

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE AT 29 Edwin Road	
<b>Address</b>	29 Edwin Road TEMPLESTOWE	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2006	



22573 House - 29 Edwin Road, Templestowe

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**Recommended Heritage Protection**      **VHR - HI - PS -**

### Integrity

**Integrity** Altered

### History and Historical Context

A series of splendid 1986 working drawings by the Melbourne architects, Borland and Brown, for additions to a c1948 dairy at 29 Edwin Street, Templestowe, to convert it into a dwelling house, remain in City of Manningham Building Permit records (1). This romantic, gable-roofed house was constructed using mudbrick and recycled materials, similar to their use at Montsalvat in Eltham, an important heritage property. The Edwin Road residence is one of a number of important 20th-century houses in the City of Manningham designed by prominent Melbourne architects. They form a significant part of the City's built heritage.

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The application for a council permit for additions to the 1940s buildings at 29 Edwin Road to convert them into a dwelling house was made in February 1986 by the owner, Mrs Dorita Thomson of Banoon Street, Eltham. The application was signed by the architect, Bernard Brown of Borland and Brown Pty Ltd, Carlton architects (2). The other partner, Kevin Borland, had by this time moved to Western Australia, which suggests that Brown was the designer of these Templestowe building works (3).

Dr Donald Fergusson Thomson (Doctor of Science) of 'Worlingworth', Eltham, became the owner on 24 July 1944 of the original site of 29 Edwin Street. It was on 70 acres in part of Crown Allotment D, Section 18, Parish of Bulleen (4). Dr Thomson designed and constructed the c1948 dairy and cowshed on the site. His use of mudbrick was inspired by its use at Montsalvat and by south-west American Indians' adobe construction, which he had viewed during his travels. Stone was quarried locally and laid by an Italian stonemason (5). Dr Thomson died on 12 May 1970, probate of his estate being granted in October 1971 to his widow, Dorita Thomson (6).

There was a subdivision of the property in November 1985. Lodged Plan 700049 showed the Thomson property bounded on the south by Porter Street. There were 12 lots running on both sides of Edwin Street and Dora Court and a reserve south of Dora Court adjacent to a 'Tree Reserve' along the Porter Street frontage. Two brick buildings were indicated on Lot 12, the present site of 29 Edwin Street. These buildings were Thomson's original 1940s dairy and cowshed (7).

On 7 February 1986, Mrs Doria Thomson applied for a permit for the construction of additions to the buildings at 29 Edwin Road to adapt them for use as a dwelling house. Borland and Brown were selected as the designing architects. The construction was to be in brick veneer, timber and concrete and was to cost \$60,000 (8). This was an extremely large sum and suggests the substantial nature of the proposed additions, perhaps paid for by the sale of the subdivided land.

Bernard Brown wrote to the council on 11 February 1986 concerning the work. Detailed computations were provided and there was a long document listing building specifications regarding the use of concrete, carpentry, flooring, roofing and other matters. Both materials and work were to be of the highest standard (9).

The Working Drawings, which are held in the City of Manningham's Building Permit records, provide evidence of the fine planning which went into this project. A site plan showed the existing buildings on Lot 12 and the new buildings that were to be constructed. There were also plans of north, south, east and west elevations and sections. The elaborate Ground Plan showed a house with 3 bedrooms, a living room, conservatory, as well as a kitchen and bathroom. Quarry tiles were to be used throughout. The plan of the west elevation of the house indicated the features which give the residence its romantic aspect. The high brick chimney with a terracotta chimney pot surmounted by a cross, which was described in a note beside it as 'church'. There was also an Upper Level Plan and North and South Elevations, which indicated courtyard details (10).

Kevin Borland and his partners were responsible for the design of many notable Melbourne buildings, which included many suburban houses constructed from the 1950s to the 1980s. Among the most significant was the 1951 Rice House at 69 Ryans Road, Eltham (the earliest known example of a single structure for roof and walls) and the 1955 Olympic Pool Stadium. The competition-winning architects for this heritage building were Kevin Borland, Peter McIntyre, John and Phyllis Murphy with the engineer, William (Bill) Irwin. Kevin Borland also worked with Darryl Jackson on the design of the Harold Holt Memorial Swimming Pool at Malvern in 1972.

