

NO in overlay. Removed by
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HERITAGE PLACE – CITATION ASSESSMENT

Currently HO82 in
Heritage Overlay Maps
in Planning Scheme

NAME OF PLACE: 36 Mercer Road, Armadale.

OTHER NAMES OF PLACE : nil.

ADDRESS / LOCATION: 36 Mercer Road, Armadale.

PROPERTY INFORMATION: Single storey face brick dwelling constructed 1968-9.

EXISTING LISTINGS: 36 Mercer Road is included in the heritage overlay map as HO 82 in the Stonnington Planning Scheme. The schedule to the overlay refers to 34 Mercer Road, Malvern.

LEVEL OF SIGNIFICANCE: Minor contributory element within the streetscape. Does not meet the threshold of local significance required for protection under the planning scheme.

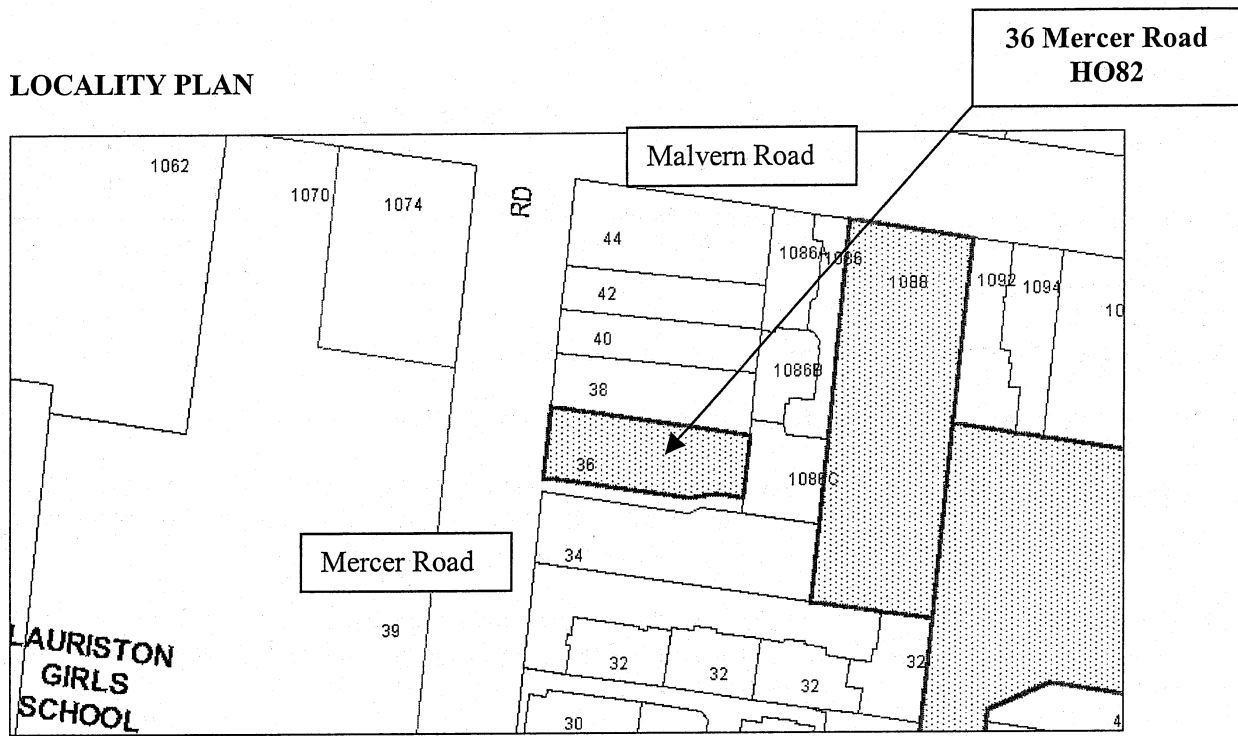
ASSESSED BY: John Statham, Conservation Consultant.

ASSESSMENT DATE: 30 September 2002.

