with timber-framed double-hung sashes. The house, believed to date from the 1870s or '80s, was erected by the Fankhausers, a German *emigre* family who, after living in Hawthorn, settled in Balwyn in 1860 and became noteworthy pioneers of agriculture and, specifically, orcharding.

### *How is it significant?*

The house is of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the house is significant for its ability to demonstrate early agricultural occupation of the study area in the second half of the nineteenth century. While the present building dates from the 1870s or '80s, it occupies the remnants of a large holding of land that had been originally settled by the Fankhausers back in 1860. Although a number of remnant mid-Victorian farmhouses still survive in the study area, most of have altered (in at a few cases, almost beyond recognition) and/or now occupy greatly reduced sites that render them difficult to interpret. The former Fankhauser farmhouse stands out as one that is significantly intact, still retains an extremely generous curtilage, and, furthermore, uniquely presents its principal frontage to the original road on which it was built – Belmore Road. As such, it has a physical presence, historical continuation and potential for interpretation that all other surviving examples lack.

Historically, the house is significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. Originally from Germany, the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were amongst the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming across Melbourne's entire eastern suburbs.

Aesthetically, the house is significant as a representative and substantially intact example of late Victorian residential architecture. Although representing an entirely typical architectural type (ie the symmetrical double-fronted villa), it is noteworthy for its lively bichromatic brickwork, comprising tuckpointed brown brick walls with stringcourses, quoining and arch voussoirs highlighted in contrasting cream and red brick. Set well back from the street on a very large and open allotment, the house is an entirely unexpected and eye-catching element along a busy major thoroughfare otherwise dominated by twentieth century development.

## Identified by

Built Heritage Pty Ltd

## References

Lodged Plan No 16,987, dated 26 August 1946.

Gwen McWilliam, *A Balwyn Survey*, pp 80-81.



<b>IDENTIFER</b> PALACE BALWYN CINEMA	
<b>Other/s</b> Balwyn Theatre; Balwyn Classic Theatre; Cinema International; Palace Cinema	
<b>Address</b> 231 Whitehorse Road BALWYN	<b>Date/s</b> 1927-30 1968, 1993-94 (major alterations)
<b>Designer/s</b> "Mr G Apted" (Frank Aswel Apted?) Bernard Sutton (1940s alterations) R G Monsborough (1960s alterations)	<b>Builder/s</b> W McDonald
<b>Theme/s</b> 5.6.5 Creating Picture Palaces	<b>Heritage Group</b> Recreation and Entertainment
	<b>Heritage Category</b> Cinema
	<b>Heritage status</b> -
<b>Intactness</b> Good (major changes to cinema interior)	<b>Significance</b> Local
<b>Condition</b> Good	<b>Recommendation</b> Include in HO as individual place



<b>Extent</b> To title boundaries	<b>Survey date</b> 06/12/13
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## History

The Balwyn Theatre, as it was originally known, was designed c.1927, constructed in 1928-29, and officially opened in 1930. The provision of a picture theatre in the suburb was first mooted a few years earlier when, in 1923, S L Taylor proposed to build one on Balwyn Road, opposite the State School. As this site was in a residential area, the project was not approved by council. The following year, however, a local newspaper reported that “Balwyn is to have a picture theatre shortly... a private residence fronting Whitehorse Road, in a central position, has been purchased, and a picture theatre is to be erected there”. The project was delayed by further difficulties with rezoning. After three refusals, the proprietors proceeded with construction regardless and, in late 1927, it was moved at a council meeting that “the proprietors of the Balwyn Picture Theatre be notified that they are infringing council's by-law by proceeding with the foundations of a picture theatre within a residential area”. It was not until May 1928 that the City of Camberwell finally rezoned the land along Whitehorse Road, subdividing it into blocks for commercial development. Construction of the theatre – to a slightly amended design – duly resumed and, towards the end of 1929, it was reported that “good progress is being made with the erection of the building”. It was further noted that the design had been revised to incorporate equipment for screening stereoscopic films (an early form of 3D films), which had then only recently been introduced.

The theatre was a project of entrepreneurs W E & W H Edmonds, who pioneered moving pictures in Australia in 1910, when their “Edmond Brothers Biograph” toured the eastern states. They subsequently opened several picture theatres in Melbourne, including a notably early one at Abbotsford (1911) and two others, the Star (1922) and the Gowerville (1926), both in Preston, before setting their sights on the eastern suburbs. According to an article in *Kino*, the architect of their new Balwyn building was “Mr G Apted”. Research has failed, however, to confirm this in any primary source. It might refer to architect Frank Aswell Apted (1870-1943), who practised in Geelong and Bendigo before 1904, when he became a Methodist minister. Despite this radical change of vocation, Apted often acted as honorary architect to the congregations he served – designing, for example, a manse at Maryborough (1912) and a parish hall at Greensborough (1930). Apted registered as an architect in Victoria when it became compulsory in 1923, and maintained his registration until his death. At the time that the Balwyn Theatre was mooted in the late 1920s, he lived in Malvern East.

The new Balwyn Theatre was officially opened on 4 January 1930 with a screening of *Innocents of Paris*, a talkie musical starring Maurice Chevalier. As was succinctly noted by a local newspaper, “the new picture theatre opened in Balwyn on Saturday night. There was a crowded house”. At that time, it had a capacity of 1,478 seats (comprising 852 in the stalls and 626 in the dress circle) and, according to one eyewitness, extra chairs had to be provided for the patron overflow. The venue proved popular thereafter, with film screenings as well as performances of live music and stage acts. There were a few early niggles, including fire damage in June 1930 (barely six months after opening) and again in March 1933. That year, the dress circle was altered to increase leg room, and a foot-warming system (comprising cast iron plates mounted on hot water pipes linked to a boiler and pump at the rear) was installed. In 1941, the premises was taken over by another company, Kooyong Theatres Pty Ltd, which engaged architect Bernard Sutton to make various front-of-house improvements, including a new main staircase, toilets, lounge area and offices. The bio-box was altered, and the seating was reconfigured to providing 792 in the stalls and 758 in the dress circle (thus reducing capacity to 1,370). Further changes were made (again to Sutton's design) in 1947, notably a pram parking area under the main stairs. The seating was reconfigured again in 1952 (this time by theatre specialist architects Cowper, Murphy & Appleford), reducing capacity to 591 in the stalls and 564 in the dress circle.

In 1968, the theatre was acquired by the Village chain, and was again upgraded. Carried out by noted theatre architects R G Monsborough & Associates, this work included air-conditioning, further reconfiguration of seating (bringing the total capacity to 827), and a new facade at street level, with segmental arched windows and mosaic tiled surrounds. Re-badged as the Balwyn Cinema International, it was operated by Village until 1986, when it was acquired by AZ Associated Films Ltd. In the early 1990s, when traditional single-screen cinemas began to be superseded by larger suburban multiplex cinemas, it was proposed to similarly convert the Balwyn Theatre. The area occupied by the stalls was subdivided to create two smaller cinemas, designated as Cinemas 2 and 3, while the former dress circle was altered to create Cinema 1, with a capacity of 400. While this adaptation necessitated some quite radical changes to the building (including the raising of the roof, the cutting back of the dress circle and installation of new seating), the original proscenium was retained, as were the pre-war foyers and staircase. The new Palace Cinema, as it became known, re-opened in February and March 1994, and remains in operation to this day.



### Description and Integrity

The former Balwyn Theatre is a large rendered brick building that retains the typical form of a pre-war cinema – that is, a vast gable-roofed shed (containing the cinema proper) that is largely concealed by a flat-roofed front wing (containing foyers and associated front-of-house spaces). The latter presents a symmetrical facade, slightly set back from Whitehorse Road, comprising a central projecting bay and two flanking bays, each defined by tall rusticated piers and curving parapets with moulded capping. The central bay included the words BALWYN THEATRE in rendered lettering, and segmental arched windows with multi-paned sashes (since overpainted), while the flanking bays have rectangular panels with moulded edges and cartouche-like motifs within. In the centre of the facade is a large illuminated blade sign, with the word BALWYN in a light box at the top and the six letters spelling CINEMA in a vertical row of separate light boxes. At ground floor level, the single-storey foyer is built to the boundary line and similar defined with rusticated piers and curving parapets. It has a prominent cantilevered canopy above the footpath, with chasing lights around the edge. The street entrance, as altered in 1968, has a central recessed doorway with multi-paned glazed doors, flanked by segmental-arched windows with modern multi-paned sashes. Walls are clad with green-coloured mosaic tiles, with one window retaining the tiled word PALACE below the sill line.

Typically, the Austin Street (side) elevation of the building is far more utilitarian in its forms and finishes, aside from the Whitehorse Road end, where the a single rendered bay (with matching rusticated piers, curved parapet and moulded panels) returns down the side. The side and rear walls of the cinema proper are otherwise of painted or face brickwork, with some corrugated galvanised steel cladding, and plain gabled parapets with corbelled ends. There is also a steel-framed external fire escape stair.

Although an internal inspection of the building has not been undertaken, it would appear that certain parts of the interior, notably the ground floor foyer and staircase, still retain at least some of their pre-war fabric and finishes.

### Historical Context

Broadly speaking, the construction of the Balwyn Theatre can be seen in the context of the expansion of facilities in the area during the inter-war period, when residential settlement boomed and demand for community facilities increased. More specifically, it can be seen as evidence of the expansion of commercial activity beyond the confines of the original Village of Balwyn (which was concentrated further east along Whitehorse Road, beyond Balwyn Road). This is reflected in the fact that the land on which the theatre was built (and the surrounding land) was re-zoned from residential to commercial in 1928, thus encouraging the construction of new shops that survive to the east of the theatre.

### Comparative analysis

As recorded in the *City of Boroondara Thematic Environmental History*, the first purpose-built picture theatres in the region date back to the 1910s, with examples opening at Maling Road, Canterbury (1913), Burke Road, Camberwell (1914) and Glenferrie Road, Hawthorn (1916), belatedly followed by one at High Street, Kew (1921). All of these, however, have since disappeared, save for the example in Canterbury, which now stands as the oldest surviving picture theatre in the City of Boroondara. Mooted in the mid-1920s but not opened until 1930, the Balwyn Theatre was not only the first new cinema to be erected in the region for some years but was also the first to be erected specifically for the screening of sound films (“talkies”), as opposed to silent films. In this regard, it ushered in the new era of modern “picture palaces” in what is now the City of Boroondara. However, as the theatre was completed on the cusp of the Great Depression, quite a few years passed before this new era came to fruition. It would not take place until the later 1930s and early 1940s, when a spate of new modern theatres spread across what is not the City of Boroondara: the Vogue Theatre in Hawthorn (1936), the Regal Theatre in Hartwell (1937), the Surrey Theatre in Surrey Hills (1939), the Palace Theatre in Glenferrie (1939), the New Glen Theatre in Glenferrie (1939), the New Maling Theatre in Canterbury (1941), the Rivoli in Hawthorn East (1941) and the Time Theatre in Balwyn (1941).

### Assessment against Criteria

The Balwyn Theatre is rare as one of only two early surviving cinemas in the City of Boroondara that predate the “picture palace” boom of the later 1930s and early 1940s (*Criterion B*)



### Grading and Recommendations

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a large inter-war building comprising a gable-roofed painted brick shed-like form with a flat-roofed rendered brick front wing to the street, with a symmetrical and tripartite facade of rusticated piers and curved parapets. A project of theatrical entrepreneurs W E & W H Edmonds, the building was designed by an architect named Apted (possibly architect-turned-clergyman, F A Apted) and erected by W Robinson. Although the project commenced c.1927, construction was delayed by re-zoning issues, and the theatre was not opened until early 1930. It has subsequently undergone a number of changes of ownership and alteration, over the years, most notably in the early 1990s, when it was converted from a single-screen cinema into a three-cinema multiplex.

#### *How is it significant?*

The Balwyn Theatre is of historical, architectural and aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the theatre is significant as one of the earliest purpose-built picture theatres to survive in the municipality. It is predated only by the former Canterbury Theatre in Maling Road, which, dating back to 1913, is itself the sole survivor of a number of early (pre-1920) cinemas erected in what is now the City of Boroondara. Mooted in the mid-1920s and constructed between 1927 and 1929, the Balwyn Theatre was the first picture theatre in the City of Boroondara to be purpose-built for sound films ("talkies") as opposed to silent films. As such, it anticipated the notable boom of modern "picture palaces" that took place towards the end of the 1930s, when at least eight new cinemas were opened in what is now the City of Boroondara. The Balwyn Theatre thus stands out as a notable progenitor of this phase in the history of popular entertainment in the City of Boroondara.

Architecturally and aesthetically, the house is significant as a fine example of an inter-war picture theatre in a classically-derived style that characterised this type of architecture in the 1920s, prior to the emergence of the Art Deco style that subsequently dominated cinema design in Melbourne in the 1930s. With its elegant and symmetrical rendered facade incorporating tripartite bays defined by rusticated piers, curved capped parapets and moulded panels, the Balwyn Theatre represents a striking contrast to the slicker architectural styles of such later examples such as the Rivoli Theatre in Hawthorn East (1941). With its massive bulk, prominent double-storey facade and signage, it remains a prominent and eye-catching element in this low-rise commercial and residential streetscape.

### Identified by

Built Heritage Pty Ltd

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Alan Windley and Fred Page, "Balwyn Theatre, Victoria", *Kino*, No 49 (September 1994), pp 4-5.

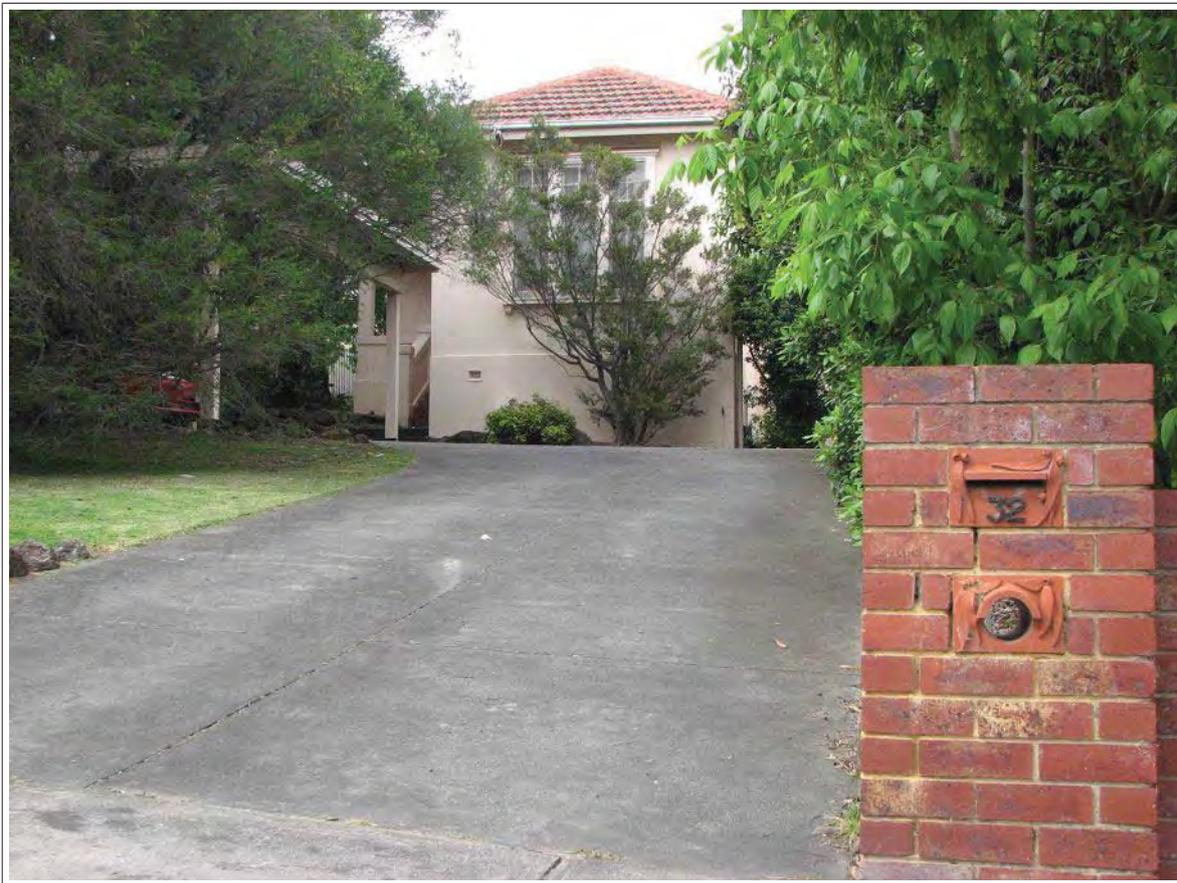
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<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Gate lodge ( <i>Idylwyde</i> )		
<b>Address</b>	32 Winmalee Road BALWYN	<b>Date/s</b>	1935 (circa)
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This house was erected c.1935 as the gate lodge for *Idylwylde*, the mansion estate of drapery magnate Oliver Gilpin, which formerly occupied 21 acres between Winmalee Road and Yarrbat Avenue. It was back in 1928 when Gilpin first purchased land in Balwyn North that was formerly owned by the Rae family and had been subdivided in the 1880s as part of the *Cantebury Park* estate. The allotments were large – each between one and four acres – and Gilpin hoped to acquire seven or eight of them at what was not only the highest point of the subdivision, but one of the highest points in the entire metropolitan area. Having spent £30,000 just on the land, Gilpin made few improvements over the next few years, apart from erecting a fence and plating a row of cypress trees. Construction of his new house began in 1930. A huge two-storey residence of Mount Gambier limestone construction, it was reportedly designed with foundations so robust that they could accommodate a further eight storeys. As construction continued, the grounds were extensively landscaped with the provision of a large ornamental lake, sunken gardens, rockery, two acres of orchards, a trout hatchery and a private zoo. Amongst the numerous outbuildings were an indoor swimming pool, a massive conservatory, more than thirty aviaries, an eight-car garage and a power station with roof-mounted windmill. Most of these structures were clustered around the main house at the southern (Yarrbat Avenue) boundary of the property. A long curving driveway led northwards to the main entrance on Winmalee Road, marked by a prominent gateway with rendered piers and wrought iron gates. To the immediate right was the small hip-roofed brick dwelling that served as the gate lodge, which is known to have been completed by 1935.

