

HOUSE

Prepared by: GML Heritage

Address: 22 Riverview Road BALWYN NORTH

Name: House	Survey Date: December 2021
Place Type: Residential	Designer: F J Sanders
Grading: Individually Significant	Builder: F J Sanders
Extent of Overlay: To title boundaries	Construction Date: 1949; 1952-53 (second storey/garage)



Figure 1 22 Riverview Road, Balwyn North viewed form corner of Riverview Road and Panoramic Road.
(Source: GML 2021)





Figure 2 Detail of bow window at 22 Riverview Road, Balwyn North. (Source: GML 2021)

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 home-owners for access to Balwyn High School—a co-educational government secondary school with nearly 2000 students.

History

The land at 22 Riverview Road, Balwyn North, originally formed part of Elgar's Crown Special Survey purchased and surveyed by Henry Elgar in 1841. Elgar did not reside on the land as he was based in the West Indies, employing an agent to manage his investments in Australia. The survey was subdivided into small farms and grazing runs and leased out for several years.

After financial difficulties forced Elgar to sell his land, the majority was purchased by a shipowner named Brooks, while a third of the survey remained in the possession of Mrs Dyce, the widow of one of Elgar's business partners. Joseph Shilton and Thomas Brown purchased two hundred acres of Edgars Special survey in 1875. Thomas Brown died in 1878 leaving his share of the land to his widow Mary. Joseph Shilton also died in 1878 leaving his share to his widow Fanny. Mary Brown transferred her portion of the land to Fanny Shilton in 1881. Fanny Smith retained the land until she sold it to various members of the Smith family (as joint proprietors) in 1918.

In 1928 the land was purchased by Camberwell City Heights Pty Ltd and subdivided into residential allotments as part of what became known as the Camberwell City Heights Estate.





Figure 3 Camberwell City Heights Estate, North Balwyn plan of subdivision. Lot 375 in outlined in blue. (Source: Batten & Percy Pty Ltd 1929, State Library of Victoria, with GML overlay)

Lot 375 of the estate was purchased by Sarah Ellen Orchard in 1938. The block remained vacant until it was on sold to builder Francis John Sanders in 1949 (CT V6250 F911). Sanders constructed the current house on the block in two stage; initially in 1949 and then substantially enlarged in 1952-53.

The drawings, entitled 'Proposed Brick Residence for F J Sanders, Esq' were submitted for council approval in 1949. They depict a flat-roofed single-storey brick dwelling in the fashionable Moderne mode, with the living room boldly expressed in the form of a projecting semi-circular bay. Provision was made for a future second storey, following the same general plan but incorporating an open terrace above the living room. Although a building permit was issued by the City of Camberwell on 15 August 1949, the house did not appear in the *Sands & McDougall Directory* until 1952, when it was listed as a "house being built" on the south side of Riverview Road, between an existing dwelling at No 24 and the intersection of Panoramic Road. The house continued to be listed as such in 1953 and again in 1954. This prolonged status evidently related to the addition of the second storey, for which a separate permit was issued on 20 November 1952. Rather than complete the second floor to match the Moderne stylings of the existing house, as had been proposed in the 1949 drawings, Sanders prepared entirely new plans that reconceived the addition as a cluster of steeply gabled roofs in the interwar Old English mode. A separate permit, for a garage, was issued in September 1953.

The property was purchased by Robert Taylor, manufacturer and his wife Alice in 1953. The completed house was listed for the first time in the 1955 *Sands & McDougall* directory, at which time it was officially designated as No 22, with R J Taylor listed as occupant. Electoral rolls record Taylor, as an engineer Taylor and his wife, continued living at 22 Riverview Road until 1966 when the property was sold to Clement Ling, research chemist and Lois Ling, librarian. Ownership of the property changed several times until the current owners purchased 22 Riverview Road in 1986.

Building card records held by council show that a permit was granted for the addition of a family room at the rear of the property in 1981 and to extend the freestanding garage and build a carport in front of it in 1986. There are no other records of any further alterations or additions to the property.

