

'MINAMERE', 42-48 GLENBURNIE ROAD, MITCHAM

Building type:	House	HO No:	
Address:	42-48 Glenburnie Road Mitcham	Melway Map Ref:	49 A12
Place Type:	Residential	Construction Date:	c1926
Architect:	unknown	Builder:	unknown
Grading:	Locally significant	Integrity:	High
Recommendation:	Include in Heritage Overlay	Extent of Overlay:	To title boundaries



Figure 1. House at 42-48 Glenburnie Road, Mitcham (Coleman Architects, Nov 2018)

Statement of Significance

What is significant?

Minamere, at 42-48 Glenburnie Road, Mitcham, a single-storey timber Californian Bungalow constructed in c1926.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing.
- The house's high level of integrity to its original design and construction
- The house's setting in a large garden allotment sited to appreciate the views to the Dandenong Ranges.
- Surviving mature trees particularly the Monterey Cypress (*Cupressus macrocarpa*) and Mediterranean Cypress (*Cupressus sempervirens*) on the north boundary and the English Oak (*Quercus robur*) in the driveway turning circle.

Later alterations at the south-west corner of the house, the free-standing bungalow and other outbuildings are not significant.

How is it significant?

Minamere, at 42-48 Glenburnie Road, Mitcham, is of historical and architectural significance to the City of Whitehorse.

Why is it significant?

Minamere is historically significant for its association with the development of the Mitcham area in the 1920s. As a house set on a large allotment originally with views to the Dandenong Ranges, it clearly represents the pursuit by the middle classes of a semi-rural lifestyle during the interwar years. [Criterion A]

Minamere is of architectural significance as a fine, highly intact and representative example of a large Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne, including a low-pitched cross-gabled roof clad with terracotta tiles, exposed rafter ends, projecting boxed windows and wide verandahs with square timber posts. [Criterion D]

Historical Themes

Minamere is associated with the following themes as defined in the *City of Whitehorse Heritage Review 1999: Volume 1: Thematic History*.

2.0 Land Sales, Subdivision and Housing

2.7 Early Twentieth Century

History

The subject site, initially just over 1 acre in size, was created through a subdivision by James Malcolm in 1919¹ as Lot 13, and purchased by Adelaide Wyuna Coates in September 1920.² At the time of subdivision, the land that is now Glenburnie Road was partially developed rural land with possibly residual native vegetation. It occupied one of the highest points in the eastern suburbs and expansive views to the Dandenong Ranges were available from the property. An auction notice (Figure 2) for the Premier Estate (comprising Premier Avenue, Walker Avenue and part of Hall Avenue) immediately to the west of Glenburnie Road, illustrates the local environment at the time. Coates married Arthur J Eggleton in 1921, but electoral rolls indicate that they never lived at the property.³

The property was then purchased by Frederick William Pett, of 24 Dandenong Road, Caulfield in February 1926, who then sold it to Elisabeth Grace Davies, nurse, of the same address.⁴ By 1927, both Pett and Davies were residing at Glenburnie Road⁵ suggesting that the house was constructed soon after Pett purchased the property. According to research undertaken by Richard Thwaites, a former resident of Minamere, Frederick Pett was born in Melbourne in 1869, the son of Warwick Weston Pett, a successful engraver and property

¹ Plan of Subdivision No.7514

² Certificate of Title, Vol4412, Fol882221

³ Thwaites, Notes on Minamere, Glenburnie Road, July 2018

⁴ Certificate of Title, Vol4412, Fol882221

⁵ Electoral Rolls, from Notes on Minamere, Glenburnie Road, July 2018

investor, and Victorine Gibbons, a concert pianist, teacher and musical entrepreneur.⁶ After his father's death in 1889, Frederick Pett lived as a 'gentleman' on his inheritance. Pett had returned to Australia in 1925 following several years in England, leaving his wife and married daughter there. He had suffered ill health from at least 1905 and Minamere was potentially purchased to provide a place to spend his final years. He died in September 1930, aged 61.⁷ The house remains substantially as constructed for Pett apart from minor additions in the 1960s.

