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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	294 Warrigal Road, Burwood	<b>Survey Date</b>	19 September 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1927	<b>Previous Grading</b>	B



**Extent of Overlay**

To title boundaries.

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**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     Rec.    BPS Heritage Overlay

**History**

George Brown commissioned builder, W.L. Payne, to construct a brick and timber dwelling on this site in 1927.<sup>1</sup> The residence consisted of nine rooms and was estimated to cost £1,800.<sup>2</sup> A billiard room was added to the residence in 1930 at an estimated cost of £450.<sup>3</sup> George Brown occupied the property until after 1930.<sup>4</sup> Dr Wilfred Edward Fleming had become the owner-occupier by 1940. During the 1960s and 1970s Dr Fleming had a dental surgery at 420 Toorak Road, Burwood.<sup>5</sup>

Since its construction, minor alterations and additions have been made to the house and the block has been subdivided (refer Description and Integrity).

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

**Description & Integrity**

294 Warrigal Road is a two-story house in red brick with a terracotta tiled roof in a Marseilles pattern, and half-timber finished upper gables, all with prominent fascias. The front is dominated by a porch with an upstairs balcony above it, lined with stuccoed walling and a set of projecting piers. The windows are robustly scaled box-frames, set into the generally plain brick walling. The two bays facing Warrigal Road have four panes each. The house originally had a prominently inscribed name, traces of which can be seen in the balcony stucco. A detached billiard room was added in 1930 and was designed to match the house.<sup>6</sup> Additional windows have been added at the rear since. A courtyard with pergola and covered area was developed in 1994.<sup>7</sup>

The garden is mature and complements the house style. The fence is glazed brick, probably dating from the 1930s or 1940s. The block was originally more substantial, but has been subdivided, possibly in c. 1960, with an L-shape section being split off and developed for two linked double-storey

blocks of flats. The present cream brick garage sits in front of the 1930 billiard room and is a later design, and appears to date from 1952.<sup>8</sup>

### Historical Context

Warrigal Road's west side was Melbourne's pre-war suburban boundary, for about 20 years after this house was built. The road was originally called Boundary Road.

### Comparative Analysis

294 Warrigal Road is an attic version of the generally accepted bungalow mode of the time, with a second floor level accommodated in an attic within large gables. The house was designed relatively late in the bungalow period and this is reflected in the relative heaviness of the elevations. The centralized frontal composition, combined with a prominent balcony over the front porch, follows practice elsewhere in Boroondara and Whitehorse, where 'bungalow' fronts were occasionally symmetrical and dominated by a large central element, usually a dormer. Examples include 931 Toorak Road, Camberwell (q.v., B-graded), of 1925 and 16 Alma Road, Camberwell, of 1923-4 (C-graded).<sup>9</sup> The curved and offset corner bay recalls a well-known Melbourne composition of the time, seen in a 1919 house in Camberwell by Robert Haddon.<sup>10</sup> A nearby predecessor, 55 Bath Road of 1925, is arguably a more daring and interesting design, with an original fence and mature garden (albeit C-graded).<sup>11</sup> The lookout balcony is dramatized, possibly an oblique reference to the siting of the house overlooking Warrigal Road, at the time considered to mark the edge of inter-war suburban Melbourne.<sup>12</sup>

### Assessment Against Criteria

*Amended Heritage Victoria Criteria*

*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.*

294 Warrigal Road is a fine, representative and intact example of an attic-style bungalow. Dating from relatively late in the bungalow period, its design reflects the solidity characteristic of suburban houses at this time. The massive front entry porch with terrace above adds interest and some distinction to the design. Despite the subdivision and development of the rear of the block and the addition of a later brick garage, the building retains a sympathetic garden setting to Warrigal Road.

### Statement of Significance

294 Warrigal Road is of local historical and architectural significance as a fine, representative and intact example of an attic-style bungalow. Dating from relatively late in the bungalow period, its design reflects the solidity characteristic of suburban houses at this time. The massive front entry porch with terrace above adds interest and some distinction to the design. Despite the subdivision and development of the rear of the block and the addition of a later brick garage, the building retains a sympathetic garden setting to Warrigal Road.

### 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:*

<sup>1</sup> Details sourced from the City of Camberwell Building Index, # 1523, dated 21 May 1927.

<sup>2</sup> Details sourced from the City of Camberwell Building Index, # 1523, dated 21 May 1927.

<sup>3</sup> Details sourced from the City of Camberwell Building Index, # 1523, dated 21 May 1927.

<sup>4</sup> *Sands & McDougall Directory of Victoria*, 1930.

<sup>5</sup> *Sands & McDougall Directory of Victoria* 1962; 1974.

<sup>6</sup> Details sourced from the City of Camberwell Building Index, #1664, dated 6 May 1930 and referred to as 'billiard room'.

<sup>7</sup> Details sourced from the City of Camberwell Building Index, #99698, dated 5 May 1994, and working drawings of that date held in Boroondara archives.

<sup>8</sup> Detail sourced from the City of Camberwell Building Index, #9462, dated 11 March 1952. The current owner believes the flats were constructed in c.1960. Discussion with the owner, 19 September 2005.

<sup>9</sup> See G Butler, *Camberwell Conservation Study 1991*, vol. 4, pp. 9 (16 Alma Road) and 276 (931 Toorak Road).

<sup>10</sup> This was illustrated in the *Australasian Real Property Annual*, later *Australian Home Beautiful*, in their 1919 issue.

<sup>11</sup> G Butler, *Camberwell Conservation Study 1991*, vol. 4, pp. 26-7.

<sup>12</sup> Warrigal Road was in fact called Boundary Road when the house was first built. See City of Camberwell Building Index, #1523, dated 21 May 1927 (initial construction).