The first occupant of the gate lodge was Percy Graham, who served in the capacity of caretaker or property overseer while construction was still in progress. Born in Euroa, Graham had previously worked in the branch of Gilpin's drapery store in that town; at the time that he moved into the new gate lodge at *Idylwylde*, Graham's wife and four children were also employed by Gilpin, in the firm's city warehouse. One of Graham's sons, Jim, slept in the main house for several months during 1936 at the insistence of Gilpin himself, who was to embark upon an extended overseas trip and expressed concern that his still-incomplete mansion – barely visible from the gate lodge – should not be left unattended in his absence. However, on Gilpin's return, he and Percy Graham fell out over a matter involving birds on the property, and the family subsequently moved out of the gate lodge. The position of caretaker or overseer was later filled by a Mr Robertson who, presumably, took over occupation of the gate lodge.

The development of Gilpin's estate slowed down during the wartime years due to restricted availability of labour and materials. At the time of Gilpin's death in 1942, the mansion was still not quite finished; notwithstanding twelve years in construction, the property's owner had never actually lived there permanently. After a brief period during which the property served as an Officer's Training School, the contents of the house were auctioned over a period of five months in 1943, and the property itself offered for sale in February 1945. A long advertisement in the *Argus* specifically mentioned the "entrance lodge of four rooms" amongst the numerous outbuildings on the 21-acre site.<sup>1</sup> The property was acquired by a Roman Catholic religious order, the Missionary Sisters of the Most Sacred Heart of Jesus, which occupied it for several decades. During that time, they made a few changes to the mansion and its grounds, including additions to an unspecified outbuilding (1955), a new dormitory block (1960) and a garage/storeroom (1960). A site plan, undated but apparently late 1950s, reveals that that the property then consisted of the main house with the new dormitory block behind, the lake with tennis court, pump room and two smaller outbuildings nearby, and the gate house (labelled as "Lodge") fronting Winmalee Road, with a smaller outbuilding (garage?) behind.

In March 1980, the City of Camberwell issued a demolition permit for the removal of most of the outbuildings in anticipation of subdivision. Not surprisingly, the land fronting Winmalee Road was the first to thus developed. In 1981, it was carved into eleven residential allotments, with a "reserve for public resort and recreation" provided between Lots 10 and 11. The former gate lodge, located in the far north-western corner of the former Gilpin property, was retained on Lot 1, which became 32 Winmalee Road. A large gap between Lots 8 and 9 provided remnant street frontage to a huge four-hectare block to the rear, which, over the next few years, was subdivided to create Liboria Street, Linckens Crescent and Delfi Court. By the mid-1980s, the original *Idylwylde* occupied a generous (but still relatively small) allotment fronting Yarrbat Avenue.

<sup>1</sup> "Sales by auction", *Argus*, 3 February 1945, p16



### Description and Integrity

Set well back from the street, the house at 32 Winmalee Road is a single-storey triple-fronted inter-war house of rendered brick construction with a steep hipped roof clad in unglazed Marseilles pattern terracotta tiles and narrow eaves. Its symmetrical street frontage consists of a projecting central bay flanked by narrower receding bays. The projecting portion contained a large tripartite window bay with rendered surround, bracketed sill, moulded lintel and three tall timber-framed sashes with multi-paned highlights. The recessed portion to the left (east) side incorporates a small covered porch with a flight of concrete steps, both enclosed by solid balustrade walls between capped piers.

When compared to the original *Idylwyld*, which now survives at Yarrbat Avenue, the former gate lodge has a number of features in common. Both have steep hipped roofs clad in unglazed terracotta tiles, and pale-coloured rendered walls. The use of capped piers, plain stringcourses, solid balustrade walls and rendered window surrounds with bracketed sills and multi-paned sashes, is also consistent in both buildings. The exterior of the gate lodge, however, is rather less embellished than exterior of the main house, which is enlivened by recessed panels, *in antis* classical columns, winged cartouches and other moulded ornamentation.

From the exterior, the gate lodge appears to be in a substantially intact state, with no significant alterations to the facade. A freestanding carport, to the left (east) side of the facade, is relatively discreet in its scale, form and detailing and does not unduly detract from the original building.

### Historical Context

Although it dwarfed the surrounding properties in terms of both house size and extent of curtilage, *Idylwyld* was otherwise indicative of a recurring pattern of settlement in this part of Balwyn: namely, the establishment of large and prestigious residences by wealthy Melburnians. This trend dated back to the mid-1880s, when Robert A V Rae erected a two-storey mansion, *Hilderne*, fronting Yarrbat Avenue. It burgeoned during the early twentieth century, when leading architectural firms such as Clegg & Morrow, Haddon & Henderson and others were commissioned to design grand bungalow-style residences along the eastern ends of Yarrbat Avenue and Winmalee Road. The MMBW plan of the area, dated 1931, shows many large houses on generous allotments, fronting both these thoroughfares as well the connecting north-south streets (Narrak Road, Beckett Street). The pattern continued into the later 1930s (when *Idylwyld* was built) and has persisted into the post-war era, with grand residences still being built on large allotments in what has long been acknowledged Balwyn's most prestigious and desirable residential precinct.

### Comparative analysis

Although *Idylwyld* itself can be broadly compared with other grand residences erected in this part of Bawyn during the inter-war period, none of the other examples are truly comparable to the sheer scale and extant of Gilpin's estate. Several of these large houses, such as 48 Narrak Road, 127 Winmalee Road and 129 Yarrbat Avenue, still occupy very large allotments – notwithstanding some subdivision – but none of them ever had a gate lodge. This is not surprising given that the provision of gate lodge on a mansion estate represents an overwhelmingly nineteenth century affectation. As an example of an inter-war gate lodge to a private residence, the dwelling at 32 Winmalee Road is unique in the study area, and is likely to be highly unusual in a metropolitan context. If the typology of the gate lodge is considered more broadly, a number of comparators can be identified elsewhere in the City of Boroondara. These include the gate lodge at Scotch College in Hawthorn, which also dates from the 1930s, and several late nineteenth century counterparts, including those at Boroondara Cemetery and the former Kew Lunatic Asylum, and others associated with mansions such as *Invergowrie* in Hawthorn. The last of these has one pertinent similarity to the former *Idylwyld* gate lodge. Located at 8 Coppin Grove, the former *Invergowrie* gate lodge has been separated from its original context by later subdivision; it is neither visually nor physically connected with the main house, which survives on a large site at nearby No 21.

### Assessment against Criteria

The former gate lodge provides evidence of the formerly vast extent of the *Idylwyld* property (*Criterion C*)

The former gate lodge is not only the sole surviving outbuilding from the original *Idylwyld* estate, but also the only example of a gate lodge in the study area, and one of few known to survive in the City of Boroondara (*Criterion B*)



### Grading and Recommendations

The house at 32 Winmalee Road, Balwyn, is a significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The building at 32 Winmalee Road, Balwyn, is a single-storey inter-war rendered brick house with hipped tile-clad roof and a symmetrical triple-fronted facade incorporating a tripartite multi-paned window bay and entry porch. Dating from the mid-1930s, the dwelling was erected as the gate lodge to *Idylwylde*, the large mansion estate of drapery magnate Oliver Gilpin, who spent over a decade building the house and developing its grounds but died in 1942 before work was completed. Later occupied by a religious order, the property was subdivided in the early 1980s. The mansion was retained on a large lot fronting Yarrbat Avenue and the former gate lodge on a standard block fronting Winmalee Road – separated by a sprawling new residential estate.

#### *How is it significant?*

The former gate house is of historical and architectural significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the former gate house is significant for associations with *Idylwylde*, the erstwhile mansion estate of drapery magnate Oliver Gilpin, which was by far the largest, grandest, most expensive and most celebrated twentieth century residence ever built in the study area (and arguably in the entire municipality). Originally covering 21 acres between Winmalee Road and Yarrbat Avenue, Gilpin's estate included not only the massive residence but also extensive numerous outbuildings (including an indoor swimming pool, power station and several dozen aviaries) in a landscaped setting (incorporating a lake, orchards and private zoo). When the property was slated for subdivision in the early 1980s, the lake was infilled and most of the grounds cleared. The former gate lodge, retained as a private dwelling on a small block Winmalee Road, is the only surviving outbuilding. It not only provides evidence of the originally vast extent of the property, but also the location of its original driveway entrance on the Winmalee Road frontage.

Architecturally, the house is significant as a late example of a dwelling that was purpose-built as a gate lodge for a private residential estate. As a typology, such dwellings are most commonly found in the context of large nineteenth century mansions (as well as some institutional properties, such as mental hospitals, cemeteries and private schools). There are considerably rarer in the twentieth century, and even more so in the late inter-war period. This example, which is unique in the study area as a gate lodge from any era, is likely to be rare in a broader municipal or even metropolitan context, as notably late example from the 1930s.

### Identified by

Built Heritage Pty Ltd

### References

Muriel Perry, *Just a Pocket for the Money: The Story of Oliver Gilpin and his Stores* (1995).



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Henke House (former)		
<b>Address</b>	38 Monash Avenue BALWYN	<b>Date/s</b>	1940
<b>Designer/s</b>	H C Henke	<b>Builder/s</b>	A T Ashford
<b>Theme/s</b>	6.3.3 Creating middle class suburbs	<b>Heritage Group</b>	Residential Building (Private)
	6.7.2 Making homes for the middle classes	<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was erected in 1940 for metallurgist-turned-engineer Herbert Henke and his wife Joy. Born in Minyip in north-western Victoria, Herbert Conrad Henke (1918-2003) was the youngest of nine children of German emigrants Carl Friedrich and Carolina Wilhelmina Henke, who had travelled overland from Hahndorf in South Australia and established a farm at Boolite, near Warracknabeal. Completing a Diploma of Metallurgy at the Stawell School of Mines, Herbert had moved to Melbourne by January 1940, when he got engaged to Miss Joyce (Joy) Tayler of East Malvern (*Age*, 27/01/1940:21). Intending to provide a new house for himself and his future wife, Henke acquired a block of land in Monash Street, Balwyn. On 20 May 1940, he was granted a building permit to erect what was described as a "five room brick veneer and timber dwelling", valued at £945. Although no architect's name is mentioned in the council documentation, it can be assumed (based on the testimony of Henke's son Glenn) that Henke almost certainly designed the house himself. At the time of its proposed construction, he was employed as a draftsman with an engineering company that was involved in the manufacture of munitions. As this contributed directly towards the war effort, Henke's profession was officially declared as a Reserved Occupation, thereby exempting him from military service. After the war, he continued to work as a draftsman until at least 1949. He subsequently took a position as a design engineer with Major Furnace & Combustion Engineers Pty Ltd, a well-established South Melbourne company that relocated to new premises in Moorabbin in 1952.

While it has been suggested that the new house in Monash Avenue was designed in a German chalet style to pay homage to its owner's European heritage, this is disputed by Glenn Henke, who points out that his Australian-born father was not overly interested in his Germanic ancestry and, in any case, would not have wished to have called attention to it so publicly in 1940, when Australia was at war with Germany. Conversely, Glenn Henke recalls his father telling him that he wanted a house in the popular Tudor Revival mode and so engaged the services of a local builder who was highly regarded for building houses in that particular style. Building permit records identify the builder of Henke's house only as "A Ashford"; electoral rolls confirm this to have been Arthur Thomas Ashford (1910-1992), who lived in nearby Metung Street and was a carpenter by trade. While Ashford may well have been a prolific and well-respected builder in Balwyn at that time, little further information about his work has yet been found. He almost certainly erected his own house at 31 Metung Street (c.1937; since demolished) and is known to have built at least one other in the same street (address unconfirmed) for a gentleman with the surname Cray (*Building & Construction*, 14/03/1939). By the early '50s, Ashford was advertising himself as a supplier of timber houses and pre-cut housing frames, under the auspices of A T Ashford & Company (*Age*, 13/08/1952:13).

Council documentation shows that construction of Henke's house was virtually if not actually completed by October 1940, when the Building Surveyor undertook a final inspection. Although the family remained living there for a decade, Joy Henke pined after a more bucolic lifestyle on a larger bush block. The couple acquired a 4½ acre property in Warrandyte where Henke began to erect a new house, again to his own design. Drawing on his talents for engineering and invention, coupled with a keen awareness of popular trends in modern residential architecture, he completed a large flat-roofed brick house with Warrandyte stone facing, full-height windows and expansive stone-paved terraces. Completed in 1950, it appeared on the front cover of the *Australian Home Beautiful* in June 1959. Henke went on to design a holiday house for the family at Rye, which was even more ingeniously realised with a bold parabolic roof made up of laminated timber arches and hardboard. This, too, was subsequently published in the *Australian Home Beautiful*.

## Description

Set well back from the street on a densely landscaped block, the house at 38 Monash Street is a single-storey brick dwelling in the Tudor Revival style that was popular in the late 1930s. Of dark-coloured clinker brick construction, the house has a steep tile-clad hipped roof that incorporates a tall brick chimney and an off-centre projecting bay with half-timbered gable end and a metal weathervane at the apex. This projecting bay also incorporates the entry porch, which has an archway edged in glazed Roman brick and a black-painted metal balustrade with a quatrefoil motif. The house thus presents an asymmetrical façade to the street.

## Integrity

The exterior of the house appears to be substantially intact.



## Historical Context

This part of Balwyn, loosely defined by Belmore Road, Whitehorse Road and Balwyn Road, attracted relatively little settlement in the late Victorian and Edwardian eras; even though a number of new residential subdivisions were laid out during that time, the area remained sparsely developed into the early 1920s. However, a subsequent phase of suburban infill saw the area gradually fill out from the later 1920s, hitting its peak during the 1930s. Monash Avenue was one of several new streets in that area (together with Elliot Avenue) that were formalised by the City of Camberwell in the early 1930s as part of an ambitious road-building scheme to promote residential settlement in various hitherto underdeveloped parts of the municipality, including Glen Iris and Balwyn North.