Elisabeth Davies sold the property in 1931, a few months after Pett's death, to Ernest Edward Dykes, public servant.⁸ Dykes died within a year of the purchase and his executors sold the property to John Christian Ritson, a bank officer, who may have been renting the property at the time as his address on title is given as Glenburnie Road.⁹

In May 1948, Ritson sold the southern portion of the property (now 52 Glenburnie Road) to George Cobham Proctor and in August 1949, the remaining portion (now 42-48 Glenburnie Road) to Michael Raynor Thwaites.¹⁰ A lecturer in English at the University of Melbourne, Thwaites and his wife, Honor, named the property Minamere and lived there until 1964, when the property was sold to Graham Corbett and Jean Margaret Corbett, both medical practitioners.¹¹ The Corbetts added an additional bedroom to the south-west corner of the house in the late 1960s or early 1970s.¹² Minamere was sold to the current owners in 2016.

⁶ Richard Thwaites, Notes on Minamere, Glenburnie Road, July 2018

⁷ Ibid.

⁸ Certificate of Title, Vol 4412, Fol 882221

⁹ Certificate of Title, Vol 4412, Fol 882221

¹⁰ Certificate of Title, Vol 4412, Fol 882221

¹¹ Certificate of Title, Vol 8506, Fol 887

¹² From City of Whitehorse aerial photos 1963-4 and 1975.

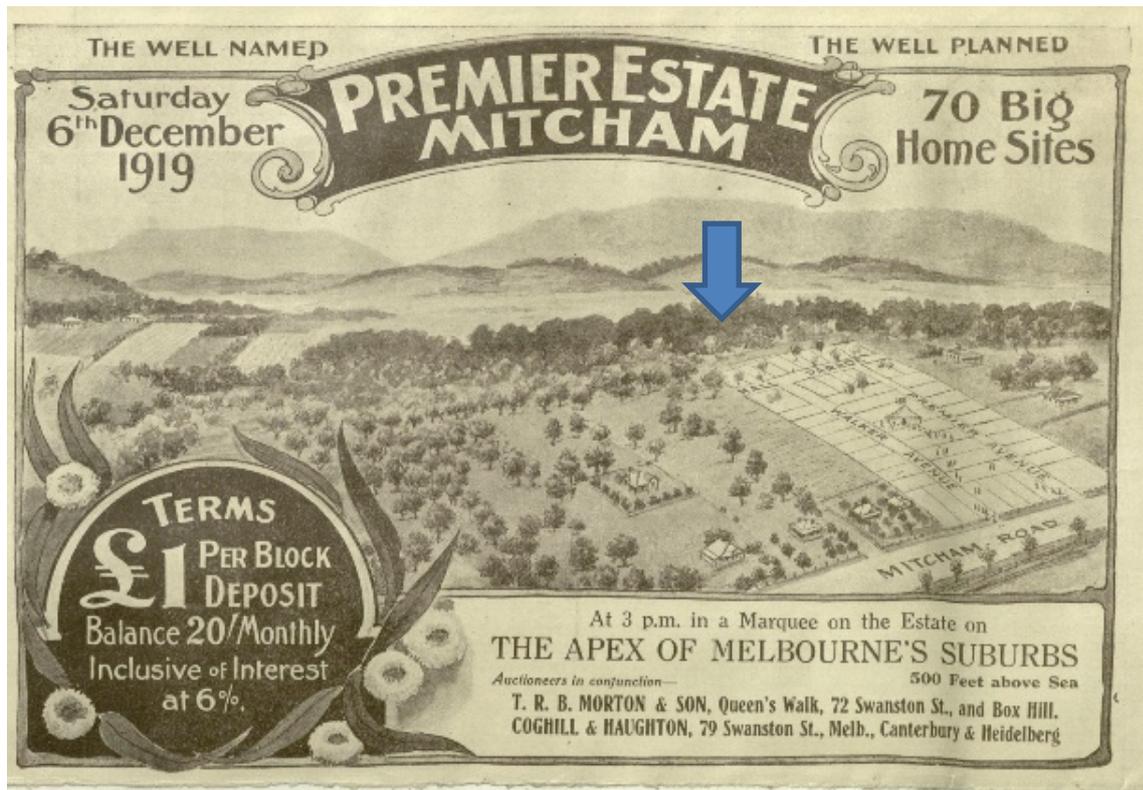


Figure 2. Advertisement for 'Premier Estate', Mitcham, showing the semi-rural land to the east. The location of the subject site indicated with arrow. (SLV)



