

NEATH

Prepared by: Context Pty Ltd

Address:
486 Burke Road, Camberwell

Name: 'Neath'	Survey Date: May 2016
Place Type: Residential	Architect:
Grading: Significant	Builder: G. A. Winwood
Extent of Overlay: To title boundaries	Construction Date: 1935



Figure 1. 486 Burke Road, seen from Pine Avenue. Source: Context Pty Ltd 2016.

Historical Context

Prior to c. 1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred during the interwar period, radiating out from the Junction toward the north, east and south. Interwar development saw the establishment of estates on undeveloped land in these areas (Built Heritage 2012:128-130).

486 Burke Road, previously 184 Burke Road was part of one of the largest subdivisions in Camberwell, Sunnyside Estate. The estate encompasses Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue. Sunnyside Estate was subdivided in 1918 (LP 7396), surveyor was Walter Webb who also laid out the Glen Iris Heights. Owen & J.C. Adams was the joint selling agency, and the solicitors were Fink, Best & Miller. Sunnyside Estate was promoted as 'having no equal in Australia', 'every

lot is a perfect piece of nature's handiwork embracing scenic surrounds'. The auction took place on 23 March 1918 (*Punch*, 7 Mar 1918:9). To ensure a certain architectural quality and to meet the demands of the buyers, Sunnyside Estate had covenants on titles. These controls governed the materials and costs of dwellings. The advertisement for Sunnyside further reads 'Devoted exclusively to the erection of not more than one residence. No unnecessary business premises. No unsightly iron-roof buildings'. Besides from the requirement of only one house per lot, and no iron-roof, other controls built into the title included a setback of a minimum 9.5 metres and a minimum construction price of 600 pounds excluding architect's fees (McConville & Butler 1991 Vol 3: Precinct 8). Even stricter covenants applied to the lots along Burke Road. The minimum cost of construction on these lots was 750 pounds, and the dwellings had to front Burke Road (CT: V4175/F945).

Sunnyside Estate, consisting of fifty-seven acres was owned and subdivided by Amelia Tallis (CT: V4146/F001). Amelia Tallis (1874-1933), a stage actress and philanthropist was married to George Tallis (1869-1948), theatrical entrepreneur. George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913 (Colligan 1990). The Tallis family resided in Camberwell during the early twentieth Century, where they commissioned the villa *Santoi* on Prospect Hill Road c.1904 (now demolished) (Knight 2010).

The improved public transport greatly influenced Camberwell's interwar growth period. The tramlines ran through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol 2:60-61). The railways and tramways were essential to suburban development. The proximity to public transport was used by land agents to market the new estates, as was the case with Sunnyside Estate. In 1918 the coming auction of lots within the Sunnyside Estate was described under the heading 'A Valuable Site - What Electric Trams have done for Camberwell' (*Punch* 21 Mar 1918:9).

History

Despite the 1918 subdivision of Sunnyside Estate, 'Neath', 486 Burke Road was not built until seventeen years later, in 1935. Lot 184 on Burke Road was purchased in 1918 by Norman Edward White, a restaurant owner. The lot remained undeveloped and was purchased on 1 October 1935 by Renee Elsie Winwood (CT: V4175/F945). The same year, her husband, builder George A. Winwood, built their family home 'Neath'. The cost of the two storey dwelling, then comprising eleven rooms, was 2750 pounds (BP).

Winwood was known as one of Australia's leading builders. A prolific builder in the Melbourne region, he later became the managing director of G.A. Winwood Pty Ltd. Notable works include the T&G Building, Melbourne (1929-1938), Wilson Hall, Melbourne University (1954-56), Fitzroy Police Station (1954-55) as well as works for the Housing Commission and several schools and hospitals (*Argus* 7 Sep 1954:9; *The Age* 2 Aug 1939:14; *The Age* 3 Apr 1954:8).

