

## Vedere

Prepared by: GML Heritage

**Address:** 44 Panoramic Road, Balwyn North

<b>Name:</b> Vedere	<b>Survey Date:</b> October 2017/ December 2021
<b>Place Type:</b> Residential	<b>Architect:</b> Unknown
<b>Grading:</b> Individually Significant	<b>Builder:</b> JH Campbell
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1947



Figure 1 44 Panoramic Road, Balwyn North (Source: Context 2017)

## Historical Context

This place is associated with the following historic themes taken from the *Boroondara Thematic Environmental History* (2012):

*3.5.3 Expanding the network (the MMTB era)*

*6.3.3 Creating Middle class suburbs in the early twentieth century*

*6.3.4 Suburban infill after the Second World War*

Balwyn North is a residential suburb situated 10 kilometres east of central Melbourne. To its south is Balwyn, which is separated from Balwyn North by Belmore Road. It is bounded on the north by



Koonung Creek and the Eastern Freeway. The suburb was formerly part of the City of Camberwell and from 1994 has been part of the City of Boroondara.

The last pre-war addition to the tram network in Boroondara during the Melbourne & Metropolitan Tramways Board (MMTB) era, was the extension of the tram route along Doncaster Road to Balwyn North, which opened in 1938. This encouraged yet another burst of residential subdivision (although construction of houses was delayed by the onset of the Second World War and the consequent introduction of restrictions on private building activity) and opened the floodgates for the settlement boom that was to characterise the area in the postwar period (Built Heritage 2012:71, 132).

#### *1940s and postwar development*

There had been a scattering of new housing development in the area north of Belmore Road from the late 1930s, but this area was developed significantly from the early 1940s as the new suburb of North Balwyn. Occupied with orchards and small farms, this was the one of the last remaining expanses of undeveloped land relatively close to the city. Balwyn North became the suburb of choice for many young married couples building new homes in the 1940s and 1950s (a proportion of which included returned servicemen). The suburb developed as quintessentially middle class, with a high proportion of brick homes and a notable absence of industrial activity. The ridge that ran along Doncaster Road was an advantage to house blocks in the adjoining streets, providing sought-after views to the distant ranges and encouraging the building of often grandiose double-storey homes. Public transport was provided with the extension from the electric tram from East Kew to North Balwyn in 1938, along High Street and Doncaster Road. A large shopping centre, known as North Balwyn Village, developed along Doncaster Road.

In the 1950s, the potential for large-scale residential development in North Balwyn was recognised by a private company, A.V. Jennings Pty Ltd, which proposed the Trentwood Estate on a large tract of land off Doncaster Road (Built Heritage 2015:12). From 1947, Balwyn and Balwyn North were acknowledged not only as epicentres for the Small Homes Service but also for Modernist architect-designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park.

This new residential expansion in Balwyn North, which included the Greythorn area in the 1950s, in turn brought commercial development. Several local retail strips appeared in the north of the study area, including in Bulleen Road at Dorado Avenue, in Balwyn Road between Lucifer and Echo streets, and, most notably, the prominent strip on Doncaster Road, just down from the Trentwood Estate. In 1960, G.J. Coles opened a large store on the corner of Doncaster Road and Burke Road, which was Melbourne's first American-style self-service drive-in supermarket complex. New schools and churches also appeared during this period of development. Balwyn High School, located in Balwyn North, opened in 1954, followed by Greythorn High School in 1959. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene, Balwyn and Balwyn North.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of interwar and 1940s homes with new residential development. The suburb of Balwyn North today is favoured by many new homeowners for access to Balwyn High School—a co-educational government secondary school with nearly 2000 students.



## History

The subject land at 44 Panoramic Road, Balwyn North, is located on lot 291 of the Camberwell City Heights subdivision, allotments of which were first sold in 1922 ('Camberwell City Heights', 1922). The first auction was attended by 800 people, but many of the allotments remained available for purchase until the late 1940s (Age 5 December 1922: 14; 'Camberwell City Heights', 193-; MMBW Detail Plan no. 4845, 1940).

