## AH SNELLMAN HOUSE (FORMER)

					Place No.	131	
ADDRESS	40 Melbour	ne Hill Road			Last Update	5/09/2005	
	Warrandyte	Warrandyte					
DESCRIPTION	A rectangular timber pavilion house on a terrace cut into the steep site with large sliding screen doors and a steel deck roof. The garden is terraced extensively, with bluestone ashlar embankments. The house, which is totally obscured, has a pole construction carport in front of it						
	Condition	Excellent		Integrity	Intact		
	Threats	Sale; Demolitio	n	Key elements	Building		
	Designer	John Reid, Keit	h & John R Rei				
HISTORY	John Reid, of the office of Keith Reid and John R Reid, was the architect (although he did not supervise construction). It was built in 1966 for AH Snelleman, and renovated in 1970 by Booth and Son.						
	Ranleigh Ri	It can be compared to other Reid-designed houses, eg. McLachlan Street, Templestowe, 7 Ranleigh Rise, Lower Templestowe, 10-12 Enfield Avenue and 14 Pine Avenue, Park Orchards (Refer to separate citations in this Study).					
	Source: John Reid,	letter to Richard	Peterson				
	<b>Creation D</b>	<b>ate</b> 1966		Change Date	<b>s</b> 1970		
	Association	Associations Lo		Local Theme	ocal Themes		
		8.02 - Architects					
SIGNIFICANC		leman House' a timber house, with a steel deck roof, at 40 Melbourne Hill Road, /te, designed by John Reid of the office of Keith Reid and built in 1966. significant? Snelleman House' is of aesthetic (architectural) significance to Manningham City.					
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## **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, City of Manningham, Doncaster