In 1952 Winwood was nominated as a candidate for the Batman Ward in the City Council elections, however, he was never elected having been beaten by Maruice A. Nathan (*The Age* 29 Aug 1952:3). Instead, Winwood became Vice President of the newly formed Australian Institute of Builders, and by 1957 he was elected President (*The Sydney Morning Herald* 23 Jul 1957:9).



Mr. G. A. WINWOOD, J.P., builder and constructional engineer, who has nominated as a candidate for Batman ward in the City Council elections.

Figure 2. G.A. Winwood. Source: The Age 7 Aug 1952:3.



At the reception which followed their wedding on Saturday, Mr. Peter McKenzie and his bride, the former Miss Moya Winwood.

Figure 3. Moya Winwood married Peter McKenzie in 1947. Source: The Age 17 Nov 1947:5

G.A. Winwood was not only a well-known builder, he was also a film enthusiast. The two storey brick house at 486 Burke Road was built with a subterranean third floor, to house a private movie theatre. The miniature Art Deco movie theatre was named the Moya Theatrette, after their daughter Moya Winwood. The theatre seated 35 people, and Mr. and Mrs. Winwood hosted several movie screenings and fundraisers at their home during the 1930s, 40s and 50s (*Argus* 2 April 1941:6; *Argus* 1 Feb 1952:8). Winwood also produced his own films which were filmed in Melbourne, and screened these 'talkies' during parties and events (*Argus* 10 May 1941:7).



Figure 4. 'Neath' seen from the corner of Burke Road and Pine Avenue in 1982. Source: The Age, 27 Feb 1982

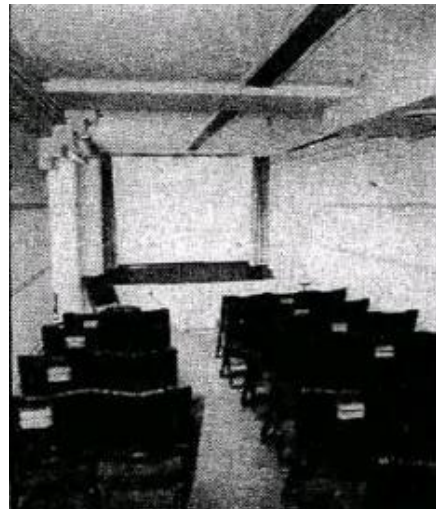


Figure 5. The miniature Art Deco Movie Theatre. Source: The Age, 27 Feb 1982

Internationally, the Art Deco style was especially favoured for both the exterior and interior of movie theatres and skyscrapers during the late 1920s and 1930s. The style was popularised in Australia by the use of Art Deco details in movie theatres and milk bars. Given the owner-builder's keen interest in films, it seems no coincidence that the Art Deco style was used for his home and movie theatre combination. Having built the T&G building on the Corner of Russell and Collins Street in Melbourne during the 1920s and 30s, it is also likely Winwood was inspired by its Art Deco details while designing his own home.

The Winwoods remained owners of the property until 1979 when it was purchased by Rids and Clara Van der Zee (CT: V4175/F945). Rids Van der Zee was a professional magician and used the movie theatre to stage magic shows during his brief four year period of ownership (*The Age* 31 May 1980:38).

Description & Integrity



Figure 6. 'Neath' seen from Burke Road. The corner entrance to the left. Source: Context Pty Ltd 2016.

Location

The substantial two storey dwelling, built in 1935 by owner-builder G.A. Winwood, sits on a corner lot with an entrance facing the corner of Burke Road and Pine Avenue. The lot is c.23 metres facing Burke Road and c.46 metres deep. The house has generous front and side setbacks, due to the building controls of the time, ensuring a minimum of 9 metres setback from the street. The garden setting is intact with examples of mature trees, such as the two cypresses flanking the entrance. The garden is enclosed by a low brick fence, rendered gate pillars and iron gates.