## Comparative Analysis

Some particularly fine examples of houses in the inter-war Tudor Revival style can be found in Balwyn North, including *Vedere* at 44 Panoramic Road (c.1946) and numerous others within the *Riverside Estate* (HO231), typified by those at 6 Kyora Parade, 11 Walbundry Avenue and 7 Inverness Way. However, notable counterparts are less common in the part of Balwyn between Whitehorse Road and Belmore Road. Although this area was once strongly defined by streetscapes of inter-war dwellings (perhaps less apparent now, due to recent demolition and redevelopment), the mature Tudor Revival idiom is not well represented therein. Its most common manifestation is in a simplified version, where the distinctive stylistic vocabulary is reduced to a tokenistic use of clinker brick, corbelled eaves and the occasional four-centred arch to a front porch. This "Builder's Tudor" is typified by clinker brick examples at 39 Elliott Avenue, 29 Metung Street, 6 Austin Street and 6 Cremorne Street, and less common rendered versions at 30 Percy Street and 155 Gordon Street. Only rarely do Tudor Revival houses rise above this norm, as with the clinker brick house at 22 Austin Street that includes more unusual mediaevalised motifs such as bell-cast eaves and a canted oriel window. Even that example, however, is less striking than Herbert Henke's former home at 38 Monash Avenue, which, with its decorative half-timbering and ornate metal work including weathervane and quatrefoil railings, stands out as a particularly fine example of the idiom.

## Grading and recommendation

The house at 38 Monash Avenue, Balwyn, is an individually significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

Dating from 1940, the house at 38 Monash Avenue, Balwyn, was designed by engineer/metallurgist and amateur architect Hebert Henke for himself, and was erected by Arthur Ashford, a local builder who was well known for erecting houses in the fashionable Tudor Revival style. Henke's house closely adhered to that idiom: a single-storey double-fronted clinker brick dwelling with steeply pitched tile-clad roof, half-timbered gable and front porch with arched opening and metal railings.

The significant fabric is defined as the entire exterior of the house.

### *How is it significant?*

The former Henke House at 38 Monash Avenue, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The house at 38 Monash Avenue is significant as a modestly-scaled yet unusually striking example of residential architecture in the Tudor Revival style of the late 1930s. Designed by a talented non-architect owner and erected by a leading local builder known for that idiom, the house combines the basic stylistic vocabulary of clinker brick construction, arched porch, corbelled eaves and steeply-pitched roof with more sophisticated elements that include an ornate half-timbered gable end, weathervane and metal porch railings with a quatrefoil motif (*Criterion E*).

**Identified By**

Built Heritage Pty Ltd.

**References**

City of Camberwell Building Permit No 13,081, dated 20 May 1940. Held by City of Boroondara.

*Australian Home Beautiful*, Jun 1959, pp 31-35, and Nov 1961, pp 10-11, 13.

Telephone interview with Glenn Henke, April 2016.

DRAFT



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Stuart House (former)		
<b>Address</b>	48 Narrak Road BALWYN	<b>Date/s</b>	1926 1937; 1963 (later alterations)
<b>Designer/s</b>	Unknown (original house) Rosenfeldt, Gheradin & Ass (1963 alterations)	<b>Builder/s</b>	Unknown (original house) H Shillico? (1937 alterations)
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was erected in 1926 for leading Melbourne wool-broker R A Stuart and his family. The son of German-born brickmaker Ferdinand Schubert and his Australian wife Elizabeth Pelzer, Rolf Allen Stuart (1894-1958) was born in Adelaide as Rolf Alvin Schubert. He began his career in the wool trade in South Australia before gaining further experience in England. On returning in 1914, he settled in Melbourne to take up a position as wool appraiser to the Government Wool Scheme. He anglicised his name in October 1916, presumably due to anti-German sentiment that ran rife during the First World War. Following another stint in England, he returned to Melbourne in 1921 to become a partner with Townsend, Rhodes-Smith & Company. The next year, he bought out his partners and re-badged the firm as Ralph A Stuart & Company, based at 445 Collins Street. At that time, Stuart was unmarried and living alone in Caulfield. He acquired the site for the present house, on the south-east corner of Winmalee and Narrak Roads, in September 1923.

Around 1925, Stuart married Irish-born Aileen Anna Scott Dunwoody (1896-1968). The couple initially took up residence in a flat on Malvern Road, Armadale, while planning to build a grand new house for themselves on the land that Stuart had purchased at Balwyn. As noted by Graham Butler in the *Camberwell Conservation Study* (1991), construction commenced in 1926, although the Stuarts did not take up residence there until early 1928. By then, Ralph and his wife Aileen already had one child: daughter Shirley Margaret, who was born in 1926. Two sons followed: Forster Gordon Stuart (1930-2006) and Rolf Barry Stuart (1932-2009). In 1937, Stuart engaged a builder whose name is recorded as "H Shillico" (possibly Henry Shillito, a carpenter from Armadale who lived not far from Stuart's former residence in Malvern Road) to undertake minor alterations and additions worth £290.

By the early 1950s, residents of the Balwyn house included not only Ralph and Aileen and their children Shirley and Rolf, but apparently also three members of their extended family: Albert Stuart, his wife Addie and their son Albert David. Albert senior died in 1952 and Ralph's daughter Shirley moved out after her marriage in 1954. After Ralph's death on 18 November 1958, ownership of the house (described in his probate papers as "large brick residence containing nine rooms and conveniences, garage, laundry and workshops, sheds, tennis court, etc") passed to his younger son Rolf, who also carried on his father's business interests. With city premises at 357 King Street, the family firm was renamed the Stuart Provident Investment Company Pty Ltd in 1965, but reverted to R A Stuart & Company in 1973.

Rolf Stuart and his wife Margaret remained living in the Balwyn house for many years. In 1963, he engaged architects Rosenfeld, Gheradin & Associates to undertake alterations to the kitchen and laundry at a cost of £1,000. These drawings, and a series of MMBW property sewerage plans covering earlier changes in 1937, suggests that the footprint of the house did not significantly change during the Stuart family's long period of ownership: a substantial double-storey bungalow with north-west facing verandah and a large garage to the south. Subsequent changes to the built fabric have been minor, such as the erection of a new boundary fence (1968) and an additional bay to the garage (1980). Since the 1990s, however, the curtilage of the property has been reduced by subdivision. The Winmalee Road frontage, which once included a tennis court at the eastern end, was carved up to create four new residential allotments (now Nos 134, 136, 138 and 140). The original house, now fronting the side street, was re-designated as 48 Narrak Road. This frontage has also since been subdivided; a new allotment was created at the south end and a new house built there (now 46 Narrak Road) in 1995.

## Description

Sited at an angle to the street, the house at 48 Narrak Road is a large attic-storeyed rendered brick bungalow with a prominent gabled roof clad in Marseilles-pattern terracotta tiles, with terracotta finials and a partially rendered chimney. The elevation to Narrak Road is double-fronted and asymmetrical, with a large projecting bay to the left side that incorporates a double-gabled dormer window at the attic level. A stepped verandah, with a gentler hipped roof supported on rendered piers with shaped brackets and face brick plinths, extends across the entire elevation, extending further to the south-west to create a *porte-cochere* to the garage beyond. Canted bay windows open onto the verandah, and the off-centre front entry is marked by a project gabled porch with curved flight of concrete steps leading down to ground level. Gable ends are clad in shingles; those to the sides of the house and dormers have bracketed eaves. Windows have timber-framed double-hung sashes, some with plain leaded glazing. The garage wing, to the south, is similarly detailed with tile-clad gable roof and rendered walls. The additional garage bay, added in 1980, is designed and detailed in a matching style.



A notably large Cypress hedge runs along the Narrak Road boundary, with an arched opening for the driveway. The landscaping to the front garden includes a large Canary Island date palm tree.

### Integrity

Externally, the house appears to remain substantially intact. The documented alterations to the house are either not evident from the street frontage (ie the internal changes to the kitchen and laundry that were made in 1963) or are deemed to be sympathetic in scale and form (eg additional garage bay added in 1980).

Although the original extent of the property has been reduced by subdivision, the house still retains a generous curtilage. While the subdivision of the Winmalee Road frontage necessitated the removal of the cypress hedge that formerly extended right along that side, the portion that still remains along Narrak Road is still a notable element.

### Historical Context

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melburnians (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### Comparative Analysis

The house at 48 Narrak Road (formerly 136 Winmalee Road) is one of a number of substantial bungalow-style dwellings that proliferated in this prestigious residential area during the later 1910s and 1920s. Some have since been demolished, including those at 90 Yarrbat Avenue (Gawler & Drummond, 1923), architect William Henderson's own house at 112 Yarrbat Avenue (Haddon & Henderson, 1925) and another by an unconfirmed designer at 65 Yarrbat Avenue. Today, this key local phase of inter-war residential settlement is demonstrated by a considerably number of surviving bungalow-style dwellings of above-average scale. These include 137 Winmalee Road (c.1923), 110 Yarrbat Avenue (Clegg & Morrow, 1924), 114 Yarrbat Avenue (c.1925), 144-146 Yarrbat Avenue (1922), 45 Narrak Road (c.1925), 286 Union Road (1920) and 269 Union Road (1926). However, the vast example at 46 Narrak Road stands out as by far the largest and grandest of them all, eclipsing in scale even the two large examples slightly further along Winmalee Road, at Nos 127 (1921) and 150 (1915), both of which are already included on the heritage overlay schedule (respectively as HO421 and HO422).

The house at 46 Narrak Road also stands out when compared to contemporaneous bungalow-style residences along Balwyn's other prestige residential strip, the so-called "Golden Mile" of Mont Albert Road. While the theme of prestigious living is well represented by a number of surviving grand Victorian and Edwardian residences, the bungalow-style dwellings of the 1920s tend to be somewhat smaller in scale, typified by those examples at Nos 88, 166 and 168 Mont Albert Road.

### Grading and recommendation

The house at 46 Narrak Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. In order to preserve the Canary Island date palm tree in the front garden, tree controls are also recommended.

### Statement of Significance

*What is significant?*

Erected in 1926 for leading Melbourne businessman Ralph Stuart, the house at 48 Narrak Road, Balwyn, is a large attic-storeyed rendered brick bungalow with tile-clad gabled roof, dormer windows, verandah and projecting porch. Originally fronting (136) Winmalee Road, the property was subdivided in the 1990s, which necessitated the removal of the cypress hedge along that side. It was re-addressed to Narrak Road, where the remnant cypress hedge still remains.



The significant fabric is defined as the entire exterior of the house and garage block, excluding the second garage bay that was added in 1980. The Canary Island date palm tree in the front garden is also considered to be significant.

*How is it significant?*

The house at 48 Narrak Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

*Why is it significant?*

The house is significant as one of the largest and grandest 1920s houses to be erected along Winmalee Road, which has long been (and continues to be) acknowledged as one of the most prestigious residential addresses in the area. Developing as an exclusive residential enclave from the late nineteenth century, this part of Balwyn attracted many leading Melbourne businessmen and professionals during the inter-war period. Erected by prominent wool-broker Ralph Stuart (and occupied by his family until the 1980s), this substantial house provides evidence of a key pattern of settlement in one of the region's most prestigious residential addresses (*Criterion A*).

The house is significant as a notably large example of a house in the English Bungalow style that became increasingly fashionable in the 1920s. It is not only notable for its sheer scale but also for its atypical angled orientation (facing north-east, towards what was originally the intersection of its two street frontages), its uncommon double-gabled dormer windows and its unusually substantial attached garage wing. Despite the partial subdivision of its original grounds, the house retains a sizeable curtilage that provides an appropriate setting, enhanced by landscape elements including the Canary Island date palm and the massive cypress hedge that remains a major element in the streetscape (*Criterion E*).

**Identified By**

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319 [then known as 136 Winmalee Road]

**References**

Certificate of Title, Volume 4782, Folio 362, created 19 September 1923.

City of Camberwell Building Permit No 7,991, dated 8 January 1937 (and later). Held by City of Boroondara.

MMBW Property Sewerage Plan No 183244. 3 pp, not dated. Held by Yarra Valley Water.

*Who's Who in Australia* (1927), p 1324.

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319



<b>IDENTIFIER</b>	ST BARNABAS' ANGLICAN CHURCH		
<b>Other/s</b>	St Barnabas' Church of England; St Barnabas' Episcopalian Church		
<b>Address</b>	86 Balwyn Road BALWYN	<b>Date/s</b>	1872 (original building) 1884, 1887, 1930, 1966 (addns)
<b>Designer/s</b>	Charles Barrett (1872)	<b>Builder/s</b>	John Butler Maling (1872)
<b>Theme/s</b>	2.7.2 Developing townships and villages 8.1.1 Establishing early churches for the mainstream denominations	<b>Heritage Group</b>	Religion
		<b>Heritage Category</b>	Church
		<b>Heritage status</b>	National Trust (B2724)
<b>Intactness</b>	Fair (sympathetic additions)	<b>Significance</b>	Regional
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	Building and curtilage to street	<b>Survey date</b>	11/13/12
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## History

Balwyn Anglican Church (formerly St Barnabas' Church of England, Bawlyn) was erected in 1872. Prior to its completion, the pioneer residents of what is now Balwyn were obliged to worship at the nearest Anglican church, St John's in Camberwell, which opened in 1863. Five years later, the first local Anglican services were held in the Athaneum Hall on Balwyn Road under the Reverend Roland Hayward, Vicar of Holy Trinity in Kew. In 1870, the Balwyn area was officially absorbed into the Parish of St John, Camberwell. Herbert Taylor was appointed as lay reader, and held services for the next two years. During this period, he collected the sum of £200 for the erection of a new purpose-built church. Charles Barnett was appointed as honorary architect, and plans were drawn up for a modest stone building to accommodate 80 parishioners. Construction was undertaken by local builder (and district pioneer) John Butler Maling. The new building was officially opened on 22 December 1872. Soon after completion, the building was enlarged with the addition of a small front porch and belfry. In 1876, the church acquired and installed a pipe organ that had been originally constructed seven years earlier for a private residence in Warrnambool.

The church remained under the auspices of the Parish of St John (Camberwell) until 1883, when, consequent to the degree of settlement in the vicinity, a separate Parish of Balwyn was created. Fittingly, the church's first resident vicar was Herbert Taylor, erstwhile lay reader, who had recently returned to Melbourne after a stint as Bishop of Goulburn in New South Wales. Taylor erected a house for himself alongside the new church on Balwyn Road, which was acquired by the church to become its official vicarage. On 15 May 1884, a foundation stone was laid for additions to the church (also built by Maling), comprising an extended nave that increased capacity to 140 people, and a new timber chancel. Three years later, further additions were made: transepts were added and the wooden chancel was relocated to the new east end, which almost doubled the capacity to 240 people. A Parish Hall was added in 1896, which served as a temporary place of worship when the church proper was renovated five years later. The extent of the church reserve in the early twentieth century, and the various buildings thereon, can be seen on the MMBW plan prepared in April 1907. This shows the church with its original four-bay nave, transepts and small chancel and front porch, with the considerably larger Parish Hall to the rear. The original vicarage occupied land to the south, set well back from Balwyn Road via a long circular driveway, so that it was more or less in alignment with the Parish Hall.

It was also during 1901 that the original kerosene lamps in the church were replaced with gas burners; these, in turn, were superseded when electricity arrived in the district in 1913. That same year, a detached kindergarten hall was built at the rear of the church. The next major change to the church was the addition of a new chancel in 1930. The work was partly funded by an anonymous gift, on the condition that construction be undertaken yet again by the Maling family. The expanded church, now capable of accommodating some 400 people, was consecrated by Archbishop Head on 3 December. Facilities were further upgraded during the early post-war period. In 1950, a new kindergarten hall was erected to replace the original hall, which had been destroyed by fire four years earlier. In 1954, the original vicarage was also replaced by a new purpose-built counterpart. The new building was erected in front of the old one, which was adapted for use as church offices and meeting rooms. A few years later, in 1960, the old pipe organ was removed and replaced by a newer model, originally built in 1910, which was acquired from the North Carlton Presbyterian Church. New tennis courts were laid out in 1961 and, six years later, the small front porch of the church replaced by a larger one. Designed in a style that matched the original building, the new porch also incorporated stained glass windows that had been salvaged from the recently demolished St Barnabas' Church in South Melbourne.

In 1993, the land to the south and east of the church, which included the tennis courts, two vicarages and a brick hall, was sold off for private residential development, and a new Parish Centre was erected. To facilitate access to the new building, the pipe organ and its related infrastructure was dismantled and removed from the south transept.

