

ADDRESS	5 County Terrace Templestowe	Last Update 22/06/2005
DESCRIPTION	<p>This is a large two-storey house built on a long curved plan and carefully integrated into its sloping site. It has a double level verandah extending across the front elevation with a steel balustrade and distinctive rendered piers with curved corners. A window wall extends across the first floor of the front elevation. The main entry located to the centre of the ground floor has a copper front door with a geometric pattern, flanked by coloured glass sidelights. At the rear of the house, large and elaborately planned terraces lead down to a swimming pool.</p> <p>Condition Good Integrity Intact</p> <p>Threats None apparent Key elements Building</p> <p>Designer Holgar & Holgar</p>	
HISTORY	<p>This house is a rare example of the work of the Polish husband and wife team of John and Helena Holgar, architects and town planners. Working drawings of this substantial two-storey house built on a large curved plan, dated 17 July 1973, are held in Manningham City Council Building Permit records.(1) In that year Luigi Developments Ltd became the registered proprietors of Lot 6, part of Subdivision 93233.(2) This is the site of 'New Haven' at 5 County Terrace. A Building Permit was issued to the new owners on 9 April 1975. (3)</p> <p>The 1973 working drawings made by Holgar and Holgar Pty Ltd show the grand style of the design. They include a site plan, ground and first floor plans, a plan of the plant room and basement, as well as north, south, east and west elevations. The site plan indicated how the house was 'carefully integrated with its sloping site'. A curving pebbled drive led to the tiled entrance porch. On the ground floor was a hall leading to a powder room and large drawing and dining rooms separated by sliding doors. There was also a family room, a maid's room, a study and a large playroom. On the first floor there were four bedrooms and a master bedroom with a dressing room and bathroom. Another feature was a tiled dance floor, suggesting the grand lifestyle of the occupants. (4)</p> <p>In his 'Melbourne Architecture', Prof. Phillip Goad describes a similar Holgar and Holgar residence, 'Naliandrah' at 3 Glendye Court, Toorak, constructed in 1969. Goad describes it as 'a striking modern house with a cement-rendered sun grille stretched across its first-floor façade.' Goad concludes that the Toorak residence is 'one of a small number of similarly designed houses that favoured luxuriant curves, terrazzo floors and an imagery of post-war Modernism that might have been found in Tel Aviv, Mexico City or Oscar Niemeyer's Brasilia'. He comments that 'overlooked by orthodox architectural historians and heritage bodies 1960s houses such as this one and others in East St Kilda, Caulfield and Elsternwick are in danger of disappearing entirely from view'. (6)</p> <p>SOURCES.</p> <p>(1) Proposed Residence at Lot No.6 County Terrace for Mr and Mrs A Salamon. Working Drawings (2 sheets). Holgar and Holgar Pty Ltd, 17 July 1973.</p> <p>(2) Certificate of Title Vol. 8925 Fol. 382.</p> <p>(3) City of Doncaster & Templestowe Building Permit No.24041, 9 April 1975.</p> <p>(4) Prof. Phillip Goad, 'Melbourne Architecture', 1999, p.184.</p> <p>(5) <i>ibid</i>, p.184.</p> <p>(6) <i>ibid</i>, p.184.</p>	
	Creation Date 1973	Change Dates
	Associations	Local Themes
	Holgar & Holgar	8.02 - Architects
STATEMENT OF SIGNIFICANCE	<p>What is Significant?</p> <p>New Haven, comprising the house designed by Holgar & Holgar and constructed in 1973, at 5 County Terrace, Templestowe.</p> <p>How is it Significant?</p>	

New Haven at 5 County Terrace, Templestowe is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

New Haven at 5 County Terrace, Templestowe has historic significance as a rare surviving example of an outer suburban post-war Modernist residence designed by the important Polish husband and wife team of Holgar & Holgar, architects and town planners. (RNE criterion H.1)

New Haven at 5 County Terrace, Templestowe has aesthetic significance as an intact example of an unusual style of post-war Modernist architecture that is very rare in Melbourne. (RNE criterion E.1)

What is Significant?

'New Haven', the house, constructed c.1965, at 5 County Terrace, Templestowe.

How is it Significant?

New Haven is of local historic and aesthetic significance.

Why is it Significant?

