
Name	House	Reference No	
Address	930 Burke Road, Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	B
Date	Unknown, c.1919-1922	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Bakery owner William Farey moved from his previous residence in Rae Street, Hawthorn to this address soon after World War I.¹ The *Sands & McDougall Directory of Victoria* for 1919 is his first listing at this address (307 Burke Road) but his application to connect the property to the sewer was not recorded until 1922.²

Graeme Butler has suggested the house may have been designed by the architect Walter Butler, however, this attribution has not been confirmed.³

Farey Brothers' Automatic Bakery, a fusion of American Romanesque and Queen Anne-British Freestyle detailing, was a quite skilful industrial building at 20-26 Liddiard Street Hawthorn dating from the early 1900s. It is now a set of offices.

Council planning and building records indicate that a number of alterations and additions have been made to 930 Burke Road; reference is made to these below under Description and Integrity.

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

The residence at 930 Burke Road is composed from gables, solidly and rather heavily detailed in their fascias, and juxtaposed in three layers on the elevation facing Burke Road, with a long transverse roof ridge as a backdrop. The house was designed as a streetscape building, unfolding along a broad frontage, with ample space originally either side. A gabled balcony faces north to take advantage of the views, and a garage, added later, fills in the space between the house and its northern boundary. The entrance is through a bowed porch on columns and pedestals, with a balcony immediately above. The other accentuated west gable is supported, visually, by a massive chimney breast driving up

through its fascia. The long roof hips behind the grouped gables form an added element in front of the transverse roof and hint at Federation houses of a decade earlier. The two great chimneys at the front add force to this massing.

The house appears to be broadly intact externally as viewed from the street. Unspecified brick alterations were made and the brick fence constructed in 1946 (both overseen by architects Godfrey & Spowers Hughes Mewton and Lobb) and a swimming pool was added 1980. A fire damaged the house in c.1987, after which repairs and unspecified alterations and additions, estimated to cost \$250,000, were undertaken.⁴ The nature of these is unknown, though it is possible that the existing substantial garage formed part of this project.

The age of the concrete driveway and forecourts is uncertain and these may be contemporary with the 1946 fence.

Historical Context

930 Burke Road is one of a number of dormer and attic-styled houses of the 1910s and early interwar period that appeared around Burke Road and lower East Kew.

Comparative Analysis

No. 930 Burke Road is an ably and vividly composed house for its time, and is in the tradition of expansive Camberwell houses typified nearby by *Highton*, 1906, at 65 Mont Albert Road (B-graded, q.v.), and *Pontrefract*, 1892, at 199 Whitehorse Road Balwyn (B-graded, q.v.). The Farey brothers had previously commissioned a carefully designed 'Automatic Bakery' at 20-26 Liddiard Street Hawthorn (C-graded in the Hawthorn Heritage Study), a small but important Federation industrial building in a fusion of Free Romanesque and Queen Anne details, and this house looks an appropriate continuation of this approach some fifteen years later. Graeme Butler has observed that the composition of solid masses below and a skilled balancing of the gable pattern above was a major accomplishment in the design of No. 930,⁵ though seen widely in earlier Federation work, and this is true; compare Walter Butler's *Bishopscourt*, Hotham Street, East Melbourne (addition) of 1904-6, or more locally, *Ospringle* at 24 Chaucer Crescent Canterbury, of 1905 (B-graded, q.v.). No. 930 has a very strong presence on Burke Road, notwithstanding a varied streetscape context and the visual demands of continually heavy traffic.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The historical association with local bakery owner, William Farey is of interest but is not considered to elevate the significance of the place over others associated with local business people.

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

930 Burke Road is a fine representative example of the larger attic house type common in wealthier areas in the early interwar period.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

930 Burke Road is a highly skilled composition. Using a long transverse hipped roof as a compositional spine, the house derives a strong presence in its busy streetscape through use of juxtaposed gables and boldly scaled, carefully placed chimneys.

Statement of Significance

930 Burke Road, Balwyn is of local historical and architectural significance as a fine and generally externally intact example of a substantial attic house constructed in Melbourne's wealthier middle ring suburbs in the early interwar period. Architecturally, it is a highly skilled composition that uses a long

transverse hipped roof as a compositional spine and is dominated by the use of juxtaposed gables and boldly scaled, carefully placed chimneys.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ *Sands & McDougall Directory of Victoria*, 1918.

² Melbourne and Metropolitan Board of Works, Drainage Plan Application, no 126735.

³ G Butler, Camberwell Conservation Study, 1991, v. 4, p. 58. Butler attributes the design of the house to Walter Butler, noting as follows: 'Alterations done for Farey in 1946, cite the involvement of architects, Godfrey & Spowers, Hughes Mewton & Lobb³. Hence it is likely that the earlier design was done under the partnership of Butler and Martin (Mewton worked with Martin), and designed by Walter Butler'.

⁴ Details sourced from the City of Camberwell Building Index, #19176, dated 19 December 1946 (fence and 'brick alterations' by Godfrey and Spowers, Hughes, Mewton & Lobb); #67832, dated 28 October 1980 (swimming pool); # 81973, dated 8 January 1987 (fire repair and additions).

⁵ G Butler, City of Camberwell Conservation Study 1991, v. 4, p. 58.