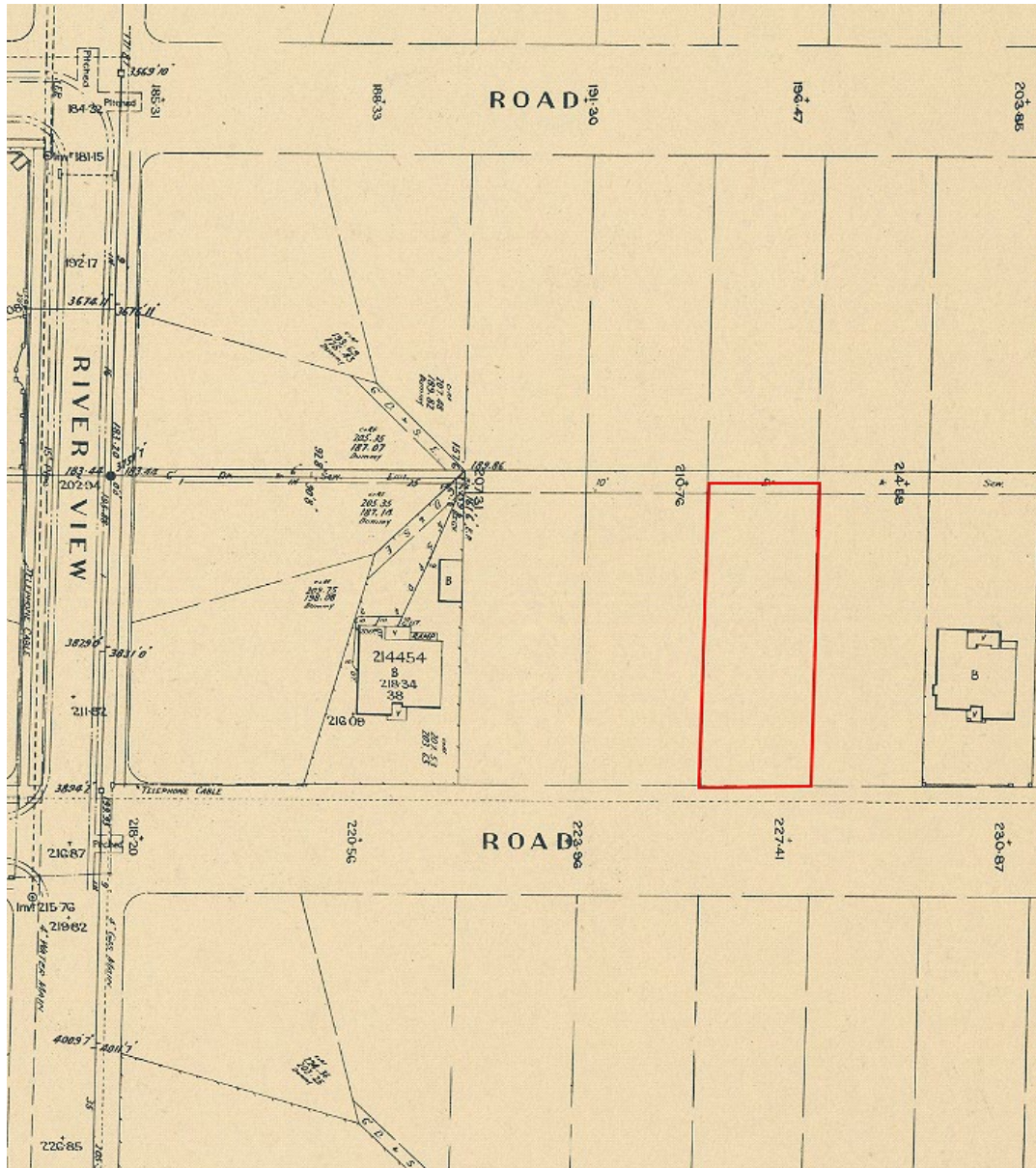


Figure 2. An extract from Melbourne and Metropolitan Board of Works Detailed Plan No 4845, 1940, showing the unoccupied land. (Source: SLV).