## Description and Integrity

The church is a single-storey gable-roofed bichromatic brick building in the Gothic Revival style, exhibiting the traditional plan form of Western ecclesiastical architecture: a long central nave with chancel at one end and porch at the other, with flanking transepts to create a cruciform footprint. While the current form of the building is the result of several phases of expansion over a period of nearly a century (1872, 1883, 1887, 1930 and 1966), a consistent stylistic vocabulary and palette of materials has ensured a generally cohesive whole. External walls are of brown brick laid in English bond, with contrasting cream brick to the gable corbels, eaves brackets, buttresses and window surrounds.



The nave, transepts and porch have a steep pitched roofs clad in Marseilles pattern terracotta tiles, with small dormer vents near the ridge. Gable ends have rendered coping. The apex of the porch gable is crowned by a Latin cross, and the nave gable by a rendered belcote with another Latin cross. Window openings to nave, transepts, porch and chancel have chamfered reveals, splayed sills and pointed arches with drip moulds. Some windows contain stained glass, while others have plain lozenge glazing. There are large trefoil vents (also with drip moulds) to the two transept gables, and the front porch has a small circular vent with quoined surround. The porch itself formerly provided ingress from both sides via doorways with timber-framed sidelight and highlight windows; today, the north doorway has been infilled, and entry is restricted to the south doorway, which is now accessed via a flat-roofed covered walkway on brown brick piers.

The church is set back from Balwyn Road behind an asphalted circular driveway with concrete kerbing, with the front boundary marked by a low wall in red clinker brick. The church reserve (reduced since the sale of land in 1993) includes several outbuildings, notably the large gable-roofed weatherboard Parish Hall (now known as Maling Hall) to the rear of the church, and a hip-roofed brick Parish Centre to the south.

### Historical Context

St Barnabas' Anglican Church sits in the broader historical context of the Village of Balwyn, and, specifically the early appearance of community facilities, as distinct from commercial or retail services. The erection of the church in 1872 marked the beginning of a new era of formalised development with smart purpose-built community buildings, as opposed to the somewhat makeshift structures, namely the Athenaeum Hall (1861) and Common School (1869) that had predated it. The new church, which superseded the need to hold religious services in the old hall, was soon followed by a new purpose-built state school building, which similarly rendered the old common school defunct.

### Comparative analysis

The church is the oldest surviving church in the study area. It is predated by two other examples from the mid-1860s that have both long since disappeared: a makeshift timber building that was erected by the Roman Catholics in an unverified location in Elgar's Survey, and a more prepossessing brick chapel on Bulleen Road that briefly served as a mission church for the Kew Congregationalists. While several other churches were established along Balwyn Road in the later nineteenth century, all of these post-dated St Barnabas and were, in any case, located on the Canterbury side – that is, south of Mont Albert Road. Moreover, none of these early churches, which include those built for the Wesleyan (1886), Baptist (1891) and Congregationalist (1894) denominations, remain standing. St Barnabas, Balwyn, can thus be considered one of the oldest of a very small number of nineteenth century churches that still survive not in the former City of Camberwell. In this broader context, it is predated only by the former Wesleyan Methodist Church in Glen Iris (1865), which admittedly survives only in a partly-demolished state. Camberwell's original Anglican church (1863) and Roman Catholic church (1887) buildings have both long since been replaced, and the few remaining nineteenth century places of worship in the area, such as the Wycliff Congregationalist Church in Surrey Hills (1889), tend to be both of smaller scale and later date than St Barnabas, Balwyn.

Considered in the more specific context of the Village of Balwyn, St Barnabas remains as the only non-residential building to survive from its earliest phase of development. None of the pre-1900 shops survive. The Athenaeum Hall (1861) was demolished in 1954 (although parts of the wall are said to survive inside the replacement building on the site) and the Survey Hotel (1868) has long gone. The original Common School (1869) has also disappeared, and its replacement, the original State School (1880) was destroyed by fire in 1951. Today, St Barnabas remains as the oldest purpose-built non-residential building not only in the Village of Balwyn, but in the entire study area.

### Assessment against Criteria

The church is associated with the early development of the Village of Balwyn (*Criterion A*)

The church demonstrates rarity as the only surviving nineteenth century church in the study area (*Criterion B*)

The church is a modest but representative example of the Gothic Revival style (*Criterion E*)

The church, and parish hall, retain associations with the family of local pioneer J B Maling, who built them (*Criterion H*)



## Grading and Recommendations

St Barnabas Anglican Church is an individually significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is Significant?*

St Barnabas' Anglican Church, at 86 Balwyn Road, Balwyn, is a bichromatic brick church in the Gothic Revival style, with tile-clad pitched roof, rendered copings and belcote, and quoined pointed arch windows with drip moulds. Originally erected in 1872 as a three-bay nave, the building was gradually enlarged over the following century with a small front porch (c.1873), an expanded nave (1883, 1887), two transepts (1887), a chancel (1930) and larger front porch (1967), all of which were designed to match the original building in materials, style and detailing. The church reserve also includes the former parish hall (now Maling Hall), a weatherboard building at the rear, added in 1896. Several other early outbuildings, including the original vicarage (1883) and kindergarten hall (1913) are no longer extant.

### *How is it significant?*

The church is of historical and aesthetic significance to the City of Boroondara

### *Why is it significant?*

Historically, the church is significant for its associations with the early development of the study area and, more specifically, with the early development of what was once known as the Village of Balwyn – an important hub of residential, commercial, retail and community activity that emerged at the intersection of Balwyn and Whitehorse Roads from the early 1860s. Completed in 1872, the church is significant as the oldest surviving building in the former village and more broadly, as the oldest surviving church (and the oldest surviving public building of any sort) in the entire study area. The church retains important historic associations with the Maling family, whose patriarch, local pioneer John Butler Maling, not only constructed the original building but was also responsible for several subsequent phases of addition. This connection is perpetuated in the naming of Maling Hall, the former parish hall at the rear of the church.

Aesthetically, the church is significant as a representative example of the Gothic Revival style, which is not otherwise well represented in the study area. The church displays many of the typical characteristics associated with that style, including the cruciform plan, bichromatic brickwork, buttresses, rendered coping and pointed arch windows with drip moulds. The small rendered belcote, on the apex of the nave gable facing the street, is a particularly distinctive and rather less common unusual motif to find in a small suburban church of this era. Set back from Balwyn Road, the church remains a distinctive element in the streetscape otherwise dominated by residential and commercial development.

## Identified by

Built Heritage Pty Ltd

## References

Timothy McLellan Thorn, *A History of St Barnabas' Church of England, Balwyn, 1872-1972*.

Gwen McWilliam, *A Balwyn Survey*, pp 110-111.

National Trust of Australia (Victoria), File No B2724.



<b>IDENTIFIER</b>	MAISONNETTES		
<b>Other/s</b>	Glendene		
<b>Address</b>	950 Burke Road BALWYN	<b>Date/s</b>	1939
<b>Designer/s</b>	Stuart W Hall	<b>Builder/s</b>	John Cook
<b>Theme/s</b>	6.7.5 Developing higher density living	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	Flat
		<b>Heritage Status</b>	-
<b>Intactness</b>	Excellent	<b>Significance</b>	Local
<b>Condition</b>	Excellent	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This block of six maisonettes, known as *Glendene*, was built in 1939 by a city-based investment firm, the Direct Investment & Mortgage Company Pty Ltd. The brainchild of businessman Stanley Clifford Steele (1888-1953) and his wife Ellen "Nell" Steele (1890-1972), the firm was registered as a public company in December 1930, with a capital of £100,000 and offices at 57 Elizabeth Street. The company's remit was evidently broad; one early newspaper advertisement reported that "building blocks, shops, villas purchased for quick sale" (*Age*, 21/01/1931:1), while another adopted the slogan "we inspect promptly and buy promptly" (*Age*, 23/04/1931:12). By the mid-1930s, the company had become involved in the construction of new buildings as well as the acquisition and resale of existing ones.

Stanley and Ellen Steele, who married in 1914, lived for many years in Yarraville but moved to Mont Albert around 1930, occupying a house at the corner of Whitehorse Road and York Street. Towards the end of that decade, their company acquired land at the south-east corner of Burke and Whitehorse roads, formerly part of the grounds of the eponymous mansion *Deepdene* (by then, occupying a reduced allotment fronting 946 Burke Road). On 6 March 1939, a building permit was granted for what was described as a 36-room, two-storey, brick and timber dwelling, comprising six maisonettes. On the permit application card, the contract value was recorded as £7,500, and the builder as G A Furse. This was presumably George Furse, who lived nearby at Ross Street, Surrey Hills. Furse, however, evidently did not continue with the project, as his name is crossed out on the card and replaced by the surname 'Cook'. The MMBW sewerage plan for the building confirms this to have been John Cook, a builder from Brighton.

While no architect is named on the permit documentation, a newspaper write-up confirms that the flats were designed by Stuart W Hall. A little-known figure in Melbourne's inter-war architectural scene, Stuart William Hall (1909-1960) was born in Perth but moved to Melbourne with his family circa 1920. He began his architectural career in 1930 as an articled pupil to Harold Desbrowe-Annear, but appears to have remained there for barely a year. Nothing is known of Hall's professional activities until 1935, when he was employed as an in-house designer with the Premier Building Company. Based at 247 Collins Street, this business was founded by architect Bernard Evans and was responsible for many houses and blocks of flats in Melbourne's inner suburbs. After the Premier Building Company ceased operation in 1937, Hall began his own practice, advertising himself as an architect even though he did not become registered as such until 1940. When he applied for registration in June that year, he cited this block of flats in Balwyn as one of his recent projects.

The MMBW sewerage plan for the *Glendene* flats records that inspections took place in June 1939, and again in October. In late July, Hall's design was favourably reviewed in the property column of the *Herald* newspaper (described as being "a special interest for its size and the clever staggering of the layout"). In early September, an advertisement in the *Argus* reported that the flats were "nearing completion", with one pair already available to let. Referred to as *Glendene*, the complex was described as "six superb maisonettes", each comprising "entrance hall, large lounge, dining, model kitchen with refrigerator, three unusually bright bedrooms, tiled bathroom with HWS, [and] garage" (*Argus*, 09/09/1939:22). In November, the completed building was profiled in *Age*, described as "a good example" of the emerging trend for maisonettes, and a building that "would do credit to any suburb".

## Description

Occupying a large site at the junction of two prominent roads, the *Glendene* flats are a two-storey block of six maisonettes. Of brick construction (in contrasting bands of pink and brown brick), the L-shaped complex is laid out on an irregular rectilinear plan that presents staggered facades to both street frontages, with a circular bay at the corner. The building has a hipped roof clad in Marseille-pattern terracotta tiles, while the round bay rises to form a tower with corbelled parapet and conical roof clad in terracotta shingles. Along the two street elevations, the roofline is partly concealed behind curved or gabled parapets, and partly projects forward to form narrow eaves, with slatted timber linings. These two facades are otherwise enlivened by curving corners, rendered spandrels with horizontal flutings, projecting balconies with corbelled bases and metal railings, projecting chimney breasts and slab-like canopies to doorways at both levels. Windows vary in size but have rendered sills and metal-framed sashes; most contain clear glazing, although some have sand-blasted glass or glass blocks. The round tower has a narrow vertical strip window, and also includes the name of the flats in cursive metal letters. Entrances to individual maisonettes typically incorporate small open porches with projecting flower boxes.

To the rear of the complex is an elongated flat-roofed brick outbuilding that comprises a row of six attached garages. The two street boundaries are marked by a bagged-and-painted brick fence with concrete orbs to the piers.



## Integrity

The exterior of the complex appears to be substantially intact. The rear garage block has been painted, and at least one of its original panelled metal tilt-up garage doors has been replaced by a modern roller shutter.

The front boundary fence, of bagged-and-painted brick construction with precast concrete orbs, does not appear to be original. The six-unit letterbox and motorised metal driveway gates are also relatively recent additions.

## Historical Context

As noted in the *City of Boroondara Thematic Environmental History* (2012), residential flats proliferated in the former City of Hawthorn in the inter-war period, but were considerably rarer in the Cities of Kew and Camberwell. In Kew, this was due to limited public transport networks. In Camberwell, it was a result of greater distance from the city, by-laws that discouraged the erection of semi-detached dwellings, and some local opposition to higher density living (*Camberwell Conservation Study*, Vol 2, 22-23). Although the construction of flats was not actually banned by the City of Camberwell, relatively few examples were built there during the 1920s and early '30s. They became increasingly common in the later 1930s but, despite lingering community opposition, by-laws to control their design would not be introduced until the post-war era, when local demand for higher-density living increased and numerous blocks of flats, villa units and later townhouses were erected in Camberwell, Balwyn and Balwyn North.

## Comparative Analysis

As mentioned above, residential flats were an unusual typology in Balwyn (and across the entire City of Camberwell) in the inter-war era. It has been suggested that an example at 7 Mangan Street, erected by F W Le Leu in 1933, represents the earliest such development in Balwyn area (*Balwyn Historical Society Newsletter*, 03/2010). While it might thus be deemed of some local interest, the building itself is otherwise aesthetically undistinguished. With its simple form, plain clinker brick construction, tile-clad gabled roof and little architectural pretension, it can only be considered as a representative example of 1930s apartment design rather than a particularly notable one. The same can be said of several later examples that have been identified, such as the two adjacent double-storey blocks at 203 and 205 Whitehorse Road. Dating from c.1936 (and possibly designed by architect Verner Fick), these are similarly unprepossessing in their simple form, expression, materials and lack of architectural embellishment. Although somewhat more architecturally interesting, the former *Chaddesley Flats* at 2 Hardwick Street (formerly 199 Whitehorse Road) do not represent a pertinent comparator, as they actually comprise a former late-Victorian house that was converted into flats in 1934 by the addition of a substantial rear wing in a Tudor Revival style (apparently also by F W Le Leu). The building has since been re-converted to a single private residence.

In terms of both scale and architectural expression, the *Glendene Flats* at 950 Burke Road not only stands out amongst the few 1930s blocks in Balwyn, but also those across the former City of Camberwell. Befitting the municipality's pre-war reputation as a "dormitory suburb" characterised by housing in more conservative styles such as Spanish Mission and Tudor Revival, most 1930s blocks of flats in Camberwell and Canterbury were designed in a deliberately traditional mode. This is typified by two examples in Wattle Valley Road, at Nos 63 and 130. Designed by architects Gawler & Drummond in 1936 and 1937 respectively, both blocks drew from a conservative palette of materials and detailing including clinker brickwork and steep tiled roofs, with little architectural embellishment. The *Cloville Flats* at 31-39 Cookson Street, dating from 1939, were conceived in an even more *retardataire* quasi-Edwardian style.

Highly unusual in the City of Boroondara, the architecturally eclectic *Glendene* flats ultimately have far more in common with the more bombastic apartment developments of the later 1930s that characterise areas such as Elwood and St Kilda. In fact, two pertinent comparators in those areas would include those blocks at 110 Brighton Road and 4 St Leonards Avenue, both of which were erected by the Premier Building Company and may have included design input from Stuart W Hall.

## Grading and recommendation

The *Glendene* flats at 950 Burke Road, Balwyn, are an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme.



## Statement of Significance

### *What is significant?*

Erected in 1939 to a design by architect Stuart W Hall, the *Glendene* flats at 950 Burke Road, Balwyn, are a two-storey block of brick maisonettes with a hipped terracotta tiled roof and a circular corner tower with conical roof. The stepped street facades incorporate an eclectic mix of elements and details including rendered spandrels, cantilevered canopies, projecting balconies with metal railings, and porches with planter boxes.

The significant fabric is defined as the exterior of the entire building. The detached garage block to the rear, although contemporaneous with the flats, is utilitarian in its expression and is thus considered to be only a contributory element. The metal driveway gates, brick boundary fence and landscaping are not considered to be significant.

### *How is it significant?*

The *Glendene* flats satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The *Glendene* flats are significant as the largest, most prominent and most architecturally sophisticated block of flats to be erected in the Balwyn area in the inter-war era. With relatively few examples erected in the area until the later 1930s, the large and ambitious *Glendene* flats provide evidence of changing local attitudes towards higher density living that anticipated the subsequent proliferation of flats, villa units and town-houses in the area in the post-war era. (*Criterion A*).