The house has a low pitched hip roof, clad with Marseilles patterned terra cotta tiles. The boxed eaves are wide with soffit vents. The walls are rendered masonry, cream and white, with a brick plinth and brick details. Visual interest is achieved by accentuated horizontal and vertical lines, such as the rendered banding. This is further emphasized by the use of

cream walls below, and white above. The tall rectangular chimneys add to the vertical massing, one on the west side, one on the north and one on the east. At the west elevation the chimney sits partly engaged, with decorative terracotta shingle details. At the foot of the chimney sits a small garden bed enclosed by a brick border and set under a brickwork semicircular arch. The windows are metal framed and a combination of square, arched and porthole.

The Art Deco style used classical motifs and stylised them for 'modern' use. This is especially evident at Neath's corner entrance. The front entrance sits diagonally in the corner facing Pine Avenue and Burke Road. With a flat roof and cut corners the entrance is flanked by two fluted art deco pilasters. The entablature is decorated with scroll moulding and the house name 'Neath' in wrought-iron. The monumental entrance seems more fitting for a small Art Deco movie theatre.

The east elevation faces the back garden and features an arched verandah and a balcony above. A two storey addition sits on the north side, added in 1940 (BP). The addition has rendered walls to complement the original dwelling, however the addition is distinguished by the flat roof and large ribbon window.

The house is highly intact as viewed from the street. The 1940s addition although quite large sits to the side of the original dwelling and does not overly distract from the Art Deco expression. The garden setting is also intact, although some of the side set back has been reduced to accommodate the addition. The low brick fence is original, but the height of the piers has been increased and new gates added in 1983 (PB).

Comparative Analysis

The Art Deco style is closely related to the Moderne architectural style. Although the Moderne style was less ornamental, it sometimes featured Art Deco details, especially in the brickwork, balconies and chimney designs. Stylistically there are three houses included in the Heritage Overlay that compare most closely with 486 Burke Rd.



Figure 7. 33 Uvadale Grove, Kew. Source: Pru Sanderson Design Pty Ltd

The first, 33 Uvadale Grove, Kew, built in the 1920s and designed by architect Eric. M. Nichols (Individually Significant, HO142 Barrington Avenue Precinct). Although smaller in massing, the two storey roughcast dwelling is similar in the cubed form and the hipped roof. Similar to 486 Burke Road, horizontal lines are emphasised by the wide eaves and

rendered banding. The Art Deco details can be seen in the use of geometric leadlight windows, as well as the planter boxes. The house retains its low brick fence.



Figure 8. Roy Newton House, 177 Glen Iris Road, Glen Iris Source: Lovell Chen Architects & Heritage Consultants

The second is 177 Glen Iris Road, Glen Iris (HO385). Built in the same year as 486 Burke Road it is similar both in style and size. The two storey, clinker brick house is also situated on a corner lot, with a generous front and side set back. The house has a more rectangular form than the box like composition of 486 Burke Road. It has a projecting central wing, like a deepened break front but stepped out in two layers. The ground floor layer is enclosed with metal framed windows that curve at each end, and is topped with a flat roof forming an upstairs balcony. The first floor wing juts out behind this, again lined with cantilevered metal framed windows. A north facing wing has a rounded end below a half conical roof wing. Similar to 486 Burke Road, the eaves are wide and boxed. The roof is clad in terra cotta shingles and punctuated by two brick chimneys patterned in a symmetrical Art Deco design. The use of simplified traditional motifs can also be seen in the Art Deco patterning appears over the front door, using Roman and other brick textures.



Figure 9. 136 Whitehorse Road, Balwyn. Source: Lovell Chen Architects & Heritage Consultants

The third is 136 Whitehorse Road, Balwyn, built in 1938 (HO419). The two storey brick house, with cement rendering. The lower walls are left as plain brick. The metal framed windows are larger in size, and the ornamentation is sparser than 486 Burke Road, giving the house more of a Moderne expression rather than an Art Deco one. The roof form is similar, being both hipped and terra cotta clad, with similar wide and boxed eaves. The rectangular chimney stacks punctuating the roof are also similar to the ones at 486 Burke Road, as is the porthole window. The entrance features simplified classical details, such as simple rendered columns supporting the plain entablature, similar, but less ornamental, to the ones seen at 486 Burke Road.