In late 1947, the two-storey clinker brick residence at 44 Panoramic Road, Balwyn North, was constructed by Ormond builder, J H Campbell for owner, Roy Douglas Peacock. The cost of the construction was £3000 (BP).

Roy Douglas Peacock and his wife Bertha Beatrice were pastrycooks and conducted businesses in Abbotsford and Hawthorn during the 1940s (ER 1942 and 1949). The Peacocks occupied the subject house until 1968 (ER 1968).

On 31 August 1968, an auction of 44 Panoramic Road was held. The house was described as 'a North Balwyn house with the flavour of the Alps' with a steep pitched roof. The garden was planted with spruce and cedar trees. The insulated roof was supported by Oregon (Douglas fir) beams. The interior consisted of three bedrooms and den or fourth bedroom, lounge-dining room, kitchen, patio, laundry and two bathrooms. The house was described as having 'a view as far as Mount Macedon to the north-west and the high parts of Kew to the west,' and from the upstairs den, the view extended to the roofs of the neighbourhood, the city towers and the Heidelberg clock tower (Age 31 August 1968:23).

In February 1971, the property was auctioned again (Age 24 February 1971:29). In 1972, additions were made by the then owner, Mrs L V Stewart, which involved the construction of a sunroom adjoining the rear of the house (BP) (see Figure 4).

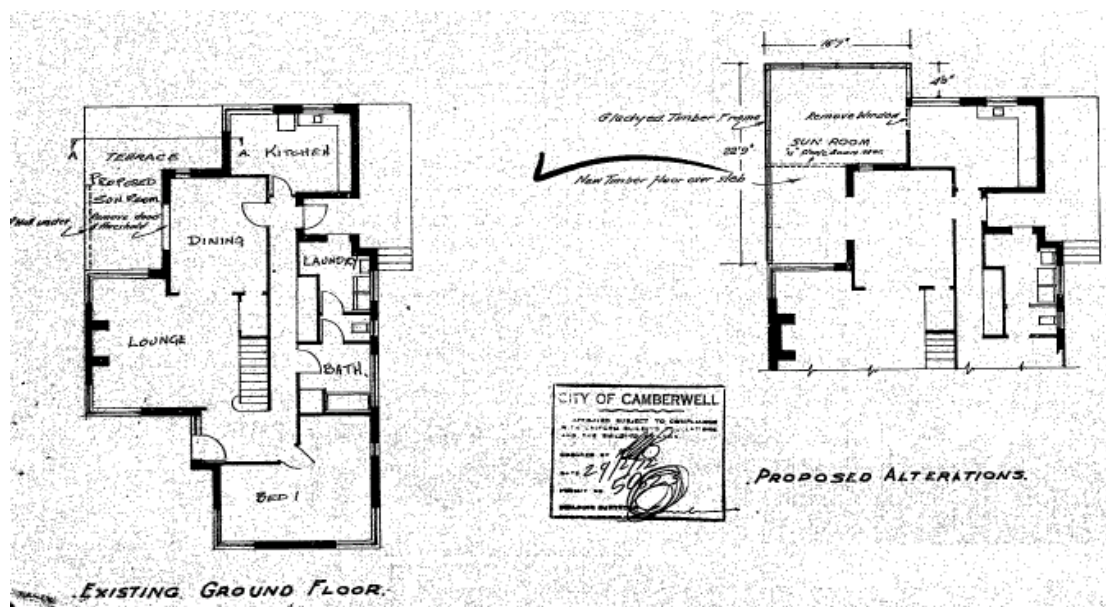


Figure 3. Detail from the 1972 building permit plan showing the proposed sunroom addition at the rear of the house. (Source: BP 50623)

