

<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Sanders House (former)		
<b>Address</b>	25 Burroughs Road BALWYN	<b>Date/s</b>	1946-47
<b>Designer/s</b>	F J Sanders	<b>Builder/s</b>	F J Sanders
<b>Theme/s</b>	6.3.4 Suburban infill after Second World War 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was built in 1946 by F J Sanders, a designer/builder active in Balwyn North during the 1940s and '50s. The son of a metal spinner, Francis John Sanders (1914-2001) was born in Wunghnu in northern Victoria but grew up in Brunswick, where, by the late 1930s, he was working as a boot repairer. During the Second World War, Sanders served both with the Citizen Military Force (CMF) and the Australian Imperial Force (AIF) for 3½ years. Mentioned in dispatches, Sanders was discharged in February 1945 with the rank of Lieutenant, along with the War Medal, the Australian Service Medal and the Pacific Star. Sanders returned to East Brunswick where, in October 1947, he married English-born Ettie Hunter Newton (1919-2003), whose family had migrated to Australia when she was five years old.

By this time, Sanders had radically altered the direction of his career by opting for a future in building construction rather than boot repair. Having acquired a vacant block at the corner of Burroughs and Clayton roads in Balwyn North, Sanders was granted a building permit in December 1946 (almost a year before his wedding) for what was described as a four-room brick veneer and timber dwelling, estimated to cost £1,500. The permit also included the construction of a separate garage and workshop that had a combined floor area almost the same as the house itself. Sanders himself was identified as the builder of record, listing his home address at 10 Ryan Street, Brunswick East. Construction of the house was presumably completed during 1947, in time for the newlyweds to take up residence in October. Francis and Ettie Sanders had four children: sons Jeffrey, Russell and Phillip, and daughter Margaret. Their growing family may have been the impetus behind a building permit application, in May 1948, for unspecified additions to the house. Later that year, Sanders prepared plans for a larger brick house for the family, to be located relatively nearby in Kalonga Road. He commenced the project by erecting a combined garage/store in 1949-50, which he reportedly occupied until the main house was completed in 1951.

Little else is known of Sanders's professional activity. His son Jeffrey relates that his output consisted almost exclusively of private dwellings that were designed "on spec" and built by Sanders himself (who, according to son Russell, could capably undertake virtually every aspect of construction, from carpentry to bricklaying) and his loyal team of regular sub-contractors. Aside from the two houses for his own family, Sanders is known to have designed and built at least two more in the Balwyn area: one in Riverview Road and another in Porter Road (see comparative analysis, overleaf). Sanders is also known to have undertaken at least one government contract, for a group of ten War Service houses that were erected at Doncaster in 1950 (*Construction*, 19/04/1950:14). By 1952, he was advertising himself as "F J Sanders, builder and contractor, also joinery manufacturer", working out of his residence in Kalonga Road. The family remained living there until 1958, when they moved to Leongatha to take up dairy farming (later assisted by their three sons). At Leongatha, Sanders erected what proved to be his third and final family home, described by son Jeffrey as the "dream home" that had he had wanted to build for many years. Sanders and his wife Ettie remained living there until their respective deaths in 2001 and 2003.

## Description

Occupying a corner site, the house at 25 Burroughs Road is an attic-storeyed clinker brick dwelling in an idiosyncratic style that harks back to the popular Tudor Revival style of the late 1930s. It is dominated by a prominent and steeply-sloping roof, clad in terracotta shingles, which combines hipped and gabled forms with bell-cast eaves, a gambrel to the west side, dormer windows to the north and east sides, and a half-timbered partial gable end to the south side. On the south side, the roof is penetrated by a chimney breast with a tall, rotated and partially corbelled chimney shaft.

Effectively quadruple-fronted, the house presents an asymmetrical elevation to each of its two street frontages. The south elevation incorporates two interlocking gabled bays with corbelled eaves and shingle flashing; the outermost bay has a narrow gable vent while the innermost one has the half-timbered gable end with a staggered row of three small openings (two with glazed infill and one with a louvred vent). The second bay also contained the front entrances, set into a recessed entry porch with segmental arched lintel and colonial-style lamp. Aside from a narrow arched window to the left side of the front door, the ground floor windows are fairly conventional in form, being rectilinear with multi-panel metal-framed sashes and sloping terracotta sills. At the attic level, the dormer windows have weatherboard sides and skillion rooflets.

The Clayton Road frontage includes an attached garage with steep gable roof, terracotta shingles, bellcast eaves, coach lamp and a porthole window with narrow terracotta vents above and below. A brick fence, with gently curved dwarf walls between squat gabled piers, extends along both street boundaries, incorporating two gateways with wrought iron gates.



## Integrity

The exterior of the house and original garage appears to be substantially intact. A second vehicle entrance, to the north (right) side of the original garage, is a more recent addition but is sympathetic in its form, details and materials.

The house is enhanced by its setting, which includes the original brick fence and gates along two street boundaries, matching brick planter boxes at the front porch, and a winding crazy-paved pathway in the front garden.

