

# IRWIN HOUSE (FORMER)

Place No. 144

**ADDRESS** 177 - 179 Jumping Creek Road  
Wonga Park

**Last Update** 5/09/2005

**DESCRIPTION** The former Irwin House is a detached timber Californian Bungalow house set high on the hillside above Jumping Creek Road. The house has features characteristic of the Bungalow style: the house is asymmetrical in form, with a hipped roof projecting over a verandah in the angle, double-hung sash windows, the upper panes with an Art Deco leadlight pattern. The red brick verandah balustrade extends to form a dado across the remainder of the front.

**Condition** Excellent

**Integrity** Intact

**Threats** None apparent

**Key elements** Building

**Designer**

**HISTORY** This Californian Bungalow style residence was most probably constructed in 1938 for Andrew Irwin, orchardist, following the death of his father, John Irwin. In that year, the Shire of Lillydale rate books record 'New Works' with an increase in valuation from 24 to 40 pounds to take effect in 1939.[1] John Irwin, a district orchardist, owned an earlier house on his 26 acres in Crown Allotment 12 during the 1920s. This house increased in value from 12 pounds in 1920 to 15 pounds in 1925 and 20 pounds in 1926.[2]

## SOURCES

[1] Shire of Lillydale RB 1937-38 No.6145.

[2] Shire of Lillydale RB 1920-21 No.3335; 1925-26 No. 4035; 1926-27 No.4148.

**Creation Date** 1938-39

**Change Dates**

**Associations**

**Local Themes**

Andrew Irwin

5.02 - Orchards & market gardens

**STATEMENT OF SIGNIFICANCE** What is Significant?  
The weatherboard California Bungalow, constructed in 1938-89 for Andrew Irwin, at 177-79 Jumping Creek Road, Wonga Park.

How is it Significant?

The former Irwin House, 177-79 Jumping Creek Road, Wonga Park is of historic and aesthetic significance to Manningham City.

Why is it Significant?

Of aesthetic significance as a late, representative example of Californian Bungalow domestic design, remaining largely intact externally. (RNE criterion E.1)

Of historic significance for its associations with Andrew Irwin, a district orchardist. (RNE criterion H1)

**LEVEL** Local significance

## RECOMMENDATIONS

### Heritage Register Listings

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO95		Listed

**Extent** The extent of HO95 should be reduced to include only the Californian Bungalow at 177-79 Jumping Creek Road, the entrance driveway and surrounding land to a minimum extent of 5m as shown on the plan in Appendix B.3 of Volume 1 of the Manningham Heritage Study Review 2005.

## 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**

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- BIBLIOGRAPHY** Context Pty Ltd, (1997), Wonga Park Heritage Study (Report on Stages 1 and 2), Manningham City Council, Doncaster  
Context Pty Ltd, (2005), Manningham Heritage Study Review, City of Manningham, Doncaster