F.J Sanders (d.2001)

The following biography of the designer of 22 Riverview Road has been compiled by Simon Reeves:

F J Sanders [was] a designer/builder who was notably active in Balwyn North during the 1940s and '50s. The son of a metal spinner, Francis John Sanders was born in Wunghnu in northern Victoria but grew up in East Brunswick, where, by the late 1930s, he had begun his career as a boot repairer. During the Second World War, Sanders served both with the Citizen Military Force (CMF) and the Australian Imperial Force (AIF). ... 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. In December 1946, ...[Sanders] was granted a building permit to erect a modest brick house at the corner of Burroughs and Clayton Roads in Balwyn North, which was designed in an idiosyncratic Tudor Revival [or interwar Old English] style. Sanders and his wife resided there for several years, during

which time they undertook additions for which a second building permit was issued in May 1948. That same year, Sanders prepared plans for a second brick residence for himself in the same area, on Kalonga Road. He began the project by erecting a combined garage/store in 1949-50, which he reportedly occupied until the main house was completed in 1951. He and his wife remained living in Kalonga Road until 1962, when they moved to Leongatha to take up farming.....(Built Heritage 2013)

Description

The house at 22 Riverview Road is a substantial attic-storeyed cream brick house, asymmetrical in both plan form and elevational treatment, with a very steep gabled roof clad in glazed terracotta shingles. Built in two stages, the lower and upper levels reflect two very different styles – respectively, Moderne and Old English – that are very seldom combined in a single building. At the lower level, the Moderne influence is most strongly reflected in a large semi-circular flat-roofed bay, with wide and curving picture windows separated by piers of manganese Roman brick. The remainder of the frontage to Panoramic Road is triple-fronted, with large steel-framed corner windows to two of the projecting bays and an entry porch to the innermost one. This porch is partly enclosed by a projecting wing wall of manganese Roman brick with an archway that opens onto a concrete slab terrace that follows the curve of the adjacent semi-circular living room bay. It has a simple but very elegant mild steel balustrade that incorporates a narrow central rail of three narrow horizontal rods, scrolled brackets and the occasional cluster of volutes. A curved flight of steps, with matching balustrade, leads down from the front door to the driveway level. Clad with crazy stonework, these steps are integrated with a matching retaining wall/planter box that defines the driveway, leading up to a garage at the half-basement level. The garage retains its original hinged timber doors with small, glazed panels.



Figure 4 Detail of curved entry steps showing cladding to retaining walls and sub basements walls and mild steel balustrade. (Source: GML 2021)



Figure 5 Gable end detail above protruding semi-circular room showing chimney set on 45 degree angle and fine brickwork detail. (Source: GML 2021)

At the first-floor level, the attic storey is articulated as a series of interlocking gables and dormers, creating an irregular and picturesque roof-line. The gable ends, variously infilled with painted weatherboard, half-timbering or face brickwork, have scalloped timber bargeboards and, in some cases, corbelling at the eaves line and narrow louvred vents. The largest gable, facing north, incorporates a central chimney (set into the wall at a 45° angle) with a corbelled base and a blind archway of manganese Roman brick that defines a feature panel of glazed red brick in a basket-



weave bond. The chimney is flanked by two ornate metal lanterns and by a pair of doorways, with glazed doors, that open onto the terrace formed by the flat roof of the curved living room wing below. This terrace is enclosed by a metal balustrade, identical to those at the lower level.

Occupying a corner site, the property has a low cream brick fence along both street boundaries, with manganese brick capping and curved bays of timber palings between tall piers with steep gabled tops clad in terracotta tiles. Each frontage also has a vehicle entrance gateway: the gateway on Panoramic Road provides access to the sub-floor garage, and the gateway on Riverview Road to a driveway that leads to a rear freestanding garage which was added in 1953 (BP 12798).

The garden contains a dense and diverse collection of mature large shrubs and small trees, including Italian Cypress, which create an overall garden character that reads as typical of interwar and early postwar suburban gardens.

