

HOUSE & GARDEN

Place No. 410

ADDRESS	18 - 20 Unwin Street Templestowe		Last Update	3/05/2005												
DESCRIPTION	<p>18-20 Unwin Street, Templestowe is a low-lying modernist brown brick house with a flat roof and broad eaves. The timber trim elements (eaves, door and window frames) are painted an appropriate dark brown. A band of clerestory windows is continuous under the eaves, the fascia of which is clad in lining boards. Apart from the clerestory windows there are French doors, which are also used for the front door. The front entrance is reached via a short flight of stone steps flanked by low retaining walls of local stone. A large brick planter, part of the original design, is located next to the front entrance.</p> <p>The house is set in a mature and well maintained native garden.</p> <table><tr><td>Condition</td><td>Excellent</td><td>Integrity</td><td>Intact</td></tr><tr><td>Threats</td><td>None apparent</td><td>Key elements</td><td>Building Garden</td></tr><tr><td>Designer</td><td colspan="3"></td></tr></table>				Condition	Excellent	Integrity	Intact	Threats	None apparent	Key elements	Building Garden	Designer			
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HISTORY	<p>This flat-roofed modernist house at 18-20 Unwin Street Templestowe was built in 1969-70 for Ian Heslop, diecaster, and his wife, Pauline Amelia. In February 1969, a fibre glass swimming pool was erected on the site by Penguin Pools Pty Ltd. The supervising engineer was K.G.Anyos of Bonds Fibre Glass, 566 St Kilda Road, Melbourne (1).</p> <p>The Heslops secured the site, Lots 2 and 3 in Plan of Subdivision 27829, in December 1964 (2). Some years later, on 8 September 1987, the Heslops secured a permit for an attached open garage on the property. This garage, which was designed and built by Ian Heslop, cost \$3000 (3).</p> <p>SOURCES [1] City of Manningham Building Permit No 7217, 5 February 1969. (2) Certificates of Title Vol 8545 Fol 640, ol 8545 Fol 641. (3) City of Manningham Building Permit No 11812, Lodged Plan 27829, 8 September 1987.</p> <table><tr><td>Creation Date</td><td>1969</td><td>Change Dates</td><td></td></tr><tr><td>Associations</td><td></td><td>Local Themes</td><td>8.02 - Architects</td></tr></table>				Creation Date	1969	Change Dates		Associations		Local Themes	8.02 - Architects				
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STATEMENT OF SIGNIFICANCE	<p>What is significant? The house, constructed in 1969, and garden at 18-20 Unwin Street, Templestowe.</p> <p>How is it significant? The house and garden at 18-20 Unwin Street, Templestowe are of local aesthetic significance to Manningham City.</p> <p>Why is it significant? Aesthetically, the house is significant as a superior example of post-war modernist design, which is very intact and is enhanced by the mature native garden setting. (RNE criterion E.1)</p>															
LEVEL	Local significance															
RECOMMENDATIONS	<table><tr><th colspan="4">Heritage Register Listings</th></tr><tr><th>Register</th><th>Reference</th><th>Zoning</th><th>Status</th></tr><tr><td>Manningham Planning Scheme</td><td>HO</td><td></td><td>Recommended</td></tr></table> <p>Extent The whole of the property as defined by the title boundaries.</p>				Heritage Register Listings				Register	Reference	Zoning	Status	Manningham Planning Scheme	HO		Recommended
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Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	Yes	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