The *Glendene* flats are significant for their bold and unusual architectural expression. Designed at a time when historicist architectural styles remained popular in parallel with the maturing modernist movement, this building deftly combined a mix of elements, materials and details from both camps. The corner tower with conical roof and terracotta shingles recalls the Tudor Revival idiom, while the horizontal fluted spandrel, glass blocks, vertical strip window and projecting slab-like balconies and canopies evoke the emerging Moderne style. The resulting eclecticism is eye-catching without being jarring. The unusual combination of influences, coupled with the sheer scale and prominent siting of the building at the intersection of two major thoroughfares, has resulted in an especially striking element in the suburban landscape (*Criterion E*).

## Identified By

Built Heritage Pty Ltd

## References

City of Camberwell Building Permit Application No 11,094, dated 6 March 1939.

MMBW Property Sewerage Plan No 212988. 2 pp, dated 6 Jun 1939 and 23 Oct 1939. Held by Yarra Valley Water.

"Six maisonettes planned for Camberwell", *Herald*, 26 July 1939.

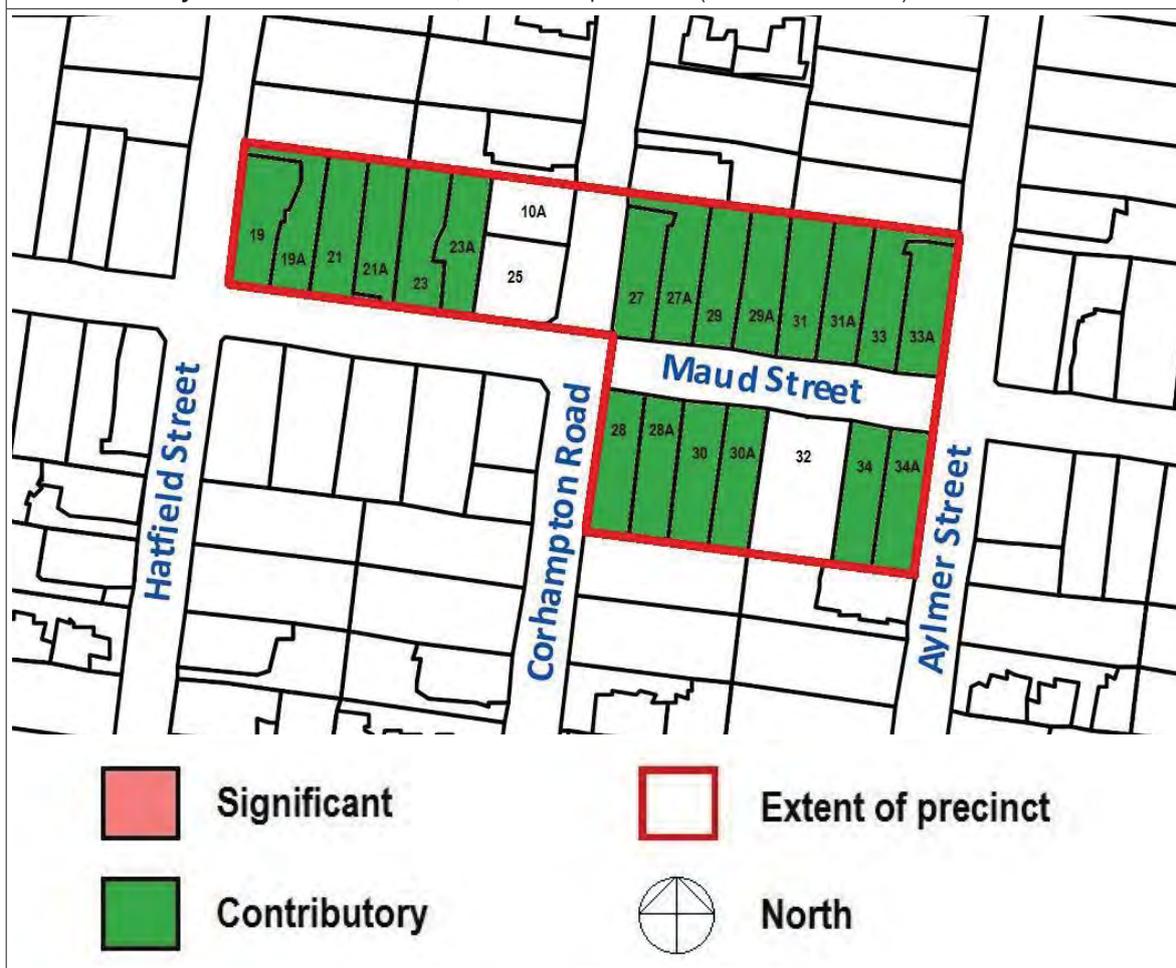
"Maisonettes", *Argus*, 9 September 1939.

"Maisonettes popular", *Age*, 7 November 1939 [see also errata of 14 November 1939, correcting wrong address.]



<b>IDENTIFER</b> MAUD STREET MAISONETTE PRECINCT			
<b>Other/s</b>			
<b>Address</b>	19-33a Maud Street 28-34a Maud Street BALWYN NORTH	<b>Date/s</b>	1938-40
<b>Theme/s</b>	6.3.3 Creating middle class suburbs	<b>Heritage Group</b>	Residential Buildings (Private)
	6.7.2 Making homes for the middle classes	<b>Heritage Category</b>	Residential Precinct
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as a precinct

**Significant:** -  
**Contributory:** 19-19a, 21-21a, 23-23a, 27-27a, 28-28a, 29-29a, 30-30a, 31-31a, 33-33a and 34-34a Maude Street  
**Non-contributory:** 25 and 32 Maude Street; 10a Corhampton Road (rear 25 Maud Street)





## History

The development of this precinct can be traced back to 1913, when a huge tract of land at the south-eastern corner of Doncaster Road and Burke Road was subdivided to create a new 349-lot residential estate. As well as Doncaster and Burke road, these allotments fronted seven newly-formed internal thoroughfares: Nicholson Street, Hatfield Street, Corhampton Road, Aylmer Street and Severn (originally Grenville) Street running north-south, and Maylands Road and Maud Street running east-west. With the exception of some larger blocks fronting Doncaster Road and along both sides of Maud Street (where the surveyors were obliged to negotiate a large and jagged drainage easement), the estate was comprised of typical quarter-acre allotments, mostly in the form of narrow rectangles measuring 62 feet (18 metres) by 150 feet (45 metres) or thereabouts. However, the blocks along both sides of Maud Street were of stouter proportions, measuring 130 feet (39 metres) deep with street frontages of either 75 feet (22 metres) or 82 feet (25 metres).

The new subdivision was marketed as the *Tramway Estate*, with newspaper advertisements noting that it stood "right at the junction and intersection of two proposed electric tram routes which, when completed, should double the value of the land".<sup>1</sup> Although some of the allotments were sold at that time, there was virtually no new development on the estate thereafter – not least of all because the much-anticipated tramway, which had given the estate its name, would not be completed for another twenty-five years. However, after the electric tram terminus was finally extended to the corner of Doncaster and Burke Road in 1938, a boom of residential settlement followed.

Listings in the *Sands & McDougall Directory* reveal that the portion of Maud Street defined by this precinct developed rapidly, over a period of only a few short years in the late 1930s. The first houses appeared along the north side of the street, in the block between Hatfield Street and Corhampton Road. First recorded in the directory in 1938, these comprised two pairs of maisonettes at Nos 21-21a and 23-23a and a single detached dwelling at No 25. The first house on the house side of the street, also listed for the first time in 1938, was a single residence at No 32. By the following year, development along the north side had burgeoned to include two more pairs of maisonettes, at Nos 27-27a and 31-31a. By 1940, the blocks defined by the precinct had entirely filled out, with three further pairs of maisonettes on the north side (at Nos 19-19a, 29-29a and 33-33a) and three more on the south (Nos 28-28a, 30-30a and 34-34a).

The identities of the architects and/or builders of all these maisonettes have not yet been revealed. In October 1938, a building permit was issued for "brick villa flats" in Maud Street. The builder was listed as A Withers of Caulfield, and the owner as E T Norton of St Kilda Road. Directories confirm that a Mrs E T Norton resided at 34a Maud Street, which would infer the building permit referred to the pair at No 34-34a. The following March, another permit was issued for a "brick pair" in Maud Street, built by H Hedges of Kew for T D Lovell of Miami Street, Hawthorn. This evidently refers to the maisonettes at No 29-29a, half of which was occupied by Teresa Dolores Lovell and her husband Edgar.

The professions of these original residents, as recorded in electoral rolls, provide a useful overview of the comfortable middle-class milieu that populated the area at that time. Abraham Sicree (No 19) was a cigar manufacturer, while his next-door neighbour, Neil Town (No 19a), was a photographer. Others included a merchant, a manager, a company officer, a clerk, two electricians, a butcher and a tramways employee. Interestingly, most of the precinct's original residents lived there for only a few years; directory listings reveal that, by 1946, only one-third still remained, comprising Abraham Sicree (19a), Charles Cowdery (23), Mrs J Lawrence (25), Mrs J Andrew (28), Edgar Lovell (29a), Annie Weston (30) and Ian McDonald (32). In terms of their professions, the newcomers otherwise represented a continuation of the comfortable middle-class milieu evident in earlier times, with electoral rolls recording an assessor, a banker, a commercial traveller, a tailor, a radiographer, three managers and two engineers. There was evidently more stability during the post-war period, with the 1957 directory showing that more than half of the precinct's residents had been there for ten years or more. Of these, only five were original residents from the late 1930s: Abraham Sicree (19), Jean Andrews (28), Teresa Lovell (29a) and Ivan McDonald (32). Another decade thence, only Andrews and McDonald remained of the precinct's original residents.

<sup>1</sup> *Argus*, 5 July 1913, p 16.



A notable resident of the precinct in the 1950s was artist John Brack (1920-1999), who lived at No 33 from 1952 to 1962. This period coincided with his emergence as an important modern painter in Melbourne, leading up to his appointment as head of the National Gallery's school in 1962. Not only did he complete some of his most well-known works while living in Maude Street, including *Collins Street 5pm* (1955), but he also recorded the character of his own suburb in a series of paintings with evocative titles such as *The Unmade Road* (1954), *Summer in the Suburbs* (1960), *View of an Outer Suburb* (1961) and *Segment of a Suburb* (1961). Brack also painted a depiction of the nearby Balwyn North Tram Terminus, not far from the western end of Maud Street. Most interestingly, he also produced several interior scenes that were inspired by (if not actually depicting) his own house at No 33. These include one entitled *The New House* (1953), which shows an embracing couple in front of an obviously Moderne-style fireplace, and a self-portrait (1955), showing Brack's reflection in a mirror in a tiled bathroom of the same period.

### Description and Integrity

With the exception of two non-contributory buildings of relatively recent origin, the Maud Street Maisonette Precinct consists entirely of single-storey inter-war brick dwellings in semi-detached pairs (maisonettes). All dating from the same period (ie the late 1930s), these paired houses are strikingly similar in many ways (eg form, scale, setback, fenestration, finishes and detailing), yet without any two examples being identical. Thus, by avoiding symmetry and repetition in the articulation of street frontages, each pair is expressed as a single freestanding residence in the suburban streetscape, belying the fact that each actually comprises two separate dwellings.

The maisonettes are all of brick construction, variously face brick (eg Nos 19-19a and 29-29a), face brick with roughcast render above the dado line (Nos 21-21a, 23-23a and 31-31a) or fully roughcast rendered with face brick highlights such as stringcourses, window surrounds or other feature (Nos 27-27a, 28-28a, 30-30a, 33-33a and 34-34a). The roofs, which are clad in Marseilles pattern terracotta tiles, are hipped, although a few examples (No 19a, 23-23a, 29a, 34-34a) incorporate flat gable ends. While the maisonettes differ in plan form, each is essentially based around a squat rectangular plan augmented by projecting bays to the front and/or rear. The commonest form is the U-shaped footprint, which may either be symmetrical (Nos 23-23a, 31-31a) or asymmetrical (Nos 27-27a, 33-33a), with projecting bays facing the street (Nos 28-28a, 30-30a) or the rear (Nos 27-27a). A few examples have an H-shaped footprint (Nos 29-29a, 34-34a), with projecting bays to both front and rear, while one (No 19-19a) has a unique Z-shaped footprint with a stepped triple-fronted facade. Each pair of maisonettes is set back from its Maud Street boundary by about eight or nine metres. Those properties with a single street frontage (ie not at the corners of Hatfield, Corhampton and Aylmer streets) have a narrow driveway at each end of the building. Some of the houses (eg Nos 21, 23a, 29a and 31a) still retain their original detached flat-roofed brick garages towards the rear of the block.

Although displaying a strong sense of cohesion through comparable setbacks, roof forms, materials and finishes, the maisonettes otherwise exhibit considerable variety in facade treatments. Some facades are flat, or virtually flat (Nos 21-21a, 23-23a, 31-31a), while others are enlivened by the aforementioned projecting bays, which may be located at either end of the facade (Nos 28-28a, 30-30a, 34-34a) or in the centre (Nos 27-27a, 33-33a). Entry porches take many different forms. In several cases, they are recessed into the side wall of the house (Nos 28, 29-29a, 30a, 31-31a, 34-34a), while those facing Maud Street are either recessed (Nos 21, 23-23a) or projecting (Nos 27a, 28a, 30, 33). The porches also exhibit a range of details indicative of the fashionable architectural styles of the era, such as plain brick pillars (No 21a), round-arched loggias (Nos 23-23a), rusticated piers (Nos 28s, 30), Tudor-style archways with corbelled gables (Nos 27-27a) and even cantilevered slab roofs (No 33-33a). Fenestration is fairly consistent, comprising large window bays with timber-framed double hung sashes in pairs, sometimes flanking a central fixed pane. Openings are variously enlivened with contrasting brick heads and sills, projecting jambs (No 34-34a), drip-moulds and corbelled sills (No 31-31a) or narrow projecting hoods (No 33-33a). Some windows contain multi-paned sashes, while a few have leadlight glazing (Nos 23-23a). A few of the houses along the north side of Maud Street also incorporate non-standard windows for decorative effect, such as the narrow slit window (No 21), the porthole window (No 21a), the Serlian window (Nos 23-23a) and pairs of small square windows (No 31-31a).

The precinct includes two non-contributory buildings erected on the only two sites originally occupied by single detached dwellings (Nos 25 and 32). The replacement buildings are sympathetic in scale, form and setback, with the one at No 32 (in fact a semi-detached pair, 32-32a) being a modern re-interpretation of the pre-war maisonette type.



Street scape: southern side of Maud Street, looking east



Streetscape: northern side of Maud Street, looking east



Maisonette at No 19 (side entry)



Maisonette at No 21a



Maisonette at No 23a



Maisonette at No 27a



Maisonette at No 29a



Maisonette pair at Nos 30-30a



Maisonette pair at Nos 31-31a



John Brack's former residence at No 33



Maisonette pair at Nos 34-34a



### Historical Context

The housing in this precinct is associated with the initial burst of residential settlement in this area, which was spurred by the extension of the electric tram route to Doncaster Road in 1938. The fact that all ten pairs of maisonettes – twenty dwelling in total – were completed within two years is indicative of the intensity of residential settlement in the area at that time.

### Comparative analysis

Semi-detached interwar dwellings of this type are relatively unusual in the study area. A few isolated examples exist elsewhere in Maud Street; there are two pairs to the west of the precinct at Nos 15-15a and 16-16a, and a third pair further east, at Nos 38-38a. Other examples can be found in the immediate vicinity, including individual pairs at 4-4a Severn Street and 10-10a Maylands Road, and two adjacent pairs at 7-7a and 9-9a Highbury Street. There are also examples located on corner allotments, where the secondary street frontage provides sufficient depth required for the construction of maisonettes, as in the case of the maisonettes at 145 Balwyn Road (corner Grosvenor Parade). Other examples are recorded in Balwyn, including two pairs at 14-14b and 16-16b Austin Street (which form part of the Austin Street Precinct, qv)

Although individual pairs of maisonettes such as these can be found scattered across the study area, only one other example has been identified where they exist in a larger group. This is located in Head Street, Balwyn, where there are seven pairs of maisonettes at Nos 4-4a, 6-6a, 10-10a, 12-12a, 14-14a, 16-16a and 18-18a, plus another two just around the corner on Burke Road, at Nos 1024-1024a and 1026-1026a. There is also a single dwelling at 8 Head Street which represents the surviving half of another original maisonette pair; its partner (No 8a) having been demolished and replaced by a new detached town-house. The maisonettes themselves are very similar to those in Maud Street in terms of construction, roof form, articulation detailing and finishes. However, they do not combine to form a comparably cohesive streetscape, as, while the houses themselves are generally externally intact (with a few exceptions), their settings have been considerably altered by the reconfiguration of front gardens, and particularly, by the enlargement of driveways to create additional off-street parking (eg at Nos 4, 6a, 8, 10 and 16).