## Description

'Vedere', 44 Panoramic Road, Balwyn North, a substantial, two-storied residence built in the postwar era, is sited on the western side of Panoramic Road, a leafy residential street. The allotment slopes gently from the front property boundary toward the principal entrance of the house, combining with a generous setback to enhance the mature front garden setting, containing a large Atlas Cedar (*Cedrus atlantica*) amongst other mature plantings. An early, rubble slate-clad front fence, with mild-steel infill, and a matching gate sitting slightly off-centre, delineates the eastern (front) property edge. The pitch of the steeply tapered stone fence pier tops echoes the prominent pitched roof of the dwelling. To the northern periphery is a low, solid fence of the same stone. The fencing, coupled with the same



treatments to the garden bed edgings, adds a layer of rusticity and contrasts with the overall refined presence of the dwelling.



Figure 4. The early masonry front fence with mild-steel infill and gate. (Source: Context 2017)

The glazed terracotta tiled roof comprises a pair of gables with extremely steep pitches covering a T-shaped plan, resting on deep boxed eaves. To the rear, a subsidiary hipped section projects to the south from the main gabled section running east-west, nestled with the truncated stem of the 'T'. Rising from the eastern declivity (downward slope) of this gable is a clinker brick chimney, stepped in plan, each step capped with manganese brick.

The entrance to the house is contained within a semi-circular arched porch of manganese brick, and serviced by three paved steps flanked with squat piers. The visual impact of the porch is enhanced by its slightly curved catslide roof extending from the southern declivity of the main gable, which contrasts with the rigid and angular roof lines of the building's main roof form.





Figure 5 The semi-circular arched porch with catslide roof. (Source: Context 2017)

The walls are of red-blue clinker brick with dark brown manganese brick borders to the windows and verge-less gable ends. The sheer gable end to the projecting front room has a basket weave pattern of clinker brick stretchers at its apex, the weave comprising three stretchers with the middle brick glazed.



Fenestration is intact, consisting of steel-framed glazing with rectangular panels which were typical for 1940s houses. Three prominent corner windows punctuate the front-facing facades at ground level, while a central steel-framed window features at the first-storey of the principal gabled bay. A hipped dormer window projects from the main gabled roof section to the north.

Clad with slate crazy paving, the early front fence comprises chunky pointed piers that increase in size as they approach the mild-steel gate. The top member of the mild-steel infill echoes this gradation, sloping upwards to meet the piers flanking the property's gated entrance. A curved concrete drive snakes around the Atlas Cedar (*Cedrus atlantica*) at the property's south-eastern corner, and continues past a mild-steel side gate, down the southern side of the residence. At this elevation is a flat-roofed room adjoining the house at the rear, constructed as a sunroom in 1972, which is not visible from the public domain. To the north-east of the property, the front garden consists of a large grassed area bordered by mortared stone edged garden beds planted with low profile plantings.

### **Integrity**

'Vedere' is highly intact with very few changes visible to original or early elements of the place. The building retains its original building form and roof forms, porch and fenestration. The integrity of the building is enhanced by the high level of intactness of its main elements, which include the original chimney, tiled roof, unpainted face brickwork, gable and porch decoration, as well as other details such as original windows and unpainted window sills. The integrity of the place is further enhanced by the retention of the original garden setback and front fence, and early garden elements including stone edging and an early garden planting, the Atlas Cedar (*Cedrus atlantica*).

Overall. the place has very high integrity

### **Comparative Analysis**

Throughout the middle decades of the twentieth century there was rapid suburban growth around the fringes of metropolitan Melbourne. Increased access to the motor car, growing prosperity in the postwar period, and the desire for the suburban lifestyle resulted in the push for new housing and services in the suburbs of Melbourne.

