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PROPOSED OLD WARRANDYTE ROAD HERITAGE AREA.

VISUAL DESCRIPTION.

The Old Warrandyte Road Heritage Area extends on either side of Old Warrandyte Road from Mitcham Road to Woodhouse Road and along Cat Jump Road to Springvale Road and one property north of Woodhouse Road.

Generally, the area consists of a continuous pine forest plantation, on both private property and road reservation. This is disrupted only where it has been cleared by individual property owners, but the clearings do not diminish the general forest appearance.

Old Warrandyte Road zig-zags in direction and varies greatly in width, swelling to almost four times its normal width at nos.15 and 16. The kerbs and verges are generally rural and unformed, with a pleasant walking track. Several houses have a white painted diamond rail fence.

The area adjoins two other heritage areas : Wembley Gardens and Pine Ridge, of similar physical character but more suburban. However, it differs from these in its evidence of substantial settlement around the 1940s. There is a group of four houses in a variety of styles, designed by the important domestic architect Percy H. Meldrum of Meldrum & Noad : the Ian H. Grabowsky house at no.15 (Bungalow style, 1941), "Sunningdale" at no.16 (English Cottage/Arts & Crafts, 1941), no.21 (Modern, flat roof, 1941) and "Worrall" (Modern, gable roof, 1937-38). Others comparable with these are no.3 (English Cottage, 1940s), no.23 (Modern, flat roof, 1930s), "Tanglewood", no.11 (1949-50) and two small timber houses (1950s Bungalow and Cape Cod) at nos.8 & 6. The occupations of these first owners of these houses (where known) are of interest. They are generally creative or on the fringe of the arts : architect, printer, editor, entrepreneur, and importer of gifts/florist.

Other houses, built in the 1970s generally, are sympathetic, with only few intrusions. Nos.101 & 103 Woodhouse Road (driveway, windbreak, barn and farmhouse) are included since they survive to evoke a period earlier than and supplanted by the 1940s settlement of farming and orcharding.

SIGNIFICANCE.

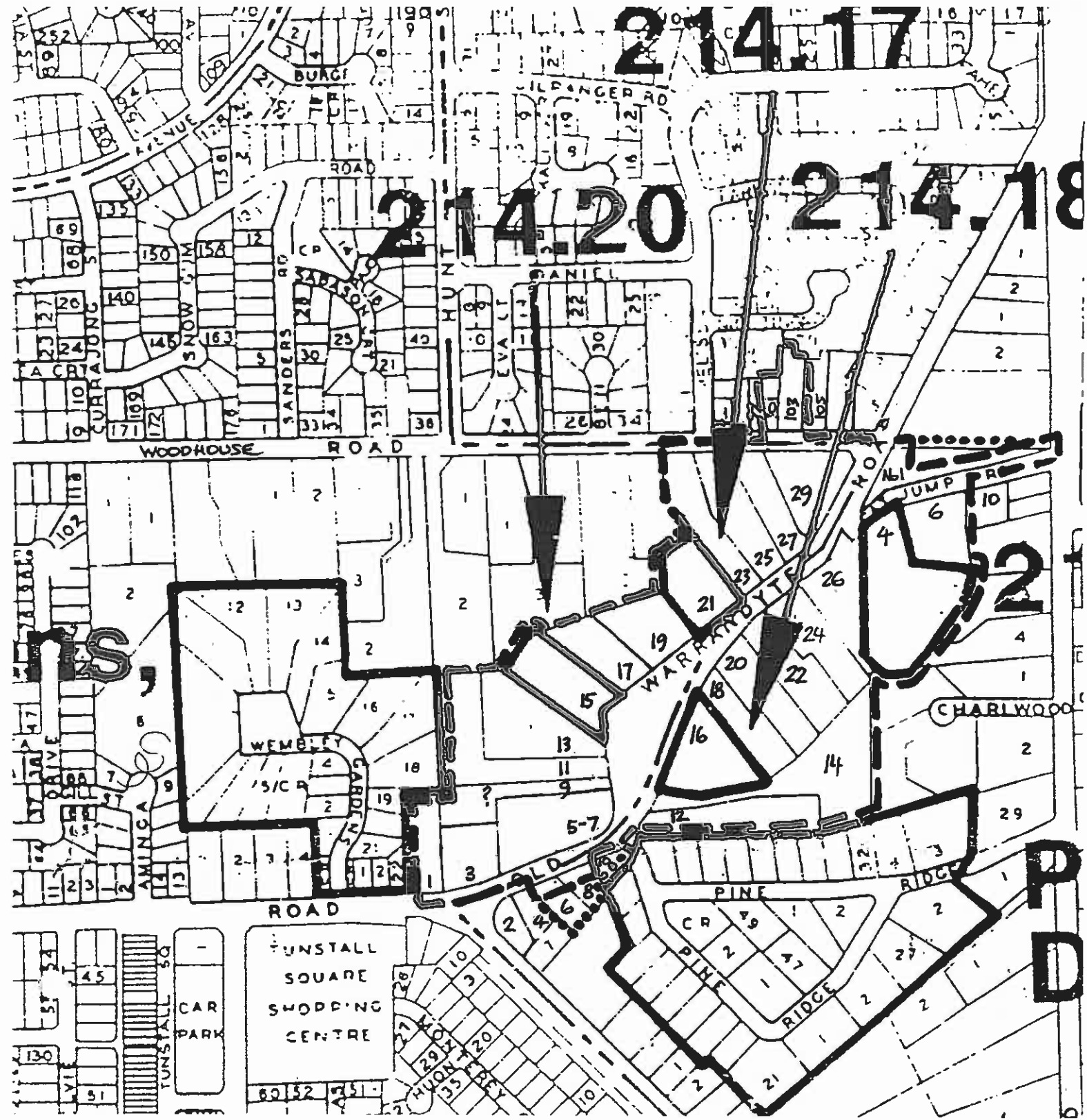
An important group of houses of about 1940, of diverse architectural styles, designed by the significant Melbourne domestic architect Percy H. Meldrum of Meldrum & Noad, and others, including a rare house of pise construction by architect Nell Norris of 1949-50, and probably her only known individual design. The extensive mature pine forest plantation setting and rural aspect of this whole area remains evocative of the time when the houses were built and a further house of historic interest survives of an earlier period, of farming and orcharding.