### Assessment against Criteria

Associated with intense residential development of the area after the extension of the tram route in 1938 (*Criterion A*)

Pairs of inter-war semi-detached houses are extremely unusual in the study area (*Criterion B*)

A large collection of these unusual dwellings, exhibiting cohesion in form, scale, setback and materials (*Criterion E*)

### Grading and Recommendations

The Maud Street Precinct is a significant heritage area in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which display consistency in their scale, setback, materials and overall expression, but otherwise display variety in their contrasting materials (face brick vs rendered brick), roof forms (hipped vs gabled), facade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical influences). The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

#### *Why is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara



#### *How is it significant?*

Historically, the precinct is significant for associations with the intense phase of residential settlement that took place in this part of the study area after the expansion of the electric tram network, which was extended to nearby Doncaster Road in 1938. The specific provision of semi-detached maisonettes along Maude Street, within short walking distance of the then newly-opened tram terminus, is indicative of a serious attempt to provide higher density living in a municipality that had actively discouraged the construction of residential flats in the pre-war era.

In its own right, the maisonette at No 33 is of some historic interest as the former home of painter John Brack, who, during his decade of residence from 1953 to 1962, recorded the expanding suburbia of Balwyn and Balwyn North in a series of highly evocative paintings, as well as a depiction of the nearby tram terminus and at least two paintings that were inspired by (if not actually depicting) his own house in Maud Street.

Architecturally the precinct is significant as a notable and substantially intact enclave of semi-detached inter-war housing (in the specific form of maisonettes), which is a type of dwelling not well represented in the study area. Although a small number of scattered examples are known to have been built in both Balwyn and Balwyn North, they remain highly unusual, and it is extremely rare to find them in any great numbers in a single area of streetscape. Maud Street remains as the larger and more intact of only two such examples in the study area (the other being located in Head Street, Balwyn, which was similarly located just off the newly-extended electric tramway route)

Aesthetically, the precinct is significant as a cohesive streetscape of late inter-war dwellings that exhibit a particularly consistent expression in terms of their semi-detached form, brick construction, low roof-lines, common setback and general articulation of facades with large picture windows and asymmetrical entry porches. At the same time, the paired houses express a lively sense of individuality through their contrasting facade articulation (eg porches variously projecting or recessed, with arches, lintels or columns), window surrounds (eg sills, heads, quoined jambs), finishes (eg different permutations of face brickwork with rendered highlights, or vice versa) and detailing (eg circular windows), which reflects a range of fashionable styles of domestic architecture of the late 1930s, including Tudor Revival, Moderne and Classical Revival. The distinctive pre-war character of the precinct is enhanced by the retention of original low brick walls across street boundaries and, in several cases, original detached garages set well back to the rear.

#### **Identified by**

Built Heritage Pty Ltd

#### **References**

Lodged Plan 6,120 (dated 12 July 1913).

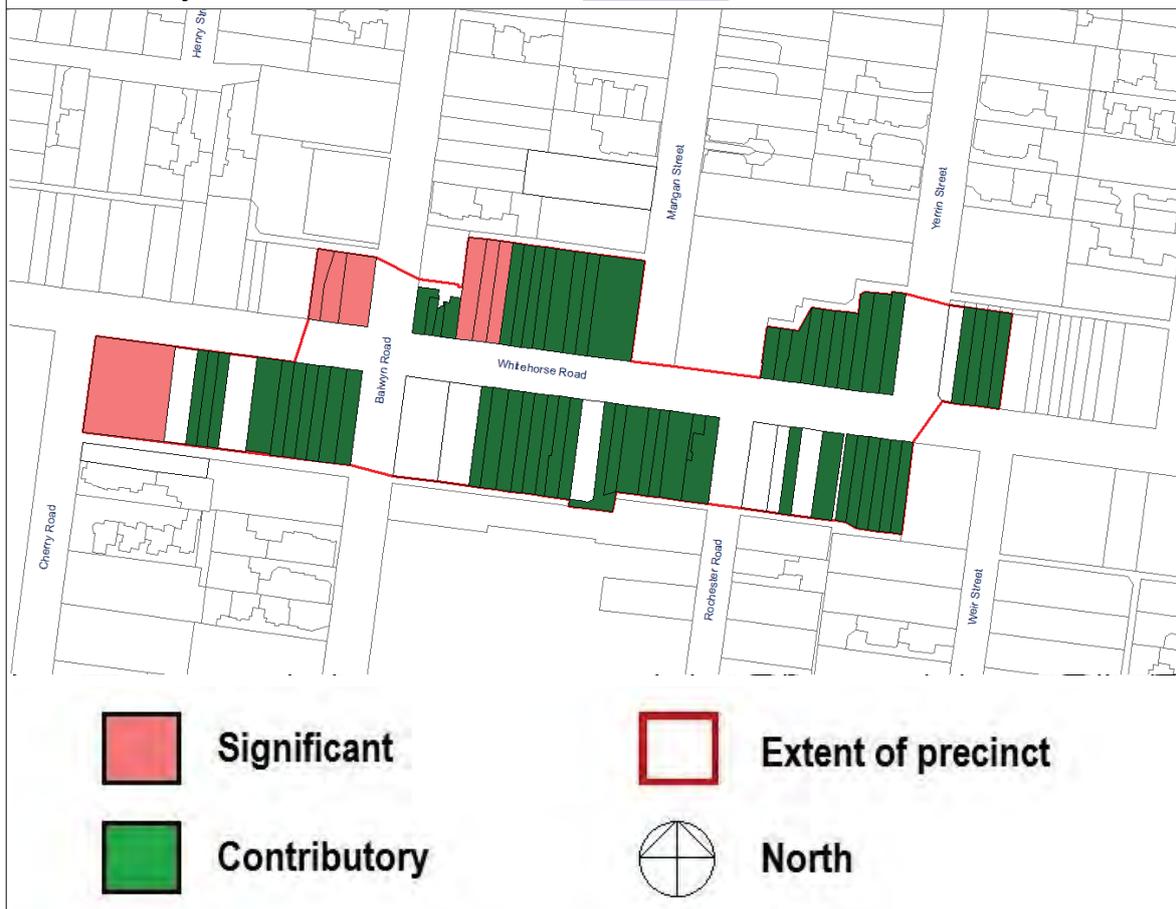


<b>IDENTIFER</b> BALWYN VILLAGE COMMERCIAL PRECINCT			
<b>Other/s</b>			
<b>Address</b>	208-308 Whitehorse Road 347-377; 397-425 Whitehorse Road BALWYN	<b>Date/s</b>	Mostly 1910-1940
<b>Theme/s</b>	2.7.2 Developing townships and villages	<b>Heritage Group</b>	Residential Buildings (Private)
	5.3 Marketing and retailing	<b>Heritage Category</b>	Residential Precinct
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as a precinct

**Significant:** 208, 347-349, 351, 359 and 361-363 Whitehorse Road

**Contributory:** 212-216, 222-232, 234-236, 252, 254, 256-258, 260-262, 264-266, 270-272, 274, 276-278, 280-282, 284-286, ~~288-290, 292~~ 294, 298-300, 302-306, 308, 308a-308b, 355-357, 365-367, 367a-369, 371-373, 375-377, 397-399, 401, 403-409, 411-415 and 419-425 Whitehorse Road

**Non-contributory:** 210, 218-220, 238-244, 246-250, 268, ~~288-290, 292~~, 296-296a, 379 and 417 Whitehorse Road





## History

The origins of a village-like settlement at the junction of Balwyn Road and Whitehorse Road can be traced back to a modest mud-brick meeting place, loftily known as the Athenaeum Hall, that was erected on the west side of Balwyn Road in 1861. This remained the focus for local affairs for some years, serving jointly as a public hall, a mechanics institute, a school and a place of worship. The last two of these functions were subsequently transferred to purpose-built counterparts nearby: a Common School (1868) and an Anglican church (1872) both on Balwyn Road, south of Whitehorse Road. Commercial development appears to have begun with a general store and post office, which opened on the south-east corner of Balwyn and Whitehorse roads in 1874.

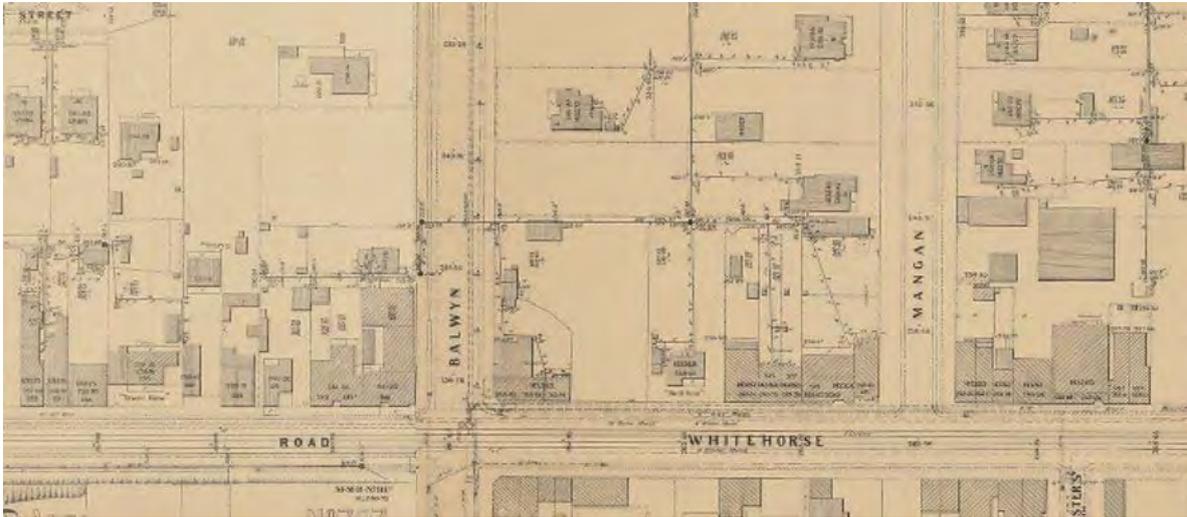
By 1900, retail development was concentrated on the north side of Whitehorse Road, where there were five businesses listed between Power Street and Balwyn Road: a baker, a butcher, a bootmaker, a grocer and a blacksmith. Further east, the only commercial enterprise between Balwyn Road and Mangan Street was a hay and corn store operated by David Hyland. On the south side, the Golden Key Cash Grocery stood on the east corner of Balwyn Road, and Henry Mitchell's dairy on the west corner. The former is clearly evident on the MMBW plan of April 1907, which shows that the remainder of that block of Whitehorse Road then occupied by three detached dwellings and plenty of still-vacant land. At that time, the only other commercial enterprise in the vicinity was the Survey Hotel, located further east along Whitehorse Road. By 1910, more businesses had appeared along the north side of the road, with the block between Balwyn Road and Mangan Street then being occupied by a butcher, a corner store and another grocer. Also established there by that time was the timber-yard of Edwin Le Leu, whose family was to play a prominent part in the development of Balwyn in the early twentieth century.

By 1920, there had been considerably more intense expansion of commercial activity along Whitehorse Road. On the north side, the block between Power Street and Balwyn Road included a motor garage, a blacksmith, a fruiterer, a dairy produce merchant, a butcher and a baker. Between Balwyn Road and Mangan Street were two grocers and an estate agent and, beyond Mangan Street, there was now a confectioner, another dairy produce merchant and the relocated premises of F J & F N Le Leu, timber merchants. On the south side of Whitehorse Road, there was a shoe shop and an estate agent at the corner of Rochester Road and, slightly further west, a wood yard and confectioner on the Balwyn Road corner. On the opposite corner of Balwyn Road, the directory recorded a "shop being built" in 1920. The following year, the first occupants of this new building were listed as G H Cook, chemist, and Mrs E Porteous, milliner.

By 1925, the directory listed now fewer than 37 business on the north side of Whitehorse Road: nineteen in the block between Power Street and Balwyn Road, seven between Balwyn Road and Mangan Street, and eleven between Mangan Street and Yerrin Street. These not only included grocers, butchers, bakers, dairy produce merchants and estate agents, but also a dentist, an upholsterer, a plumber, a watchmaker and branches of the ES&A Bank and the Moran & Cato chain. On the south side of Whitehorse Road, the directory listed 24 businesses, most concentrated in the block between Balwyn Road and Rochester Street - including "two shops being built". By 1930, the total number of businesses on the north side had increased to 40, and on the south side to 34. Amongst the new additions to the latter were branches of the Commonwealth Bank and the State Savings Bank.

The MMBW plan of the area, prepared in several stages between 1927 and 1929, provides a useful snapshot of the extent of commercial development at this time. The north side of Whitehorse Road, between Power Street and Balwyn Road, was still the most densely developed part of the village, with clusters of brick or timber shops built right to the street boundary, albeit still interspersed with a few detached dwellings. East of Balwyn Road, there was a corner shop, some vacant land with a detached house (identified as Belle Vue) and another row of shops before Mangan Road. Beyond Mangan Road, there was another cluster of brick shops built to the street, a large tract of vacant land, then three more shops before Yerrin Street. On the south side of Whitehorse Road, G H Cook's corner pharmacy (then occupied at the upper level by an estate agent) still remained the only shop west of the Balwyn Road junction. That block was otherwise occupied by a single detached house, some vacant land and, at the corner of Cherry Road, the new Balwyn Church of Christ, which had been erected only a few years earlier, in 1922.

It was in the 1930s, however, that the precinct underwent its most significant phase of expansion. During the first half of that decade, directories recorded several new additions, including a branch of the National Bank of Australia at No 359 (first listed in 1931) and new shops at Nos 401 (1932), 361-63 (1935), 264-66 (1936) and 365-67 (1937).



Detail of MMBW plan, dated April 1929, showing commercial development along Whitehorse Road by that time.  
(source: Map Collection, State Library of Victoria)

It was during the later 1930s, however, that commercial development intensified as the last few remaining pockets of open space (some which was still occupied by remnant Victorian dwellings) were infilled. Just over a dozen new shops appeared for the first time in the Sands & McDougall Directory for 1939, including two pairs at Nos 367a-369 and Nos 270-272, a row of four at Nos 403-409, and a particularly prominent row of five at Nos 417-425. The initial occupants of these new premises included two frock shops, two shoe shops, a cake shop, a ladies' drapery, a fancy goods shop and a florist. Over the next couple of years, the previously underdeveloped land on the south side of Whitehorse Road, west of Balwyn Road, was finally infilled. This commenced with a row of four shops at Nos 228-232 (first listed in 1940), followed by three more at No 212-216 and another pair at Nos 222-224 (all 1941). That year also saw the completion one more row of four shops at Nos 302-308, occupied by a library, a frock shop, a fruiterer and a butcher.

The precinct underwent relatively few changes in the early post-war era. While many existing shops were refurbished (invariably by replacing pre-war shopfronts with more modern counterparts), few new premises were built in the 1950s and '60s. Chief amongst these was a new modern branch bank for the ANZ Bank, which opened at No 288. More extensive redevelopment has taken place since the 1960s, including the construction of a supermarket on the north side of Whitehorse Road. Erected in the early 1970s, this took up a large site at Nos 383-395, formerly occupied by some half-a-dozen pre-war shops including the Leu family's long-running hardware outlet and joinery workshop. Since the 1970s, a number of other new shops have been erected along the strip, including, most recently, those at Nos 218-220.

### Description and Integrity

As outlined above, the Village of Balwyn originally extended in all four directions from the intersection of Balwyn and Whitehorse Roads. Commercial and retail development was largely concentrated along both sides of Whitehorse Road, with the public buildings (school, Anglican church and public hall) along Balwyn Road. As it exists today, the most intact remaining portion of the village extends along Whitehorse Road: one the south side from Cherry Road to a point just before Talbot Avenue, and on the north side from slightly west of Balwyn Road to just beyond Yerrin Street. While comparable development continues beyond those boundaries, it tends to be less cohesive, characterised by more frequent intrusion of non-contributory buildings.