Despite various subdivisions in the late 1800s and in the early twentieth century, the vast majority of the housing stock in Balwyn North was not built until the postwar period. The area north of Belmore Road, where large tracts of land were taken up with orchards and small farms, was one of the last remaining areas of extensive undeveloped land close to the city. Balwyn North became the suburb of choice for many young married couples in the 1950s and 1960s. While many of these couples turned to young progressive architects to design their homes in the Modernist style, houses drawing on the design influences from the more conservative interwar styles were still being built.

Often referred to as Tudor, the interwar Old English style had its roots in the English Arts and Crafts movement of the mid to late nineteenth century. The revival of this style, along with many other English and American revival styles became popular with the upper end of the housing market.

The brick nogging or half timbering in gables of upper storeys, and steeply pitched (and generally tiled) gable roofs was typical of Old English architecture. From the 1930s onward, there was less variation in cladding materials, with many houses clad solely in red and/or clinker brick, often enlivened with brick patterning and decorative brick forms (e.g., brown glazed manganese bricks,



patterned tapestry bricks, narrow Roman or heeler bricks). Other hallmarks of the Old English style included picturesque asymmetry, pursued with multiple fronts and offset massing, prominent chimneys, and snug porches under the main roof sweep.

Old English styled houses evoked the 'Home country' in the British Empire, using the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' styles began to fade in popularity, though simplified versions of typical Old English elements continued to present themselves in residences built in the postwar period.

There are a number of good examples of houses that exhibit the defining characteristics of the Old English styling in Boroondara included in the Heritage Overlay.



Figure 6 2 Daracombe Avenue, Kew (HO293) built in 1926. (Source: Hermes)

2 Daracombe Avenue, Kew, is of local historical and architectural significance as a fine, representative and externally intact example of a substantial two-storey interwar Old English / Tudor-style residence, which retains a sympathetic setting including its original fence.



'Figure 7 Stratford' 458 Camberwell Road, Camberwell (individually significant in HO373) built in 1933 (Source: Hermes)

'Stratford', at 458 Camberwell Road, Camberwell, is of local historical and architectural significance as a fine and generally intact example of an interwar suburban residence combining contemporary Tudor references. The careful integration of a garage into the front elevation of the house is of note and the survival of the original fence and driveway configuration contributes to the setting of the house.





Figure 8 19, 21, 23 & 25 Howard Street, Kew  
(Individually Significant in HO528), built in 1934-36.  
(Source: Hermes)

Clockwise from top left: 19 Howard Street (1935-36; significant); 21 Howard Street (1935-36; significant); 25 Howard Street (c1934; significant); 23 Howard Street (c1934; significant).

The Howard Street precinct is historically and architecturally significant to the City of Boroondara. Of particular architectural note the individually significant houses at 19-23 Howard Street all skilfully employ decorative brickwork and dramatic pitched roof forms and retain mature garden settings with original low brick and/or stone fences.



7 Glenroy Road, Hawthorn (HO450) of 1935-36.  
(Source: Hermes)

7 Glenroy Road, Hawthorn is of local ... significance. It is a two-storey brick flats building designed to look like a single house. The walls are of clinker brick with tapestry and herringbone brick accents, and one half-timbered gable. The building successfully combines projecting bays, brickwork patterning and gabled roofscape, to help break up the large composition. It also displays competent detailing and application of the Tudor mode, with many of the principal characteristics evident such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition



Figure 9 12 Tara Avenue, Kew (HO348) built in c1938.  
(Source: Hermes)

12 Tara Avenue, Kew is of local historical and architectural significance as a good and externally relatively intact example of a substantial two-storey residence of the late interwar period designed in the Old English mode, which incorporates a range of forms and detailing common to the style. The walls are mainly of clinker brick with render to the first-floor façade. The main decorative elements are the tall, corbelled chimneys. The transverse gabled roof is clad with terracotta shingles and engaged chimneys have corbelled tops.