Integrity

22 Riverview Road, Balwyn North, is largely intact to its 1949 and 1952-53 built form with very few changes visible to original or early fabric. The house retains its original built form, cream brick walls, steel framed windows, projecting semi-circular flat-roofed bay and attic storey articulated as a series of interlocking gables and dormers, creating an irregular and picturesque roof-line clad in terracotta shingles. The house is distinguished by a particularly fine attention to design detail including contrasting manganese brick work; decorative mild steel balustrading; stone crazy paved cladding to retaining walls and front steps; central chimney set into the wall at a 45° angle with a corbelled base and a blind archway of manganese roman brick and a feature panel of glazed red brick in a basket-weave bond; two ornate metal lanterns; scalloped bargeboards; early timber garage door with glazed upper panels and original low brick fence with pillars.

Overall, the place has high integrity. The integrity of the house is enhanced by the character of the front garden created by a diverse collection of large shrubs and small trees, and the retention of the front fence designed to match the detailing of the house.

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 Craft 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.

The Moderne style was to architecture what Art Deco was to the decorative arts - a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional. The style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical, or diagonal lines in a pleasing blend of fluidity and starkness. Key design elements include a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as concrete and steel framed windows.

There are only four examples of Sanders' work identified in the Balwyn/Balwyn North area. The first of these was his own house at 25 Burroughs Road (currently not in a HO), which in many ways can be considered the progenitor to 22 Riverview Road. Although a smaller building, it similarly uses cream brick with corbels corners, splayed sills and manganese Roman brick trim, and prominent irregular roof clad in terracotta shingles with a weatherboard clad dormer and one half-timbered gable end. The chimney is rotated at a 45° angle, as at 22 Riverview Road, and the front fence somewhat similarly expressed. Despite its quirky detailing (which includes a highly unusual bellcast roofline), the house is essentially in the Old English mode, with the only Moderne influence being the large rectangular windows (including a corner window) with multi-paned steel-framed sashes.

The Moderne influence, however, was more pronounced in *Rangoon*, a small cream brick dwelling that Sanders designed at 13 Porter Road in 1949. This flat-roofed single-storey house has an eye-catching triple-fronted facade where each successive bay is boldly rounded, with a large, curved window and a continuous projecting concrete sun-hood. The house at 22 Riverview, combining Old English and Moderne influences in a surprisingly cohesive fashion, ultimately represents an amalgam of these two earlier efforts.

Sander's only other known work in the area is the larger house that he designed for himself at 1-3 Kalonga Road, completed in 1951 (HO176). This building is another 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.



Figure 6 25 Burroughs Road, Balwyn North, designed and built by F J Sanders in 1946 as his own home. (Source: GML 2022)

Constructed using a variegated cream brick with corbeled corners, splayed sills and manganese Roman brick trim, 25 Burroughs Street, Balwyn North features typical Old English characteristics such as a prominent picturesque hip and gabled roof clad in terracotta shingles with a weatherboard clad dormer a half-timbered gable end and a chimney rotated at a 45° angle. Moderne influences can be seen in the curved glass of the corner windows to the projecting bay along Clayton Road.



Figure 7 13 Porter Road, Balwyn North designed and built by F J Sanders in 1949. (Source: GML 2022)

13 Porter Road is a flat-roofed single-storey house with an evocative triple-fronted facade where each successive bay is boldly rounded, with a large, curved window and a continuous projecting concrete sunhood. Elevated above the street and retaining its original front fence, this house is a highly intact and skilfully executed residential example of the Moderne style.



Figure 8 3 Kalonga Road, Balwyn North designed and built by F J Sanders between 1948 and 1955 as his own home. (Source: Hermes)

3 Kalonga Road, Balwyn North, is of local historical and architectural significance. Architecturally, a most unusual design which combines the streamlined Moderne style of the 1930-40 era with the skillion/butterfly roof form of the 1950s. The long construction time is presumably due to the immediate post-war embargo on house construction above a certain floor area. Historically, of interest as a builder's own home and possible connection with conservation of building materials after the Second World War.

There are a number of contemporaneous (or slightly earlier) large houses in Boroondara that are included in the Heritage Overlay and exhibit characteristics of either the Old English or Moderne styling. There are none that incorporate both styles in combination.