The precinct effectively comprises a continuous row of one- and two-story commercial/retail buildings, built right to the footpath, creating a cohesive low-rise streetscape. The notable exception is the Baptist Church complex (church and manse) at No 208, which not only represents the sole purpose-built non-commercial building in the precinct, but also the only one that is entirely freestanding and set back from the street. It has been included in the precinct for its ability to demonstrate the presence of public buildings in the Village of Balwyn, and also as an appropriate termination (both historically and aesthetically) of the precinct's extreme western edge



The oldest surviving buildings in the precinct, located just west of the Balwyn Road junction, are two pairs of double-storey residential shops at Nos 234-236 and 347-349. Both buildings are of brick construction with tile-clad hipped roofs concealed by stepped parapets, rendered stringcourses and tall rectangular windows with timber-framed double-hung sashes. The former has a rough-cast rendered finish, a canted bay window to the upper level of one shop (No 234) and splayed corner, with shaped pediment, to the other (No 236), while the latter is of face brick with rendered window surrounds and a more articulated parapet that incorporates capped piers, pierced openings and the words BOVILL'S BUILDINGS. The adjacent corner shop at No 353, although slightly later in date, is still one of the oldest building in the precinct. Similarly two-storeyed, it has a painted brick finish, double-hung windows, and an exposed tile-clad hipped roof with a projecting cylindrical bay at the street corner, which is surmounted in a small domed belvedere.

There are a few other early (ie pre-1930) shops in the precinct, located east of Balwyn Road intersection along the south side of Whitehorse Road. A row of two-storey residential shops at Nos 252-258 comprises one pair in red brick with unpainted rendered piers (Nos 256-258), an adjacent rendered example with rusticated piers (No 254), and another rendered example with a canted bay window, capped piers and vaguely Art Nouveau ornament in pressed cement (No 252). All four of these shops have typical recessed rendered panels just below the parapet, which would have originally contained painted signage. Slightly further eastward, there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets of capped brick piers and curved walls with matching moulded capping. The third pair, at the intersection of of Rochester Road, has the typical splayed corner entrance. There are also a few comparable early shops on the north side of Whitehorse Road, including a two-storey example with a painted brick facade (No 373) and some one-storey examples with stepped parapets (Nos 375-77).

Most of the precinct's pre-war fabric, however, dates from the 1930s. It is almost exclusively represented by two-storey residential shops (or shops with offices above) that exist as attached pairs, or as larger rows of three or four, rather than individual examples. A notable exception is the former branch of the English, Scottish & Australian Bank (No 359), which is a one-off single-storey building in the inter-war Greek Revival style, with a rendered facade incorporating a rusticated piers and a pair of fluted Doric columns flanked the off-centre entrance. Several contemporaneous two-storey shops have rendered facades at the upper levels, sometimes enlivened with classical-inspired details such as the Roman fasces motif (Nos 365-67) or a stepped and curved parapet in the Baroque mode (No 401). Another pair of rendered shops (Nos 397-99) is in the Spanish Mission style, with pantiled roof, roughly trowelled render and multi-paned windows with round arches. There are also two pairs of shops in the Tudor Revival idiom (Nos 298-300, 361-63), each with the characteristic steep roof, half-timbered gable end and clinker brickwork. In the latter example, the half-timbering extends across the entire upper facade, which also incorporates a projecting central rectangular bay window (with lozenge glazing), contrasted against a recessed entry porch at street level.

Virtually all of the remaining pre-war shops date from the later 1930s and are in the Streamlined Moderne style typical of that era. These shops exist as pairs (eg Nos 222-24, 264-66, 270-72, 367-69) as well as in rows of three (eg Nos 212-16) or four (Nos 226-32, 403-11, 419-425). They are typically expressed with dark-coloured clinker brickwork to the upper facades, with some horizontal emphasis variously introduced by stringcourses in contrasting cream brick, rendered banding at parapet level, projecting concrete window hoods, and horizontal glazing bars to windows. A few have rendered facades (Nos 302-06, 310-12), while some incorporate contrasting vertical elements, either in face brick (Nos 226, 270-72) or rendered (Nos 222-24, 310-12), as a counterpoint to the horizontal emphasis.

The buildings in the precinct exhibit various degrees of exterior intactness. Some are remarkably intact at the upper level, retaining original unpainted brickwork and, in one case, unpainted render. Others have been subject to over painting of brickwork, or the concealment of original facades (or individual details) behind modern signboards. Most of the shopfronts themselves have been replaced or significantly altered, although some retain parts of their original fitout such as recessed entrances, metal-framed windows and spandrels lined with mosaic or glazed tiling. Amongst the more intact shopfronts are those at Nos 234, 367 and 369. Several shops retain original cantilevered awnings over the footpath; some, notably those associated with Nos 234-36 and 419-425, still have their patterned pressed metal ceilings. Also of interest in the precinct is the survival of early signage. There is remnant painted signage on the western wall of the pre-war shop at No 361, and on the parapet of No 262 (stating "Fish Shop"). Some prominent early post-war illuminated signage also survives, typified by the roof-mounted blade signs at Nos 224 and 304 which respectively advertise a Chinese restaurant (no longer in operation) and the Oasis Coffee Shop.



Early (pre-1920) corner shop on south side (Nos 234-236)



Early (pre-1920) corner shops on north side (Nos 349, 351-353)



Branch bank (No 359) and Tudor Revival pair (No 361-363)



Various early/mid-1930s shops on north side (No 397-399, 401)



Moderne shops on south side; note roof-mounted signage



1930s shop-front (No 369) retaining original features



### Historical Context

As already outlined, the development of a village-like settlement around the junction of Balwyn and Whitehorse Roads dates back to the 1860s and, as such, has significant associations with early post-contact settlement in Balwyn. Many of the early buildings that sprung up in the village, including the Athenaeum Hall (1861), Common School (1869), Anglican Church (1872) and State School (1873) were the first of their respective types to appear in the study area. Subsequent waves of expansion, demolition and redevelopment, however, have obliterated much of this evidence. Today, only the Anglican church on Balwyn Road (qv) survives in a sufficiently intact state to demonstrate the origins of the village. None of the early commercial buildings remain; the oldest survivors appear to be the early twentieth century shops on Whitehorse Road, west of the Balwyn Road intersection. In its present form, the village retains more potent historical associations with the inter-war period, which was perhaps the most significant era of Balwyn's history in terms of the expansion not only of residential settlement, but associated retail and commercial development.

### Comparative analysis

While there are a number of comparable shopping strips in the study area that date back to the pre-Second World War era, all of these are much smaller in scale and tend to exhibit less variety and richness in both building type and architectural style. Furthermore, they are entirely associated with suburban expansion during the inter-war period - that is, they do not include any buildings earlier than c.1920. A few, in fact, are made up virtually or entirely of shops from the later 1930s or 1940s - typified by the row of eleven single-storey cream brick Moderne-style shops at 1030-1060 Burke Road (south of the Belmore Road corner), the portion of Doncaster Road between Bulleen Road and Macedon Avenue/Marwal Avenue, and the development that straddles the south-east corner of Burke and Doncaster Roads. In all cases, the commercial streetscapes have been compromised by alterations to the pre-war shops (most frequently by overprinting of previously unpainted brickwork, and replacement of shopfronts) and by the construction of new shops during the post-war era.

Only one of these local shopping strips, located further west along Whitehorse Road in Deepdene, includes any significant number of early shops from the 1920s - these include a interesting row of three single-storey rendered shops at Nos 73-77, and the adjacent row of four two-storey residential shops, in red brick, at Nos 79-85. It also includes an a later example in the unusual Spanish Mission style (No 48) and another pair in an above-average Moderne mode (Nos 95-97). However, individual pre-war shops in this strip tend to be much more altered than their counterparts in the nearby Balwyn Village, and the streetscape is otherwise interspersed with a considerably higher proportion of post-war fabric. The south side of the road, between Campbell Road and Walsh Street, exhibits a particularly low level of physical integrity, with only a handful of pre-war shops (eg Nos 24, 48, 72, 74, 78 and 80) amongst an overlay of more recent redevelopment.

### Assessment against Criteria

Associated with the earliest phase of non-residential development in the study area ie the Village of Balwyn (Criterion A)

Precinct includes the only surviving examples of Edwardian shops in the study area (Criterion B)

Demonstrative of the expansion of commercial, retail and community facilities during the inter-war period (Criterion D)

Demonstrates a particularly wide variety of aesthetic styles of the period from c.1910 to 1940, including Victorian Survival, Edwardian Baroque, Classical Revival, Moderne, Spanish Mission and Tudor Revival (Criterion E)

Includes several particularly fine examples of individual shops, and a notable Classical Revival branch bank (Criterion F)

### Grading and Recommendations

The Balwyn Village Commercial Precinct is a significant heritage area in the City of Boroondara.



## Statement of Significance

### What is significant?

The Balwyn Village Commercial Precinct, extending along both sides of Whitehorse Road at the junction of Balwyn Road (including those properties on the south side between Cherry Road and almost to Weir Street, and on the north side from just west of Balwyn Road to just east of Yerrin Street) consists largely of low-rise retail and commercial development from the early twentieth century (c.1910 to 1940), expressed as single and double-storey shops in brick (rendered or face brick) in a range of architectural styles including Victorian Survival, Edwardian Baroque, Moderne, Spanish Mission, Tudor Revival and Classical Revival. The precinct marks the site of the original Village of Balwyn, which was the focus for community and commercial activity from the 1860s. The Balwyn Church of Christ (1922), which marks the south-western edge of the precinct, remains the only public building in the strip, and the only one set back from the street.

### How is it significant?

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

### Why is it significant?

Historically, the precinct is significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, it can be considered as the cradle of post-contact settlement in the study area. While none of the early non-residential buildings from the nineteenth century remain in the village proper (the sole survivor, St Barnabas' Anglican Church, being located slightly further south on Balwyn Road, just outside the boundaries of the precinct), this part of Whitehorse Road otherwise includes some of the earliest surviving shops in the study area, prominently sited on the west corners of Balwyn Road. The remainder of the streetscape is characterised by a selection of commercial buildings that provide evidence of the gradual expansion of the surrounding suburbia over several key phases in the early 1920s, later 1920s, early 1930s and (notably) the late 1930s.

Architecturally and aesthetically, the precinct is significant for its diversity of pre-war architectural styles, as demonstrated by the shops erected between c.1910 and 1940. The earliest surviving examples, designed in the sedate Victorian Survival mode (ie the two-storey rendered corner shops at No 234-36, and Bovill's Building, in red brick, at No 349) contrast with the bolder Edwardian Baroque style of the other corner shop (No 351-353), with its eye-catching domed corner tower, and others that show the influence of Art Nouveau (eg red brick shop at No 252). These early shops, in turn, are complemented by the later pre-war buildings, realised in a broad range of fashionable styles of the 1920s and '30s including Spanish Mission (with shaped parapets and rough-cast render), Tudor Revival (with clinker brickwork and half-timbered gable ends) and Moderne (with their streamlined horizontal expression), as well as the single unique manifestation of the Gothic style exhibited by the Balwyn Church of Christ. The streetscape, which expresses cohesion through its generally consistent scale (mostly pairs or longer rows of two-storey residential shops, interspersed with a few smaller single-storey and/or single-fronted ones) and setback, simultaneously demonstrates an aesthetic richness through its variety of styles, forms, finishes. The period retail character of the precinct is enhanced by the survival of some of the original shopfronts, as well as some original signage (both painted signage from the pre-war era, and some illuminated signage from the early post-war era).

### Identified by

Built Heritage Pty Ltd



<b>IDENTIFER</b> HOUSE			
<b>Other/s</b>			
<b>Address</b>	22 Riverview Road BALWYN NORTH	<b>Date/s</b>	1949 1952-53 (second storey/garage)
<b>Designer/s</b>	F J Sanders	<b>Builder/s</b>	F J Sanders
<b>Theme/s</b>	6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	
<b>Intactness</b>	Excellent	<b>Significance</b>	Local
<b>Condition</b>	Excellent	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

Erected in 1949 and subsequently enlarged in 1952-53, this house was the work of F J Sanders, a designer/builder who was notably active in Balwyn North during the 1940s and '50s. The son of a metal spinner, Francis John Sanders (1914-2001) was born in Wunghnu in northern Victoria but grew up in East Brunswick, where, by the late 1930s, he had begun his career as a boot repairer. During the Second World War, Sanders served both with the Citizen Military Force (CMF) and the Australian Imperial Force (AIF) for a 3½ years. Mentioned in despatches, Sanders was discharged in February 1945 with the rank of Lieutenant, along with the War Medal, the Australian Service Medal and the Pacific Star. Sanders returned to East Brunswick where, in October 1947, he married English-born Ettie Hunter Newton (1919-2003), whose family had migrated to Australia when she was five years old.

By this time, Sanders had radically altered the direction of his career by opting for a future in building construction rather than boot repair. In December 1946, almost a year before his wedding, he was granted a building permit to erect a modest brick house at the corner of Burroughs and Clayton Roads in Balwyn North, which was designed in an idiosyncratic Tudor Revival style. Sanders and his wife resided there for several years, during which time they undertook additions for which a second building permit was issued in May 1948. That same year, Sanders prepared plans for a second brick residence for himself in the same area, on Kalonga Road. He began the project by erecting a combined garage/store in 1949-50, which he reportedly occupied until the main house was completed in 1951. He and his wife remained living in Kalonga Road until 1962, when they moved to Leongatha to take up farming. Sanders was still there at the time of his death in 2001.

Although the drawings for the house at 22 Riverview Road are entitled "Proposed Brick Residence for F J Sanders, Esq", it would appear that Sanders conceived the project as a speculative venture, rather than a house for his own occupation. The drawings, submitted for council approval in 1949, depict a flat-roofed single-storey brick dwelling in the fashionable Moderne mode, with the living room boldly expressed in the form of a projecting semi-circular bay. Provision was made for a future second storey, following the same general plan but incorporating an open terrace above the living room. Although a building permit was issued by the City of Camberwell on 15 August 1949, the house did not appear in the *Sands & McDougall Directory* until 1952, when it was listed as a "house being built" on the south side of Riverview Road, between an existing dwelling at No 24 and the intersection of Panoramic Road. The house continued to be listed as such in 1953 and again in 1954. This prolonged status evidently related to the addition of the second storey, for which a separate permit had been issued on 20 November 1952. Rather than complete the second floor to match the Moderne stylings of the existing house, as had been proposed in the 1949 drawings, Sanders prepared entirely new plans that re-conceived the addition as a cluster of steeply gabled roofs in the Tudor Revival mode. A separate permit, for a garage, was issued in September 1953.

The completed house was listed for the first time in the 1955 directory, now officially designated as No 22, with one R J Taylor listed as its occupant. Electoral rolls confirm that this was Robert John F Taylor, an engineer, who had previously resided in Corhampton Road. Taylor and his wife, Alice, continued living at 22 Riverview Road until the late 1960s.

## Description and Integrity

The house at 22 Riverview Road is a substantial attic-storeyed cream brick house, asymmetrical in both plan form and elevational treatment, with a very steep gabled roof clad in glazed terracotta shingles. Erected in two stages, the lower and upper levels reflect two very different styles – respectively, Moderne and Tudor Revival – that are very seldom combined in a single building. At the lower level, Moderne influence is most strongly reflected in a large semi-circular flat-roofed bay, with wide and curving picture windows separated by piers of manganese Roman brick. The remainder of the frontage to Panoramic Road is triple-fronted, with large steel-framed corner windows to two of the projecting bays and an entry porch to the innermost one. This porch is partly enclosed by a projecting wing wall of manganese Roman brick with an archway that opens onto a concrete slab terrace that follows the curve of the adjacent semi-circular living room bay. It has a simple but very elegant metal balustrade that incorporates a narrow central rail of three narrow horizontal rods, scrolled brackets and the occasional cluster of volutes. A curved flight of steps, with matching balustrade, leads down from the front door to the driveway level. Clad with crazy stonework, these steps are integrated with a matching retaining wall/planter box that defines the driveway, leading up to a garage at the half-basement level. The garage retains its original hinged timber doors with small glazed panels.



At the first floor level, the attic storey is articulated as a series of interlocking gables and dormers, creating an irregular and picturesque roof-line. The gable ends, variously infilled with painted weatherboard, half-timbering or face brickwork, have scalloped timber bargeboards and, in some cases, corbelling at the eaves line and narrow louvred vents. The largest gable, facing north, incorporates a central chimney (set into the wall at a 45° angle) with a corbelled base and a blind archway of manganese Roman brick that defines a feature panel of glazed red brick in a basket-weave bond. The chimney is flanked by two ornate metal lanterns and by a pair of doorways, with glazed doors, that open onto the terrace formed by the flat roof of the curved living room wing below. This terrace is enclosed by a metal balustrade, identical to those at the lower level.