The area is of local aesthetic significance, both for its group of individual houses identified and for the remnant natural environment.

Note : 1. Nos.11,12,13 and 14 Old Warrandyte Road were not visible and no.16 Old Warrandyte Road and no.4 Cat Jump Road, could not be seen clearly.

2. Nos.15 and 16 have had recent major changes which may have affected their significance and no.2 has been demolished.

RICHARD PETERSON.
8.8.93.



PROPOSED OLD WARRANDYTE ROAD
HERITAGE AREA.

- — — — — PROPOSED BOUNDARY (INCLUDING PART ONLY OF SOME PROPERTIES)
- ● ● ● ● PROPOSED ALTERNATIVE BOUNDARY (IF IT IS NOT APPROPRIATE TO INCLUDE PART ONLY OF SOME PROPERTIES).

NUMBERS INDICATED WITHIN THE PROPOSED HERITAGE AREA ARE ACTUAL STREET ADDRESS NUMBERS OF PROPERTIES INCLUDED.

RP 14.7.93.

PROPOSED OLD WARRANDYTE ROAD HERITAGE AREA.

DESCRIPTIVE NOTES ON PROPERTIES INCLUDED :

Old Warrandyte Road, numbers :

	<u>Photo</u>
1. Low 1970s house. Sympathetic.	987.34
3. 1940s clinker brick English cottage. <u>Proposed local interest.</u>	35
5-7 Low flat roof. 1970s 2nd hand bricks. Sympathetic.	36
9 Not visible. Pine-lined drive sympathetic.	37
11* "Tanglewood". Not visible. Pine lined drive. <u>Proposed local significance.</u> (Refer : detailed data sheet, A.19).	988.1
3 "Lindall", V.& J. Casey. Pine-lined drive sympathetic. Gable-rail fence. Wide tree reserve in front.	2
15* 1930s white timber cottage. Gable-rail fence. Pines. <u>Local significance.</u>	3
17 1960s gable, tile roof, clinker brick, mature garden. Wide tree reserve in front. Some pines.	4
19 1970s gable, open garden, pines in front and rear. Sympathetic.	5
21* Modern 1930s flat roof, pines in front and rear. <u>Local significance.</u>	6&7
23 Neilson. Gable-rail fence. 1930s flat roof, brick painted, with 1970s sympathetic addition. Open garden. Pines front and rear. <u>View of road at no.23 :</u>	8&9 10
25 Taylor. 1970s red brick, flat roof, pines. Sympathetic.	11
27 1970s, hip-roof, pines. Sympathetic.	--
29 1980s, gable, 2nd hand bricks. Sympathetic.	12&13

oodhouse Road, numbers :

101 Large pine wind-break and old drive to timber barn.	14
103 Italianate timber farmhouse, verandah all round. <u>Proposed local interest.</u>	15

Cat Jump Road, numbers :

1 Pines wind-break. Brown brick skillion house, unsympathetic. (Faces Old Warrandyte Road).	16
6 1970s pitched roof, barely visible in pine forest. Sympathetic.	17
4* "Worrall", boundary pines, citrus orchard, old wire and split post fence. <u>Local significance.</u>	--

Old Warrandyte Road, numbers :

26	Recent, hip-roof. Not visible. Sympathetic reserve in front, with track.	--
24	Recent, hip-roof. Not visible. Sympathetic reserve in front, with track.	--
22	1970s, flat roof, open garden, cleared. Sympathetic reserve in front, with track.	--
20	"Jamieson". 1970s hip-roof, cleared. Sympathetic reserve in front, with track.	18
18	1970s, flat roof, cleared. Sympathetic reserve in front, with track.	--
16*	"Sunningdale", new works in progress, including gates and felled trees.	19&20
14	Only driveway visible through pine plantation.	--
12	Only driveway visible through pine plantation.	--
10	Cleared. New house under construction. Unsympathetic. 1950s timber. Not significant. Mature garden. Pines on roadside.	--
6	1950s Cape Cod. Not significant. Mature garden. Pines on roadside.	--
	<u>View</u> of Old Warrandyte Road from Pine Ridge.	21

*Indicates planning controls are in place or proposed.

RP.
30.5.93