Postwar houses that are in the Heritage Overlay that exhibit influences from either the interwar Moderne or Old English style include:

Moderne



Figure 9 6 Bulleen Road, Balwyn North designed and built by CS Cameron (builder) in 1951 (HO170). (Source: Hermes)

6 Bulleen Road, Balwyn North, is of local historical and architectural significance. Designed and built by prolific Camberwell builder/investor, C.S. Cameron in 1951 as his own home. 6 Bulleen Road, Balwyn north is architecturally significant as a superior residential example in the Moderne manner. It utilises all of the Moderne stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery.



Figure 10 32 Hill Road, Balwyn North built by Toll Constructions in 1951 (assessed as significant in this study). (Source: GML 2021)

32 Hill Road, Balwyn North, is a three-storey brick dwelling built in 1951 by Toll Constructions. Picturesquely massed the house is constructed of cream brick walls with contrasting brown brick banding and sits below a hipped brown terracotta tiled roof. The house incorporates detailing that is reminiscent of the earlier interwar Moderne style which includes a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as curved steel framed windows.



Figure 11 2 Belvedere Street, Kew, built for Norman Smorgan in 1942 (Significant in HO313). (Source: Hermes)

2 Belvedere Street, Kew (also known as 28 Holroyd Street, Kew), is a single storey, triple-fronted brick house in the interwar Streamline Moderne style. Situated on a prominent corner site, the house features cream face brick on a manganese brick plinth, tapestry brick string lines and curved steel-framed picture windows. Fluted Doric columns support a concrete roof slab above a recessed entrance porch. The house retains relatively high integrity, with minor cosmetic changes undertaken in the mid-1960s.

Old English



Figure 12 'Vedere', 44 Panoramic Road, Balwyn North, constructed in 1947 (assessed as significant in this study). (Source: Context 2017)

'Vedere', 44 Panoramic Road, Balwyn North is of local architectural and aesthetic significance. Though a relatively late example, 'Vedere' is a fine and highly intact example of a substantial Old English residence incorporating elements of the Moderne style. Overall, it incorporates typical details of the late Old English style including the use of red-blue clinker brick, steeply pitched gables, and decorative brickwork detailing, as well as Moderne-style steel-framed glazing and corner window. This combination of stylistic elements renders it a good example of how interwar styles details commonly lingered into the postwar period.

Influences of the Moderne at 22 Riverview Road include its use of cream brick walls and the incorporation of a projecting semi-circular bay. These stylistic characteristics can also be seen at 6 Bulleen Road, Balwyn North, 32 Hill Street, Balwyn North, and 2 Belvedere Street, Kew. Otherwise the design rejects other Moderne influences and embraces the Old English style. This is particularly evident in its steeply pitched irregular roof line. 44 Panoramic Road (assessed as significant in this study) has a comparably irregular roof-line formed by very steep tile-clad gabled roofs, face brick walls that introduce contrasting texture (e.g. Roman bricks or basket-weave brickwork) and metal balustrades. This house, however, is more faithful in its application of the Old English style and does not exhibit the hybrid stylism and quirky detailing evident at 22 Riverview Road.

Ultimately, what sets this house apart is its idiosyncratic design that freely combines two of the most popular housing styles of the late 1930s: Old English and Moderne. While these two idioms are, to some extent, at opposite ends of the spectrum, they have been confidently merged here in a way that is striking yet cohesive, and individualistic without being cumbersome or awkward.

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).

22 Riverview 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, purchased in 1938, 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 idiosyncratic, and although its designer, Sanders, was not an architect, the house represents the skilful execution of a highly original and complex design. As such, the house exemplifies the concentration of high quality individually designed houses built in Balwyn and North Balwyn during the 1950s and 1960s.

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).