Historically it is significant for its association with architects Holgar and Holgar-not yet confirmed research req. (RNE criteria H.1)

Aesthetically, it is significant as well executed modernist house with a dynamic curved plan form carefully integrated into its sloping site. It is a rare outer-suburban example of a style of house more commonly found in the suburbs of Elsternwick and Caulfield and East St Kilda. (RNE criterion F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	Yes	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	No	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details
Description:				

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following conservation objectives, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.

2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and/or layout of the place.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or interpreting the significance of the place.
6. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
7. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research

BIBLIOGRAPHY Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster

HOUSE

Place No. 264

ADDRESS	29 Edwin Road Templestowe	Last Update 6/04/2005
DESCRIPTION	<p>This is a romantic gable-roofed house constructed using mudbrick and recycled elements in a manner which recalls the buildings at Montsalvat, Eltham. The roof is clad in slate and punctuated by a row of dormer windows on each side. Extending along the front elevation is a skillion wing with random rubble walls of local stone. Originally constructed for dairying purposes, the building was adapted for use as a house in 1986. Adjacent to the house is a small former dairy which has random rubble local stone walls with small, multi-paned windows and a gabled slate roof. The property also includes walls of recycled bricks.</p> <p>Stylistically, there are few direct comparisons within the study area. The picturesque buildings at Montsalvat are perhaps comparable, as are some of the stone buildings around Warrandyte.</p> <p>Condition Good Integrity Altered</p> <p>Threats Key elements Buildings Outbuilding</p> <p>Designer Borland & Brown (1986)</p>	

HISTORY A series of splendid 1986 working drawings by the Melbourne architects, Borland and Brown, for additions to a c1948 dairy at 29 Edwin Street, Templestowe, to convert it into a dwelling house, remain in City of Manningham Building Permit records (1). This romantic, gable-roofed house was constructed using mudbrick and recycled materials, similar to their use at Montsalvat in Eltham, an important heritage property. The Edwin Road residence is one of a number of important 20th-century houses in the City of Manningham designed by prominent Melbourne architects. They form a significant part of the City's built heritage.

The application for a council permit for additions to the 1940s buildings at 29 Edwin Road to convert them into a dwelling house was made in February 1986 by the owner, Mrs Dorita Thomson of Banoon Street, Eltham. The application was signed by the architect, Bernard Brown of Borland and Brown Pty Ltd, Carlton architects (2). The other partner, Kevin Borland, had by this time moved to Western Australia, which suggests that Brown was the designer of these Templestowe building works (3).

Dr Donald Fergusson Thomson (Doctor of Science) of 'Worlingworth', Eltham, became the owner on 24 July 1944 of the original site of 29 Edwin Street. It was on 70 acres in part of Crown Allotment D, Section 18, Parish of Bulleen (4). Dr Thomson designed and constructed the c1948 dairy and cowshed on the site. His use of mudbrick was inspired by its use at Montsalvat and by south-west American Indians' adobe construction, which he had viewed during his travels. Stone was quarried locally and laid by an Italian stonemason (5). Dr Thomson died on 12 May 1970, probate of his estate being granted in October 1971 to his widow, Dorita Thomson (6).

There was a subdivision of the property in November 1985. Lodged Plan 700049 showed the Thomson property bounded on the south by Porter Street. There were 12 lots running on both sides of Edwin Street and Dora Court and a reserve south of Dora Court adjacent to a 'Tree Reserve' along the Porter Street frontage. Two brick buildings were indicated on Lot 12, the present site of 29 Edwin Street. These buildings were Thomson's original 1940s dairy and cowshed (7).

On 7 February 1986, Mrs Dorita Thomson applied for a permit for the construction of additions to the buildings at 29 Edwin Road to adapt them for use as a dwelling house. Borland and Brown were selected as the designing architects. The construction was to be in brick veneer, timber and concrete and was to cost \$60,000 (8). This was an extremely large sum and suggests the substantial nature of the proposed additions, perhaps paid for by the sale of the subdivided land. Bernard Brown wrote to the council on 11 February 1986 concerning the work. Detailed computations were provided and there was a long document listing building specifications regarding the use of concrete, carpentry, flooring, roofing and other matters. Both materials and work were to be of the highest standard (9).