Borland worked with a number of other architects including Geoffrey Trewenack and Bernard Brown. According to information compiled by architect Peter Navaretti, Borland and Brown were responsible in 1980 for the design of the T&R Office and Factory in Darebin Road, Fairfield (11).

## SOURCES

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- [1] City of Manningham Building Permit No.8409, Lot No 12, Edwin Street, Templestowe.
- (2) Ibid.
- (3) Elaine Thomson, pers. comm.,2005.
- (4) Certificate of Title Vol 6728 Fol 552.
- (5) Elaine Thomson, pers. comm.,2005.
- (6) Certificate of Title Vol 6728 Fol 552.
- (7) Plan of Subdivision LP 200049, approved 22 November 1985.
- (8) City of Manningham Building Permit No. 8409.
- (9) Ibid.
- (10) Ibid.
- (11) 'The Work of Kevin Borland and partners', compiled by Peter Navaretti and supplied to consultants 10 May 2005.

## **BIBLIOGRAPHY**

Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster

## **Relevant Historical Australian Themes**

### **Local Themes**

5.01 - Squatters, selectors & small farmer

8.02 - Architects

## **Description**

### **Physical Description**

This is a romantic gable-roofed house constructed using mudbrick and recycled elements in a manner which recalls the buildings at Montsalvat, Eltham. The roof is clad in slate and punctuated by a row of dormer windows on each side. Extending along the front elevation is a skillion wing with random rubble walls of local stone. Originally constructed for dairying purposes, the building was adapted for use as a house in 1986. Adjacent to the house is a small former dairy which has random rubble local stone walls with small, multi-paned windows and a gabled slate roof. The property also

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includes walls of recycled bricks.

Stylistically, there are few direct comparisons within the study area. The picturesque buildings at Montsalvat are perhaps comparable, as are some of the stone buildings around Warrandyte.

## Physical Condition

**Condition** Good

## Recommended Management

### 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.

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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.

## Physical Description

### Key elements

Buildings

Outbuilding

## Physical Description

### Associations

Dr Donald & Dorita Thompson

## Statement of Significance

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## What is Significant?

The house and outbuilding at 29 Edwin Road, Templestowe, were originally constructed c.1948 for Dr Donald Thompson as a cowshed and dairy using mudstone quarried locally and laid by an Italian stonemason. In 1986 they were extensively altered and adapted to become a house and studio outbuilding for Dorita Thompson in accordance with plans prepared by the Melbourne architects, Borland and Brown. The buildings were extended using recycled materials in a romantic style reminiscent of the buildings at Monsalvat near Eltham.

## How is it Significant?

The house and outbuilding at 29 Edwin Road, Templestowe are of local historic and aesthetic significance to Manningham City.

## Why is it Significant?

The former dairy at 29 Edwin Road, Templestowe has historic significance as a rare surviving evidence of farming activities in a now extensively developed suburban area. The house and former dairy are also evocative of the period when post-war shortages necessitated the use of locally available building materials and reflects the local tradition of stone buildings within the study area. Both the house and dairy are significant for the association with prominent architects Borland and Brown. (RNE criteria A.4, B.2 and H.1)

The house and outbuilding at 29 Edwin Road, Templestowe have aesthetic significance as an unusual and most picturesque design, constructed using mud-brick and recycled materials in a manner characteristic of the buildings at Monsalvat, Eltham. (RNE criterion E.1)

## Recommendations 2006

**External Paint Controls**

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**Internal Alteration Controls**

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**Tree Controls**

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**Fences & Outbuildings**

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**Prohibited Uses May Be Permitted**

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**Incorporated Plan**

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**Aboriginal Heritage Place**

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.