486 Burke Road compares well in both massing and details with the above examples. The residence represents the use of Art Deco details in interwar houses. 177 Glen Iris Road and 136 Whitehorse Road both have some Art Deco details evident, although the large corner windows and simple ornamentation give the houses more of a Moderne expression than 486 Burke Road. 33 Uvadale Grove is an earlier example and more modest in both size and detailing than 486 Burke Road.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

Historically, 'Neath' reflects the interwar development of the City of Boroondara and is a tangible example of the large subdivisions of the twentieth Century. The lot was one of the last lots to be developed within the Sunnyside Estate, which is historically significant as being subdivided by the influential Tallis family. The garden setting and use of materials is consistent with its surroundings, which in turn reflects the use of covenants on titles. Such building controls were common in the City of Camberwell to ensure a high quality of construction and amenity for residents. The occurrence of a miniature movie theatre, housed in the subterranean floor, is also historically significant, illustrating the popularity of movie theatres and sound film that evolved during the 1930s. 'Neath' includes one of few private cinemas of the era.

'Neath', is also of historical significance as being built by and for owner George A. Winwood, known as one of Australia's leading builders. A prolific builder in the Melbourne region, he later became the managing director of G.A. Winwood Pty Ltd. During the 1950s, Winwood became Vice President of the newly formed Australian Institute of Builders, and by 1957 he was elected President of the association.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Architecturally, the house is representative as an intact example of the Art Deco style of the interwar period. The style features straight lines, accentuating vertical and/or horizontal motion, smooth wall surface with low relief sculptured details as well as simplified and streamlined forms. The style was made popular in Australia through movie theatres and milk bars and seems especially fitting of this combined residence and private movie theatre.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Aesthetically, the house exhibits typical features of the Art Deco style, such as the accentuated vertical and horizontal lines, achieved by the tall rectangular chimneys, the horizontal banding and a low pitched hip roof with wide boxed eaves. The style is also evident in the metal framed windows and the corner entrance; where traditional motifs, such as fluted pilasters, were adapted and simplified for the 'modern' era.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is Significant?

The house at 486 Burke Road, Camberwell, and its setting including the front and side garden. The house was built in 1935 by owner and well known builder George A. Winwood.

How is it significant?

The place is of historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

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Architecturally, the house is representative as an intact example of the Art Deco style of the interwar period. The style features straight lines, accentuating vertical and/or horizontal motion, smooth wall surface with low relief sculptured details as well as simplified and streamlined forms. The style was made popular in Australia through movie theatres and milk bars and seems especially fitting of this combined residence and private movie theatre. (Criterion D)

The house exhibits typical features of the Art Deco style, such as the accentuated vertical and horizontal lines, achieved by the tall rectangular chimneys, the horizontal banding and a low pitched hip roof with wide boxed eaves. The style is also evident in the metal framed windows and the corner entrance; where traditional motifs, such as fluted pilasters, were adapted and simplified for the 'modern' era. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No

Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

McConville, Dr Chris & Graeme Butler 1991, *City of Camberwell Conservation Study*, Volume 3, Precinct 8.

References

Boroondara City Council, Building Permit record (BP)

Built Heritage 2012, *City of Boroondara Thematic Environmental History*.

Colligan, Mimi 1990, 'Tallis, Sir George (1869–1948)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, adb.anu.edu.au accessed 24 June 2016.

Knight, Anthony, 'Santoi', *Camberwell History – Recording the History of Camberwell and District*, No. 3 December 2010, www.chs.org.au accessed 24 June 2016.

Land Victoria, Certificates of Title (CT), as cited above.

McConville, Dr Chris & Graeme Butler, *City of Camberwell Urban Conservation Study*, 1991.

Punch, 21 Mar 1918.

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