Occupying a corner site, the property has cream brick walls along both street boundaries, with manganese brick capping and curved bays of timber palings between tall piers with steep gabled tops clad in terracotta tiles. Each frontage also has a vehicle entrance gateway: the one on Panoramic Road provides access to the sub-floor garage, and the one on Riverview Road to a rear driveway.

### Historical Context

Although it was not designed until in 1949 (and construction not completed for a few more years thence), this house is best considered as a belated manifestation of the initial burst of residential settlement in this area, which was spurred by the extension of the electric tram route to Doncaster Road in 1938.

### Comparative analysis

There are a number of contemporaneous (or slightly earliest) large houses in the immediate area that are broadly similar in their scale, materials, expression and architectural pretensions. A nearby examples at 44 Panoramic Road has a comparably irregular roof-line formed by very steep tile-clad gabled roofs, face brick walls that introduce contrasting texture (eg Roman bricks or basket-weave brickwork) and metal balustrades. This house, however, was conceived in a fairly conventional Tudor Revival mode, and lacks both the hybrid stylism and quirky detailing evident at 22 Riverview Road. Another large three-level house at 61 Longview Road similarly combines cream brickwork, a hipped tile-clad roof, balustrades sun-decks, a projecting half-round bay in the Moderne style and a sub-floor garage set into a stone-clad wall, but in a rather more cumbersome fashion.

Ultimately, Frank Sanders is the type of designer/builder whose style is so peculiarly idiosyncratic that examples of his work can only really be pertinently compared amongst themselves. While Sanders was likely to have been prolific in the Balwyn North area from the late 1940s to the early 1960s, only four examples of his work have yet been identified. The first of these was his original house at 26 Burroughs Road, which in many ways can be considered the progenitor to 22 Riverview Road. Although a smaller building, it similarly uses cream brick with corbels corners, splayed sills and manganese Roman brick trim, and prominent irregular roof clad in terracotta shingles with a weatherboard clad dormer and one half-timbered gable end. The chimney is rotated at a 45° angle, as at 22 Riverview Road, and the front fence somewhat similarly expressed. Despite its quirky detailing (which includes a highly unusual bellcast roofline), the house is essentially in the Tudor Revival mode, with the only Moderne influence being the large rectangular windows (including a corner window) with multi-paned steel-framed sashes. The Moderne influence, however, was more pronounced in *Rangoon*, small cream brick dwelling that Sanders later designed at 13 Porter Street. This flat-roofed single-storey house has a eye-catching triple-fronted facade where each successive bay is boldly rounded, with a large curved window and a continuous projecting concrete sun-hood. The house at 22 Riverview, combining Tudor Revival and Moderne influences in a surprisingly cohesive fashion, ultimately represents an amalgam of these two earlier efforts. Sander's only other known work in the study area is the larger house that he designed for himself at 1-3 Kalonga Road, completed in 1951. This building, which is currently already included on the heritage overlay schedule, is another quirky and idiosyncratic composition, albeit primarily in the Moderne mode. Yet again of cream brick construction, it has a canted plan form with a central curved bay, flat concrete slab roofs and a prominent slate-clad chimney.

### Assessment against Criteria

A highly unusual, but not unsuccessful, integration of the Tudor Revival and Moderne styles (*Criterion F*)

One of the best examples of the work of idiosyncratic local designer/builder Frank Sanders (*Criterion H*)



### Grading and Recommendations

The house at 22 Riverview Road, Balwyn North, is a significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The house at 22 Riverview Road, Balwyn North, is a large attic-storeyed cream brick house in a hybrid Tudor Revival/Moderne style, incorporating an irregular roof-line with steep terracotta-shingled gables, half-timbered and weatherboard gable ends and dormers, a projecting flat-roofed half-round bay with curved windows and a garage at the lowest level, set into a stone-clad retaining wall. Conceived in 1949 as a single-storey flat-roofed Moderne house, it was completed in 1952-53 with the second storey in the Tudor Revival mode. Designed by local designer/builder Francis Sanders apparently as a speculative project, the house was initially occupied by Robert Taylor, an engineer.

#### *How is it significant?*

The house is of architectural and aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

Architecturally and aesthetically, the house is significant as a large residence in a highly idiosyncratic mode that freely combined two of the most popular housing styles of the late 1930s: Tudor Revival and Moderne. While these two idioms are, to some extent, at opposite ends of the spectrum, they have been confidently merged here in a way that is striking yet cohesive, and individualistic without being cumbersome or awkward. The large house – spread over three levels – expresses a lively asymmetry in both plan and elevation, with an irregular and picturesque roof-line of intersecting gables, a half-round projecting bay at ground level, curved terraces and front staircase. It displays a highly unusual juxtaposition of materials and finishes: cream brickwork enlivened with manganese and clinker brickwork as Roman bricks or basket-weave bond, weatherboarding and half-timbering to gable ends, terracotta shingles to the roof and crazy stone cladding to the retaining walls and integrated garage. Much of the exterior detailing, such as the rotated chimney with blind archway and corbelled base, the bulbous coach-lamps and the elegant but very minimalist steel railings, is also highly atypical. Prominently sited on an elevated corner allotment, this extremely unusual house remains a striking element in the streetscape.

Architecturally, it is significant as one of the largest and most striking examples of the work of Frank Sanders, a local designer/builder who was responsible for a number of houses in the area during the 1940s and '50s. His work is characterised by a highly individualistic approach that freely adapted, or even combined, the fashionable architectural styles of the later 1930s, incorporating unusual juxtapositions of forms and materials, and often quirky detailing.

### Identified by

Built Heritage Pty Ltd

### References

City of Camberwell Building Permit No 3,465, dated 15 August 1949. Held by City of Boroondara.

Graeme Butler, *Camberwell Conservation Study* (1991).



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Sanders House (former)		
<b>Address</b>	25 Burroughs Road BALWYN	<b>Date/s</b>	1946-47
<b>Designer/s</b>	F J Sanders	<b>Builder/s</b>	F J Sanders
<b>Theme/s</b>	6.3.4 Suburban infill after Second World War 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was built in 1946 by F J Sanders, a designer/builder active in Balwyn North during the 1940s and '50s. The son of a metal spinner, Francis John Sanders (1914-2001) was born in Wunghnu in northern Victoria but grew up in Brunswick, where, by the late 1930s, he was working as a boot repairer. During the Second World War, Sanders served both with the Citizen Military Force (CMF) and the Australian Imperial Force (AIF) for 3½ years. Mentioned in dispatches, Sanders was discharged in February 1945 with the rank of Lieutenant, along with the War Medal, the Australian Service Medal and the Pacific Star. Sanders returned to East Brunswick where, in October 1947, he married English-born Ettie Hunter Newton (1919-2003), whose family had migrated to Australia when she was five years old.

By this time, Sanders had radically altered the direction of his career by opting for a future in building construction rather than boot repair. Having acquired a vacant block at the corner of Burroughs and Clayton roads in Balwyn North, Sanders was granted a building permit in December 1946 (almost a year before his wedding) for what was described as a four-room brick veneer and timber dwelling, estimated to cost £1,500. The permit also included the construction of a separate garage and workshop that had a combined floor area almost the same as the house itself. Sanders himself was identified as the builder of record, listing his home address at 10 Ryan Street, Brunswick East. Construction of the house was presumably completed during 1947, in time for the newlyweds to take up residence in October. Francis and Ettie Sanders had four children: sons Jeffrey, Russell and Phillip, and daughter Margaret. Their growing family may have been the impetus behind a building permit application, in May 1948, for unspecified additions to the house. Later that year, Sanders prepared plans for a larger brick house for the family, to be located relatively nearby in Kalonga Road. He commenced the project by erecting a combined garage/store in 1949-50, which he reportedly occupied until the main house was completed in 1951.

Little else is known of Sanders's professional activity. His son Jeffrey relates that his output consisted almost exclusively of private dwellings that were designed "on spec" and built by Sanders himself (who, according to son Russell, could capably undertake virtually every aspect of construction, from carpentry to bricklaying) and his loyal team of regular sub-contractors. Aside from the two houses for his own family, Sanders is known to have designed and built at least two more in the Balwyn area: one in Riverview Road and another in Porter Road (see comparative analysis, overleaf). Sanders is also known to have undertaken at least one government contract, for a group of ten War Service houses that were erected at Doncaster in 1950 (*Construction*, 19/04/1950:14). By 1952, he was advertising himself as "F J Sanders, builder and contractor, also joinery manufacturer", working out of his residence in Kalonga Road. The family remained living there until 1958, when they moved to Leongatha to take up dairy farming (later assisted by their three sons). At Leongatha, Sanders erected what proved to be his third and final family home, described by son Jeffrey as the "dream home" that had he had wanted to build for many years. Sanders and his wife Ettie remained living there until their respective deaths in 2001 and 2003.

## Description

Occupying a corner site, the house at 25 Burroughs Road is an attic-storeyed clinker brick dwelling in an idiosyncratic style that harks back to the popular Tudor Revival style of the late 1930s. It is dominated by a prominent and steeply-sloping roof, clad in terracotta shingles, which combines hipped and gabled forms with bell-cast eaves, a gambrel to the west side, dormer windows to the north and east sides, and a half-timbered partial gable end to the south side. On the south side, the roof is penetrated by a chimney breast with a tall, rotated and partially corbelled chimney shaft.

Effectively quadruple-fronted, the house presents an asymmetrical elevation to each of its two street frontages. The south elevation incorporates two interlocking gabled bays with corbelled eaves and shingle flashing; the outermost bay has a narrow gable vent while the innermost one has the half-timbered gable end with a staggered row of three small openings (two with glazed infill and one with a louvred vent). The second bay also contained the front entrances, set into a recessed entry porch with segmental arched lintel and colonial-style lamp. Aside from a narrow arched window to the left side of the front door, the ground floor windows are fairly conventional in form, being rectilinear with multi-panel metal-framed sashes and sloping terracotta sills. At the attic level, the dormer windows have weatherboard sides and skillion rooflets.

The Clayton Road frontage includes an attached garage with steep gable roof, terracotta shingles, bellcast eaves, coach lamp and a porthole window with narrow terracotta vents above and below. A brick fence, with gently curved dwarf walls between squat gabled piers, extends along both street boundaries, incorporating two gateways with wrought iron gates.



## Integrity

The exterior of the house and original garage appears to be substantially intact. A second vehicle entrance, to the north (right) side of the original garage, is a more recent addition but is sympathetic in its form, details and materials.

The house is enhanced by its setting, which includes the original brick fence and gates along two street boundaries, matching brick planter boxes at the front porch, and a winding crazy-paved pathway in the front garden.

## Historical Context

This part of Balwyn was one of several that experienced its most significant phase of residential settlement in the early post-war period. The land on which Sanders' former residence stands was once part of a large property associated with the Edwardian farmhouse that survives at 248-250 Belmore Road. After the Second World War, this was subdivided to create a grid of new streets running north-south (Clayton Road, Glenluss Street and Beckett Street) and east-west (Porter Road, Burroughs Road), providing access to 88 residential allotments (the original house being retained on a larger unnumbered block fronting Belmore Road). Gazetted in April 1947, the new estate developed rapidly over the next few years. Such was the extent of homebuilding by the early 1950s that several of these new streets (including Burroughs Road, Beckett Street and Glenluss Street) and the contiguous part of Belmore Road, were all connected to the main sewerage network during the period 1953-54 (*Age*, 27/01/1954:4).

## Comparative Analysis

Originally, the housing stock in this part of Balwyn was large characterised by generally unprepossessing houses from the early post-war period, typified by fairly undistinguished double- and triple-fronted dwellings in brick or timber with simple hipped or gabled tiled-clad roofs. Although contemporaneous, designer/builder Frank Sanders' own house at 25 Burroughs Street would have stood out as an idiosyncratic throwback to the fashionable styles that characterised suburban residential architecture in the late 1930s. Even setting aside the fact that so many early post-war houses in this part of Balwyn have been replaced in recent years by larger new residence, virtually no comparators remain. One might cite a few nearby houses designed in a *retardataire* cottagey mode. These include the late Tudor Revival house at 1 Yandilla Street (c.1948), the large and vaguely Arts & Crafts-inspired house at 338 Union Road (c.1952) and the considerably later Cape Cod-style house at 54 Narrak Road (c.1967). These, however, are all stylistically unremarkable when compared to the more striking and individualistic eclecticism of Sanders' own house in Burroughs Road.

Ultimately, Sanders is the type of designer/builder whose style is so idiosyncratic that examples of his work can only really be pertinently compared amongst themselves. While he was likely to have been prolific in the Balwyn area from the late 1940s to the early 1960s, only four examples of his work have yet been identified. His own house at 25 Burroughs Street (1946-47) is the earliest of these. He went on to design a large at 22 Riverview Street (1949-52) that deftly melded the Tudor Revival and Moderne styles, combining the steep roofline, overscaled chimneys and half-timbering of the former with the curving window bay and roof terrace of the latter. A house that Sanders designed at 13 Porter Road (1949) represents a purer (yet still strongly idiosyncratic) application of the Moderne idiom, with a triple-fronted façade made up of receding curved bays linked by a projecting stringcourse. Finally, there is the second house that he designed for himself, at 1-3 Kalonga Road (1951). This building, which is currently already included on the heritage overlay schedule (HO176), is another quirky and idiosyncratic composition, albeit primarily in the Moderne mode. Yet again of cream brick construction, it has a canted plan form with a central curved bay, flat concrete slab roofs and a prominent slate-clad chimney.

Considered against the limited number of currently known examples of Sanders's work, the house at 25 Burroughs Road stands out as one of his earliest houses and one of only two that he designed and built for his own private use. Relatively modest in scale and conservative in style, it forms an interesting counterpoint to the larger and more progressively-styled house that he subsequently erected for himself at Kalonga Road.

## Grading and recommendation

The house at 25 Burroughs Road, Balwyn, is an individually significant heritage place in the City of Boroondara. It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme.



## Statement of Significance

### *What is significant?*

Erected in 1946-47, the house at 25 Burroughs Road, Balwyn, was designed and built by local contractor Frank Sanders as his own family residence. Designed in an idiosyncratic Tudor Revival mode, the house is of variegated cream brick construction with a prominent terracotta-shingled roof that incorporates bell-cast eaves, gable vents, half-timbering, dormer windows and a tall chimney. The front door is set into an arched porch with metal gate and coach lamp, and the ground floor windows contain conventional steel-framed sashes.

The significant fabric is defined as the entire exterior of the house and attached gable-roofed garage, the original brick fence and gates to both street boundaries, and the matching brick planter boxes and crazy-paved pathway in the front garden. The second vehicle entrance, with slightly different cream brickwork and a roller shutter, is not considered significant.

### *How is it significant?*

The former Sanders House at 25 Burroughs Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The house is significant for its highly unusual architectural expression. Although dating from the early post-war period, the style of the house harks back to the Tudor Revival or Old English mode that was so popular in Melbourne in the later 1930s. However, unlike ubiquitous examples (including many in Balwyn) that reduce the stylistic vocabulary to tokenistic detailing of corbelled eaves and arched porches, Sanders went much further and confidently incorporated elements of above-average complexity. The unusually prominent roof, with its picturesque mix of gambrel, hip and gable forms, its terracotta shingle cladding, dormer windows and half-timbering, is especially striking. The idiosyncratic approach that characterises much of Sanders' work is further evidenced by the recessed front porch, coach lamps, narrow gable vents, porthole window and matching brick planter boxes, front fence, gates and crazy paving. Occupying a corner site, the house remains an eye-catching element in an area otherwise defined by far more utilitarian houses of the same era. (*Criterion E*)

## Identified By

Built Heritage Pty Ltd.

## References

City of Camberwell Building Permit No 19,162, dated 16 Dec 1946. Held by City of Boroondara.

Lodged Plan 17,028, gazetted 28 April 1947.

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), p 145.

Built Heritage Pty Ltd, *Balwyn & Balwyn North Heritage Study* (2015), pp 97-100.

Telephone interviews with Jeffrey Sanders and Russell Sanders, 3 May 2016.