N/A

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

Aesthetically, 22 Riverview Road, Balwyn North is significant as a striking example of a postwar house that incorporates an eclectic fusion of the earlier interwar Old English and Moderne styles. While these two idioms are, to some extent, at opposite ends of the spectrum, they have been confidently merged in a way that is striking yet cohesive, and individualistic without being cumbersome or awkward. The large house – spread over three levels – expresses a lively asymmetry in both plan and elevation, with an irregular and picturesque roof-line of intersecting gables, a half-round projecting bay at ground level, curved terraces and front staircase. It displays a highly unusual juxtaposition of materials and finishes: cream brickwork enlivened with manganese and clinker



brickwork as Roman bricks or basket-weave bond, weatherboarding and half-timbering to gable ends, terracotta shingles to the roof and crazy stone cladding to the retaining walls and integrated garage. The front fence has been designed to match detailing of the house. Much of the exterior detailing, such as the rotated chimney with blind archway and corbelled base, the bulbous coach-lamps and the elegant but very minimalist steel railings, is also highly atypical. Prominently sited on an elevated corner allotment, this extremely unusual house and matching front fence remains a striking element in the streetscape.

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

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?

22 Riverview Road, Balwyn North, designed and built by designer and builder F J Sanders between 1949 and 1953, is significant.

Elements that contribute to significance include:

- asymmetrical built form with attic storey articulated as a series of interlocking gables and dormers, creating an irregular and picturesque roof-line clad in glazed terracotta shingles
- large semi-circular flat-roofed bay, with wide and curving picture windows separated by piers of manganese Roman brick
- terrace formed by the flat roof of the curved living room wing below
- two ornate metal lanterns attached to terrace wall
- large steel-framed corner windows to ground floor
- manganese Roman brickwork detailing
- mild steel balustrades
- gable ends and infill of painted weatherboard, half-timbering or face brickwork
- scalloped timber bargeboards
- corbelling at the eaves line and narrow louvred vents.
- central chimney
- curved flight of entry steps, with matching balustrade, linking the front door and driveway
- crazy stonework cladding to steps and retaining wall/planter box
- basement garage's original hinged timber doors with small, glazed panels
- low cream brick fence along both street boundaries, manganese brick capping, curved bays of timber palings, tall piers with steep gabled tops clad in terracotta tiles
- freestanding garage which was added in 1953.

Significance is enhanced by the mature garden setting that includes a diverse collection of large shrubs and small trees.

How is it significant?

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

Why is it significant?

22 Riverview 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, purchased in 1938, 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. (Criterion A)

Although idiosyncratic, and although its designer, Sanders, was not an architect, the house represents the skilful execution of a highly original and complex design. As such, the house exemplifies the concentration of high quality individually designed houses built in Balwyn and North Balwyn during the 1950s and 1960s. (Criterion A)

Aesthetically, 22 Riverview Road, Balwyn North is significant as a striking example of a postwar house that incorporates an eclectic fusion of the earlier interwar Old English and Moderne styles. While these two idioms are, to some extent, at opposite ends of the spectrum, they have been confidently merged in a way that is striking yet cohesive, and individualistic without being cumbersome or awkward. The large house – spread over three levels – expresses a lively asymmetry in both plan and elevation, with an irregular and picturesque roof-line of intersecting gables, a half-round projecting bay at ground level, curved terraces and front staircase. It displays a highly unusual juxtaposition of materials and finishes: cream brickwork enlivened with manganese and clinker brickwork as Roman bricks or basket-weave bond, weatherboarding and half-timbering to gable ends, terracotta shingles to the roof and crazy stone cladding to the retaining walls and integrated garage. The front fence has been designed to match detailing of the house. Much of the exterior detailing, such as the rotated chimney with blind archway and corbelled base, the bulbous coach-lamps and the elegant but very minimalist steel railings, is also highly atypical. Prominently sited on an elevated corner allotment, this extremely unusual house and matching front fence remains a striking element in the streetscape. (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 controls	
<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
Solar energy system controls apply?	
<i>Is a permit required for Solar energy systems?</i>	Yes
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	Yes Fencing along both street

	frontages; basement garage; free standing garage; crazy paved retaining walls
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Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
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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
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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
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Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

Built Heritage Pty Ltd 2015



References

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LANDATA, Certificates of Title (CT), as cited.

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Victorian Heritage Register (VHR), as cited.