Figure 10 75 Studley Park Road, Kew (Individually significant in HO346) built in 1938. (Source: Hermes)

75 Studley Park Road, Kew is of local historical and architectural significance as a good and externally relatively intact example of a two-storey brick house in the Old English Style as expressed in Melbourne houses of the 1930s. . Designed by architects Marsh & Michaelson, the steeply pitched gabled roof is finished with glazed terracotta tiles, with dentilled brickwork to the eaves and is punctuated by tall brick chimneys with octagonal form and corbelled caps; prominent gables feature half-timbering with tapestry brick herringbone and basket weave patterned noggings. The house retains its original front fence, path and steps.



Figure 11 660 Riversdale Road, Camberwell (HO402) built in 1938. (Source: Hermes)

660 Riversdale Road is of local historical and architectural significance as a substantial brick residence in the Old English manner. It is distinctive for its incorporation of a garage (now converted) into the main body of the house, and for its use of materials in expressing texture, using a vivid tapestry brick, interspersed with relieving bricks in burnt sienna and blue clinker.



Figure 12 7 Muriel Street, Glen Iris (HO398) built in c1940. (Source: Hermes)

7 Muriel Street, Glen Iris, is of local historical and architectural significance and is representative generally of the larger Tudor-flavoured houses in Camberwell of the 1930s, Designed by architect Harold Desbrowe Annear the house is a large two-storey house with half-timbered walls, a jettied first floor and a double gable. The house is of additional interest as one of a series of eclectic houses with conspicuous half-timbering and projecting upper stories from later in architect Harold Desbrowe Annear's career.

Though a relatively late example, 'Vedere' is a highly intact example of a finely executed Old English residence. It compares well to the above examples skilfully incorporating a similar range of forms and





detailing demonstrative of the style. These include an asymmetric plan with complex picturesque roof form (seen in all comparable examples), walls of clinker brick often with decorative patterning ( seen at 2 Daracombe Avenue, Kew, 'Stratford' 458 Camberwell Road, Camberwell, 7 Glenroy Road, Hawthorn, 75 Studley Park Road, Kew, 660 Riversdale Road, Camberwell), a steeply pitched prominent gable roof with vergeless eaves (particularly evident at 19, 23 and 25 Howard Street, Kew and 75 Studley Park Road, Kew), tall prominent chimney (seen at 2 Daracombe Avenue, Kew, 21 & 23 Howard Street, Kew, 7 Glenroy Road, Hawthorn, 12 Tara Avenue, Kew, 75 Studley Park Road, Kew, 660 Riversdale Road, Camberwell) and the retention of its original front fence and gates (also at 2 Daracombe Avenue, Kew, 'Stratford' 458 Camberwell Road, Camberwell, 19, 21, 23 & 25 Howard Street, Kew, 75 Studley Park Road, Kew).

What truly sets 44 Panoramic Road, Balwyn North apart is the extreme pitch of its gable roof giving the house an idiosyncratic picturesque character. The use of decorative brickwork detailing in the gable ends is indicative of its later date of construction when there was less variation in cladding materials, with many houses clad solely in red and/or clinker brick, often enlivened with brick patterning and decorative brick forms. Other distinctive elements when compared to earlier examples include the use of steel-framed windows, manganese brick work detailing around the windows and entry porch and catslide roof to the porch. Although an architect could not be found for the house design, this skilfull combination of stylistic elements renders it a fine example of how interwar details were interpreted into the postwar period.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, 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).*

44 Panoramic Road, Balwyn North is of local historical significance for the evidence it provides of the settlement boom that was to characterise the area in the postwar period. The settlement boom was spurred on by the extension of the electric tram route along Doncaster Road to Balwyn North, which opened in 1938, but which was delayed by the onset of WWII and associated restrictions on private building activity. Although the land was part of the 1929 Camberwell City Heights subdivision, the success of this and other 1920s and 1930s subdivisions in the area were delayed because of the sheer distance from useful public transport links.

