

HOUSE

Place No. 403

ADDRESS 318 Yarra Street
Warrandyte **Last Update** 5/09/2005

DESCRIPTION The house at 318 Yarra Street, Warrandyte is constructed of Mt Gambier limestone as a long low pavilion. The low hipped roof incorporates a verandah at the front and right hand side and there is a skillion extension at the rear. There is one chimney.

There is a stone garage at right to the front of the house and two other asbestos cement outbuildings. The buildings are set within mature gardens.

Condition Good

Integrity

Threats

Key elements Buildings

Designer

HISTORY The exact date of the house at 318 Yarra Street, Warrandyte is not known, however, it was reputedly built c.1940 by Myrtle Houston, for the owner of the property, with help from Alexa Goyder. [1] Rate records confirm that in 1947-48 there was a house on this property, described as lot 34 or 36. [2]

Myrtle Houston was a builder who worked in the Warrandyte area during the Inter War and post war period. She sometimes worked with another local female architect and builder, Alexa Goyder, who lived at 300 Yarra Road. [3]

SOURCES

[1] Yvonne Reid, on a site visit with Richard Peterson, 28 September 1991

[2] Carlotta Kellaway, 'Doncaster & Templestowe Heritage Study. Additional Historical Research.', 1994, pp.81-84 cites Shire of Doncaster & Templestowe Rate Books 1947-48 Warrandyte Riding Nos. 2803-2805

[3] *ibid.*

Creation Date c.1940

Change Dates

Associations

Local Themes

Myrtle Houston

7.07 - Warrandyte stone buildings

STATEMENT OF SIGNIFICANCE What is Significant?
The house at 318 Yarra Street, Warrandyte is a random rubble sandstone house built by Myrtle Houston about 1940 with help from Alexa Goyder.

How is it Significant?

The house at 318 Yarra Street, Warrandyte is of local historical and architectural significance to Manningham City.

Why is it Significant?

The house at 318 Yarra Street, Warrandyte is of historical and architectural significance as a particularly intact work by the local female builder, Myrtle Houston. It demonstrates her creative contribution to the building tradition of Warrandyte. (RNE criteria A.4, D.2 and H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO23		Listed

Extent The property at 318 Yarra Road as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	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*, City of Manningham, Doncaster
Richard Peterson, (1993), *City of Doncaster & Templestowe Heritage Study. Additional Sites Recommendations*, City of Doncaster & Templestowe, Doncaster, 41