

<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	127 Winmalee Road, Balwyn	<b>Survey Date</b>	25 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1919-20	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

**Intactness** ☒ Good ☐ Fair ☐ Poor

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

#### History

In 1920 Dr Cedric Roche, variously described as a physician, surgeon, and medical practitioner, become the owner-occupier of the only property listed in directories for Winmalee Road between Narrak and Crom Streets.<sup>1</sup> The property's brick dwelling was of seven rooms and was built after builder, F.W. Fairhall lodged an application to build a brick dwelling of ten rooms with a tiled roof, late in 1919.<sup>2</sup>

MMBW plans in 1931 show a proposed subdivision of this property into six lots.<sup>3</sup> The plans show a cow bail on Lot 2 fronting Narrak Street which seems to indicate this property was a farmlet.<sup>4</sup> MMBW plans of 1959 show the subdivision in place and the cow bail to be abolished.<sup>5</sup> Lots 2, 3 & 4 became 2, 3, & 4 Narrak Road and Lots 5 & 6 became 125A and 125B Winmalee Road respectively.<sup>6</sup> Cedric Roche lived at the subject property until after 1952.<sup>7</sup> By 1962 J.R. Fisher occupied the property and lived here until 1974.<sup>8</sup>

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

#### Description & Integrity

127 Winmalee Road is a simply massed house with a single transverse gable punctuated with two chimneys of different heights and an expanded dormer, cast as a floating gable in the front slope of roof tiling, over the front entry area. The roof is of terracotta tiles in a Marseilles pattern, the gables are all shingled and the walls are in a characteristic Melbourne combination of red brick and textured stucco. The arch motif is repeated in the south east wall with an upper lunette, passed on approaching the house by its main drive. Below that, the windows assume asymmetrical placement, expressing the interior and its specifics.

The drive curves in what appears to be its original pattern.

A garage was added, probably in 1929.<sup>9</sup> The site was subdivided and a brick veneer house and garage were added on the second allotment, to the rear of the original house. The fence and gates were replaced in 1986, and a swimming pool was installed the following year.<sup>10</sup> In 1993 the owners added a garden room, altered the kitchen and laundry, and bathroom, and changed the wardrobe arrangements. They also made various modifications to the 1974 outbuildings.<sup>11</sup>

### Historical Context

The MMBW Detail Plan no. 150 of 1932 shows Winmalee Street had only been partly developed by the interwar period.

### Comparative Analysis

The emphatic horizontality of the design, and the imposing arched entrance placed off centre, place 127 Winmalee Road in a group of Camberwell houses which drew on the roof and arched entry forms suggested by influential late Federation designs such as Jeaffreson Jackson's house for Henry Gullett at Woohroonga, NSW, of 1903 (demolished), which was widely publicised in *Art and Architecture* and elsewhere.<sup>12</sup>

Graeme Butler has commented that the design was one which drew on the work of British designers such as Voysey and the British Arts and Crafts Free Style, rather than the Californian bungalow forms.<sup>13</sup> But the house has American elements as well, particularly of the East Coast style where Bungalows had a simple transverse roof, invariably punctuated by a long central dormer. The East Coast or *Craftsman* bungalow was already being taken up widely in Melbourne, possibly because of its overtones as a bungalow for cool climates.<sup>14</sup> Like most Australian bungalows from the 1920s, 127 Winmalee Road was to some extent also a simplification and stylization of forms and elements that had pervaded the Federation period. This shows in the terracotta tiled roof, the prominence of the entrance arch, the layering of parts in the front elevation, and use of the floating gable.

### 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.*

127 Winmalee Road is a fine, externally relatively intact and early example of a simply composed attic plan house with round arched entry that became popular in Melbourne suburbs in the 1920s.

*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.*

The house is direct in its treatment and beautifully sited. It reads as a skilled synthesis of British and American Arts and Crafts influences, yet, as with the more successful Australian designs in this period, reveals itself in part as a simplification of Federation houses.

### Statement of Significance

127 Winmalee Road, Balwyn, is of local historical and architectural significance. It is a fine, externally relatively intact and early example of a simply composed attic plan house with round arched entry that became popular in Melbourne suburbs in the 1920s. The house is direct in its treatment and beautifully sited. It reads as a skilled synthesis of British and American Arts and Crafts influences, yet, as with the more successful Australian designs in this period, reveals itself in part as a simplification of Federation houses.

### 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> *Sands & McDougall Directory of Victoria* 1921; Electoral Roll, 1938; City of Camberwell Rate Books, 1925-26, # 6933.

<sup>2</sup> *Sands & McDougall Directory of Victoria* 1921; Electoral Roll, 1938; City of Camberwell Rate Books, 1925-26, # 6933, [BR], Building Record?, 303.

<sup>3</sup> MMBW Drainage Plan Application, # 117687.

<sup>4</sup> MMBW Drainage Plan Application, # 117687.

<sup>5</sup> MMBW Drainage Plan Application, # 117687.

<sup>6</sup> City of Camberwell Consolidated Plans No. 36.

<sup>7</sup> *Sands & McDougall Directory of Victoria*, 1952.

<sup>8</sup> *Sands & McDougall Directory of Victoria*, 1962; 1974.

<sup>9</sup> Details sourced from the City of Camberwell Building Index, #1067, dated 30 September 1929.

<sup>10</sup> Details sourced from the City of Camberwell Building Index: # 54997, dated 9 April 1974 (brick veneer house and garage); #80638, dated 30 June 1986 (fence); #82737, dated 12 May 1987 (swimming pool).

<sup>11</sup> Details sourced from the City of Camberwell Building Index, #97492, dated 23 June 1993.

<sup>12</sup> The Gullett house is cited in Donald Johnson's *Australian Architecture 1901-51: Sources of Modernism*, University of Sydney press, 1980, pp. 55-6.

<sup>13</sup> G Butler, Camberwell Conservation Study 1991, vol. 4, p.p. 317-318.

<sup>14</sup> Oakden and Ballantyne's Harry Martin house in Malvern, of 1908, widely regarded as the seminal Melbourne bungalow, was of this type rather than following a clearly Californian design. Illustrated in Johnson, *Australian Architecture*, p. 57.