Although an architect could not be found for the house design, the house exemplifies the concentration of high quality individually designed houses built in Balwyn and North Balwyn during the postwar period.

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

NA

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

NA



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

NA

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

44 Panoramic Road, Balwyn North is of aesthetic significance for its skilful execution of a highly original and complex design in the interwar Old English mode, with its exaggerated roof pitch and catslide entry porch, dramatic massing and picturesque setting within an established garden. The retention of the early stone front fence, with mild-steel infill and matching gate adds to the picturesque setting of the dwelling, adding a layer of rusticity and contrasting with the overall refined presence of the place.

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

NA.

*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).*

NA

*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).*

NA





## **Statement of Significance**

### **What is significant?**

'Vedere,' 44 Panoramic Road, Balwyn North, built in 1947 by builder J H Campbell is significant.

Elements that contribute to the significance of the place include:

- asymmetrical built form with attic storey
- glazed terracotta tiled roof with extremely steep pitches and vergeless gable ends and deep boxed eaves
- red-blue clinker brick walls and slim manganese Roman brick borders to the windows and vergeless gable ends
- clinker brick chimney, stepped in plan and each step capped with manganese brick.
- circular arched entrance porch of slim manganese Roman brick and catslide roof
- slim manganese Roman brick dwarf piers either side of entry arch
- steel framed windows
- front fence clad in slate crazy paving including pointed piers and mild steel infill panels and gates.

The 1972 sunroom addition at the rear of the house is not significant.

### **How is it significant?**

The house is of historical and aesthetic significance to the City of Boroondara

### **Why is it significant?**

44 Panoramic Road, Balwyn North is of local historical significance for the evidence it provides of the settlement boom that was to characterise the area in the postwar period. The settlement boom was spurred on by the extension of the electric tram route along Doncaster Road to Balwyn North, which opened in 1938, but which was delayed by the onset of WWII and associated restrictions on private building activity. Although the land was part of the 1929 Camberwell City Heights subdivision, the success of this and other 1920s and 1930s subdivisions in the area were delayed because of the sheer distance from useful public transport links.

Although an architect could not be found for the house design, the house exemplifies the concentration of high quality individually designed houses built in Balwyn and North Balwyn during the postwar period. (Criterion A)

44 Panoramic Road, Balwyn North is of aesthetic significance for its skilful execution of a highly original and complex design in the interwar Old English mode, with its exaggerated roof pitch and catslide entry porch, dramatic massing and picturesque setting within an established garden. The retention of the early stone front fence, with mild-steel infill and matching gate adds to the picturesque setting of the dwelling, adding a layer of rusticity and contrasting with the overall refined presence of the place.. (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:

<b>External paint controls</b>	
<i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal alteration controls</b>	
<i>Is a permit required for internal alterations?</i>	No
<b>Tree controls</b>	
<i>Is a permit required to remove a tree?</i>	No
<b>Outbuildings and fences exemptions</b>	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	Yes—front fence and gates
<b>Victorian Heritage Register</b>	
<i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Prohibited uses may be permitted</b>	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal heritage place</b>	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
<b>Incorporated plan</b>	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

Built Heritage Pty Ltd 2015





## References

Age, as cited.

Australian Electoral Commission, Australia Electoral Rolls (ER) 1903-1980, as cited.

Building permit cards (BP) for 44 Panoramic Road, Balwyn North.

Building permit 50623 (BP) for 44 Panoramic Road, Balwyn North.

Built Heritage Pty Ltd 2012. 'City of Boroondara Thematic Environmental History.' Prepared for the City of Boroondara. May 2012.

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

'Camberwell City Heights,' 1922 & 193-, State Library of Victoria Maps Collection.

Melbourne & Metropolitan Board of Works. Detail Plans, City of Camberwell, various plan numbers (State Library Victoria).

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places* John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.