STATEMENT OF SIGNIFICANCE

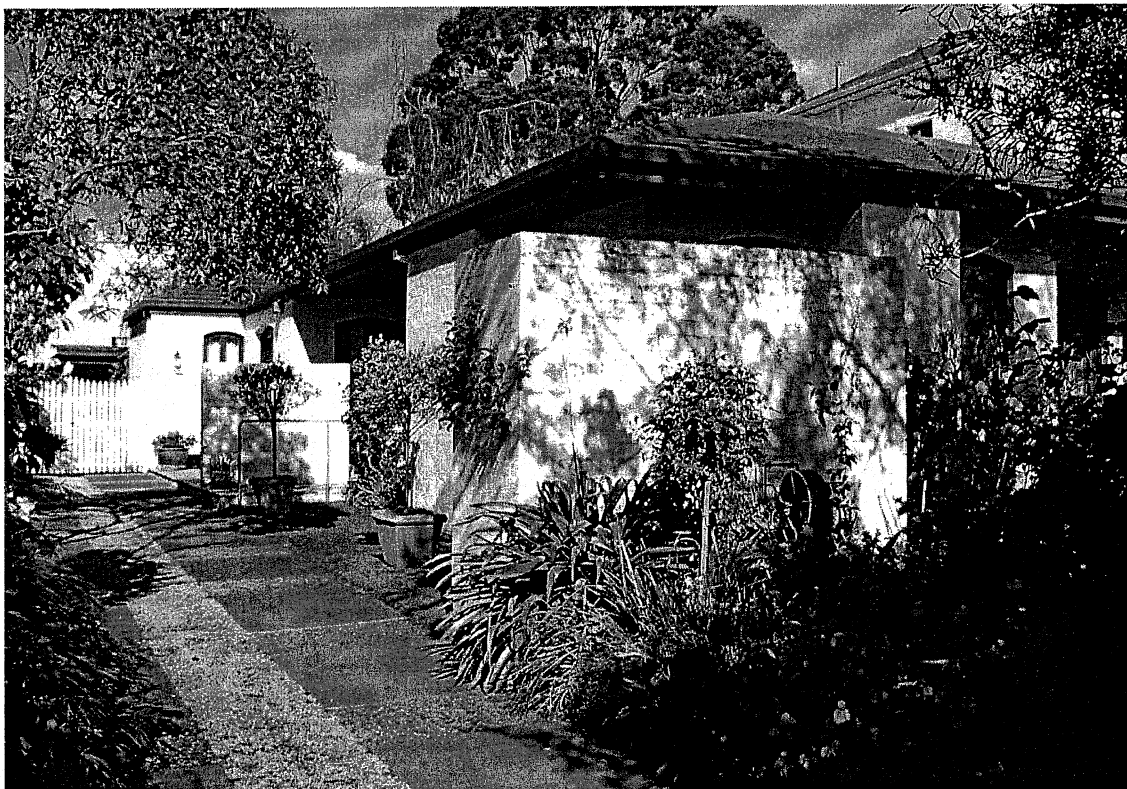
The property at 36 Mercer Road, Armadale is a single storey face brick dwelling constructed in 1968-9. It is a minor contributory element within the Mercer Road streetscape. The residence is not of sufficient individual significance to warrant protection under the local planning scheme and does not contribute in any meaningful way to the significance of HO 82.

LOCALITY PLAN



Map of 36 Mercer Street, Armadale, currently included within H0 82

PHOTO



DESCRIPTION:

The subject site is located on the east side of Mercer Road in Armadale. It is a simple modern residence constructed in face brick with a tiled roof.

The adjacent property to the south, 34 Mercer Road, is included in HO 82 (by virtue of its listing in the schedule to the heritage overlay). It is a substantial boom period residence in a severe classical style. Number 34 Mercer Road is the only listed building of a contributory nature within this section of the heritage overlay. It is included on the Register of the National Estate (File No 2/17/032/0005).

Other than its conformity with the general subdivisional layout of the area 36 Mercer Road site retains no early elements.

HISTORY

The history of the subject land has not been investigated in detail, as the extant dwelling on the site is of relatively recent construction and no trace of earlier structures, which had occupied the site prior to 1967, remains.

The MMBW plan of c.1894 shows the current subdivisional layout of Mercer Road. An early dwelling at 36 Mercer Road is visible with a polygonal bay window to the street and short verandah. It is likely that this building survived on site until the 1960s.

The property at 36 Mercer Road was purchased by local architects Herbert Edward Tisher and Karl Feller in January 1967 from Valma Ruby Adami. Feller owned the adjacent property at 34 Mercer Road. A notice to clear the site was issued from Tisher's office on 14th February 1967 and the vacant block was sold to Mrs Agnes Anna Douez, some months later. Construction of a brick veneer dwelling to designs by architects Boileau, Henderson & Lodge began early in 1968. Delays were encountered as a result of Council's reluctance to approve the window design. The dwelling was completed in 1969 at a cost of \$19,000. A carport was constructed under a separate permit around the same time at a cost of \$600. The property was sold to Mount Hamitee Pty Ltd for \$105,000 in 1978. A small bathroom addition to the dwelling was undertaken by architects Begg, Barrack & Douglas in 1980. At that time, the property was owned by Dr & Mrs ER Crisp. The house remains broadly unchanged from its c.1980 state.

ANALYSIS

The dwelling at 36 Mercer Road is a reasonably generic dwelling dating from the late 1960s. It is of no particular architectural merit nor is it known to have been associated with notable events or personalities. An assessment of the site against the criteria of the Australian Heritage Commission reveals that the site is not of any cultural significance. It is assumed that this property has been included in the overlay maps as the result of a drafting error, and the mapped overlay should have been applied to the more significant site at 34 Mercer Road.

RECOMMENDATIONS:

It is recommended that the heritage overlay to this property be removed, on the basis that the dwelling does not contribute in any way to the cultural significance of the broader heritage overlay place.

It is recommended that the heritage overlay map in the Stonnington Planning Scheme be amended such that the land at 36 Mercer Road, Armadale is no longer covered by a heritage overlay.

REFERENCES

MMBW Plan No 59, 160' to 1", 1894.

City of Malvern/City of Stonnington property file, 2365 part 1.