## Historical Context

This part of Balwyn was one of several that experienced its most significant phase of residential settlement in the early post-war period. The land on which Sanders' former residence stands was once part of a large property associated with the Edwardian farmhouse that survives at 248-250 Belmore Road. After the Second World War, this was subdivided to create a grid of new streets running north-south (Clayton Road, Glenluss Street and Beckett Street) and east-west (Porter Road, Burroughs Road), providing access to 88 residential allotments (the original house being retained on a larger unnumbered block fronting Belmore Road). Gazetted in April 1947, the new estate developed rapidly over the next few years. Such was the extent of homebuilding by the early 1950s that several of these new streets (including Burroughs Road, Beckett Street and Glenluss Street) and the contiguous part of Belmore Road, were all connected to the main sewerage network during the period 1953-54 (*Age*, 27/01/1954:4).

## Comparative Analysis

Originally, the housing stock in this part of Balwyn was large characterised by generally unprepossessing houses from the early post-war period, typified by fairly undistinguished double- and triple-fronted dwellings in brick or timber with simple hipped or gabled tiled-clad roofs. Although contemporaneous, designer/builder Frank Sanders' own house at 25 Burroughs Street would have stood out as an idiosyncratic throwback to the fashionable styles that characterised suburban residential architecture in the late 1930s. Even setting aside the fact that so many early post-war houses in this part of Balwyn have been replaced in recent years by larger new residence, virtually no comparators remain. One might cite a few nearby houses designed in a *retardataire* cottagey mode. These include the late Tudor Revival house at 1 Yandilla Street (c.1948), the large and vaguely Arts & Crafts-inspired house at 338 Union Road (c.1952) and the considerably later Cape Cod-style house at 54 Narrak Road (c.1967). These, however, are all stylistically unremarkable when compared to the more striking and individualistic eclecticism of Sanders' own house in Burroughs Road.

Ultimately, Sanders is the type of designer/builder whose style is so idiosyncratic that examples of his work can only really be pertinently compared amongst themselves. While he was likely to have been prolific in the Balwyn area from the late 1940s to the early 1960s, only four examples of his work have yet been identified. His own house at 25 Burroughs Street (1946-47) is the earliest of these. He went on to design a large at 22 Riverview Street (1949-52) that deftly melded the Tudor Revival and Moderne styles, combining the steep roofline, overscaled chimneys and half-timbering of the former with the curving window bay and roof terrace of the latter. A house that Sanders designed at 13 Porter Road (1949) represents a purer (yet still strongly idiosyncratic) application of the Moderne idiom, with a triple-fronted façade made up of receding curved bays linked by a projecting stringcourse. Finally, there is the second house that he designed for himself, at 1-3 Kalonga Road (1951). This building, which is currently already included on the heritage overlay schedule (HO176), is another quirky and idiosyncratic composition, albeit primarily in the Moderne mode. Yet again of cream brick construction, it has a canted plan form with a central curved bay, flat concrete slab roofs and a prominent slate-clad chimney.

Considered against the limited number of currently known examples of Sanders's work, the house at 25 Burroughs Road stands out as one of his earliest houses and one of only two that he designed and built for his own private use. Relatively modest in scale and conservative in style, it forms an interesting counterpoint to the larger and more progressively-styled house that he subsequently erected for himself at Kalonga Road.

## Grading and recommendation

The house at 25 Burroughs Road, Balwyn, is an individually significant heritage place in the City of Boroondara. It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme.

## Statement of Significance

### *What is significant?*

Erected in 1946-47, the house at 25 Burroughs Road, Balwyn, was designed and built by local contractor Frank Sanders as his own family residence. Designed in an idiosyncratic Tudor Revival mode, the house is of variegated cream brick construction with a prominent terracotta-shingled roof that incorporates bell-cast eaves, gable vents, half-timbering, dormer windows and a tall chimney. The front door is set into an arched porch with metal gate and coach lamp, and the ground floor windows contain conventional steel-framed sashes.

The significant fabric is defined as the entire exterior of the house and attached gable-roofed garage, the original brick fence and gates to both street boundaries, and the matching brick planter boxes and crazy-paved pathway in the front garden. The second vehicle entrance, with slightly different cream brickwork and a roller shutter, is not considered significant.

### *How is it significant?*

The former Sanders House at 25 Burroughs Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The house is significant for its highly unusual architectural expression. Although dating from the early post-war period, the style of the house harks back to the Tudor Revival or Old English mode that was so popular in Melbourne in the later 1930s. However, unlike ubiquitous examples (including many in Balwyn) that reduce the stylistic vocabulary to tokenistic detailing of corbelled eaves and arched porches, Sanders went much further and confidently incorporated elements of above-average complexity. The unusually prominent roof, with its picturesque mix of gambrel, hip and gable forms, its terracotta shingle cladding, dormer windows and half-timbering, is especially striking. The idiosyncratic approach that characterises much of Sanders' work is further evidenced by the recessed front porch, coach lamps, narrow gable vents, porthole window and matching brick planter boxes, front fence, gates and crazy paving. Occupying a corner site, the house remains an eye-catching element in an area otherwise defined by far more utilitarian houses of the same era. (*Criterion E*)

## Identified By

Built Heritage Pty Ltd.

## References

City of Camberwell Building Permit No 19,162, dated 16 Dec 1946. Held by City of Boroondara.

Lodged Plan 17,028, gazetted 28 April 1947.

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), p 145.

Built Heritage Pty Ltd, *Balwyn & Balwyn North Heritage Study* (2015), pp 97-100.

Telephone interviews with Jeffrey Sanders and Russell Sanders, 3 May 2016.