

ACT Region Heritage Symposium 2024

Planning for Heritage

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Fitting round pegs into square holes: The challenges of protecting our post-war heritage

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The Heritage Overlay

Criterion A: Importance to the course or pattern of our cultural or natural history – historical significance.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history – rarity.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history – research potential.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments – representativeness.

Criterion E: Importance in exhibiting particular aesthetic characteristics – aesthetic significance.

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.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history – associative significance.



Batrouney House 9 Seattle Street Balwyn North
1975 Architect: Morris & Pirrotta [Edgard Pirrotta]
(Source: GML 2021)

What are the barriers?

Planning panel reports discuss why places are being found to not meet the threshold for heritage significance at the local level and provide useful insight into how to refine assessments of significance for greater success of heritage protection.

An analysis of Planning Panel Victoria reports has identified the following most frequently successful objections to inclusion in the Heritage Overlay of postwar places

- Strategic justification
- Comparative analysis
- Aesthetic appeal
- Visibility
- Intactness and integrity

Strategic Justification

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Thematic Environmental History

- ❖ Explores the key themes, drawn from Victoria's Framework of Historical Themes, that have influenced the historical development of the municipality
- ❖ Is concise and analytical. It is not a comprehensive chronological history or record of all individuals, events, institutions that may have left a mark on the area
- ❖ Aims instead to define the key themes that provide an historical explanation of the existing physical fabric and land use patterns
- ❖ These themes can be applied in the identification and assessment of individual components of the study area's heritage of today.



Dunstan House, 17 Yandilla Street Balwyn North Architect Robin Boyd showing the original colour scheme. Photograph not dated, c1950. (Source: Docomomo Newsletter August 20, 2020)



Grutzner House 55 Haydens Road Beaumaris December 1958 Architect Mockridge Stahle & Mitchell (Source: Private Collection)

South Yarra Heritage Review

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53-59 Adams Street South Yarra
(Source GML 2021)



174W-176W Toorak Road South
Yarra (Source GML 2021)

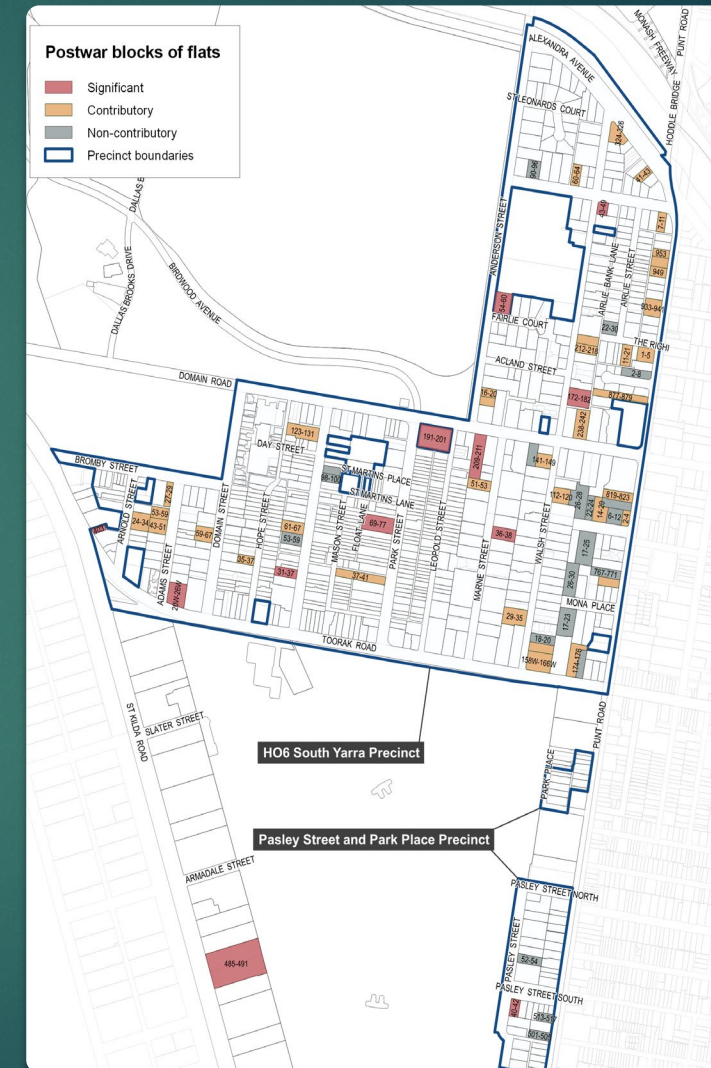


16-20 Anderson Street South Yarra
(Source GML 2021)



59-67 Domain Street South Yarra
(Source GML 2021)

Our analysis found that six-pack walk up flats typically display characteristics that identify them as a distinct vernacular typology. Limited to three or four storeys, the earliest flats were constructed in pale brick while later versions were of brown brick with contrasting trim



Comparative Analysis

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36-38 Marne Street South Yarra (above) is distinguished from most other examples of postwar blocks of flats in the study area due to its unusual and refined architectural detailing. Built in 1960 to a design by émigré architect Anatol Kagan, this four-storey block of residential flats (three level above a pilotis) is constructed of cream brick with a flat roof and features recessed balconies with simple metal balustrades, large walls of glazing and a feature wall of dark grey diapered brick work framed by a rendered band. At ground level the recessed glazed entry is demarcated by a stone clad wall with inset letter boxes and tiled columns.



Aesthetic Appeal

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31–37 Millswyn Street built in 1962 to a design by Michael Feldhagen is distinguished from most other examples of postwar blocks of flats in the study area due to its unusual and refined architectural detailing.

Visibility

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2 Salford Ave Balwyn 1963-64 Architect: Taddeusz (Tad) Karasinski). Street view



Real estate image of 2 Salford Ave Balwyn taken from inside neighbouring property



47 Mountainview Road Balwyn North 1966 Architect: CONARG (Grigore Hirsch)



Rear elevation 47 Mountainview Road Balwyn North

Intactness & Integrity

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1 Caravan Street, Balwyn, is largely intact with some changes visible to original or early fabric. The house retains its original built form, distinctive skillion roof form, glazed window walls and door openings and joinery and early landscape elements. Alterations include the rendering of the brick walls, the installation of roller doors to the carport and changes to the balustrading to the front steps and porch. While the rendering of the brick walls has somewhat altered the materiality of the house, its original massing of separate wings under a single skillion roof remains clearly legible. While the original carport under the living room has been enclosed, it does not alter the integrity of the house and the ability to appreciate its original design innovation. While several phases of additions have been made to the rear of the house, these are not visible from the street and therefore do not detract from the overall integrity and 1950s character of the house.



Motstone 172-182 Walsh Street South Yarra



Built in 1960, Motstone is a highly intact three-storey block of cream brick flats elevated on a pilotis providing car accommodation underneath. It demonstrates key characteristics of postwar Modernist design including a rectilinear form, flat roof, sheer walls of cream brick and extensive window walls of glass. During the Heritage Review, over 60 postwar examples of flats were identified in the study area. Motstone was one of three examples categorised as a significant place. Architect designed, it is one of the more refined examples in the area, displaying key characteristics of its typology.

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Sale notice for Motstone published in the Age newspaper in 1960. (Source: Age 14 September 1960:31)

Success

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