Figure 3 Aerial photograph, 1945, showing orchards to south and west of the house and substantial planting to the north and east boundaries. (Department of Environment, Land, Water & Planning)



Figure 4. Aerial photograph of 1963/64 showing the house at 52 Glenburnie Road, following the sale of the southern section of the original property in 1948, and the developing garden at Minamere. (Department of Environment, Land, Water & Planning)

Description

The land at 'Minamere', at 42-48 Glenburnie Road, Mitcham, is located on the west side of Glenburnie Road. The land is roughly square in shape and falls to the east, originally affording the front of the house expansive views to the Dandenong Ranges. The house is set well back from the street frontage and was originally located approximately in the centre of the property prior to subdivision in 1949. The property has remnants of a mature garden with a number of large trees, particularly around the perimeter, and to the east boundary. The existing driveway with its turning circle and central tree also remains.

The house is a single-storey, Californian Bungalow style building, with a transverse-gabled terracotta tiled roof that has intersecting gables to the east and west elevations. The front elevation has a wide verandah running its entire length, with a small enclosed section at the south end. The verandah has a timber lined soffit and is supported with simple square posts devoid of decorative treatment. A low balustrade of wide boards in a lattice form runs between the posts. The double-hung, box-framed windows to the east and north elevations, have unusual vertical glazing bars to the top sashes. The double doors to the verandah have plain, square profile glazing bars and bracketed transoms. The south and west elevations are very simply detailed.

The gable-roofed, weatherboard clad outbuilding located in the north-west of the property appears contemporary to the house and the small free-standing bungalow located immediately to the west of the house has existed from at least 1945.¹³

The property contains several mature trees, and although most of those on the south, east and west boundaries appear to date from post-1945, there are three that are associated with the early years of the property that contribute to understanding of the original garden setting of the place. These are: a large Monterey Cypress (*Cupressus macrocarpa*, noted as T1 on Figures 11 & 12) located adjacent to the garage north of the drive turning circle; a Mediterranean Cypress (*Cupressus sempervirens*, noted as T2 on Figures 11 & 12) which appears to be the sole survivor of the formerly dense planting along the northern boundary of the property shown in the 1945 aerial photograph (Figure 3); and an English Oak (*Quercus robur*, noted as T3 on Figures 11 & 12) located in the centre of the driveway turning circle which also appears in the 1945 aerial photograph.



Figure 5. Floor Plan from Real Estate.com 2018 (North to right of page). The bedroom in the top left (south-west) corner was added between 1963 and 1975.

¹³ Richard Thwaites recalls the outbuilding being referred to as the 'Man's Room' although not used as such during his family's time at Minamere. Thwaite's recollections also provide provides much additional insight into Minamere in the 1950s. (Richard Thwaites, Notes on Minamere, Glenburnie Road, July 2018)



Figure 6. Detail of aerial photo from showing extent of original roof form and bedroom addition in south-west corner - north to right of page.(City of Whitehorse 2018)



Figure 7. Verandah (Coleman Architects, Nov 2018)



Figure 8. East Elevation (Coleman Architects, Nov 2018)



Figure 9. West Elevation (Coleman Architects, Nov 2018)



Figure 10. Drive viewed from west
(Coleman Architects, Nov 2018)

Integrity

Minamere retains a high degree of integrity to the interwar period in fabric, form and detail. While the building has undergone some alterations including the addition of the flat-roofed bedroom in the south-west corner in the 1960s, the enclosure of the rear porch, and possibly the enclosure of a verandah at the north end to create a sunroom, these do not diminish the ability to understand and appreciate the place as a highly intact example of a Californian Bungalow-style home.

The free-standing bungalow at the rear of the house and the shed in the north-west corner are also substantially intact.

Comparative Analysis

There are very few individual houses from the Interwar period in the Mitcham area included in the City of Whitehorse Heritage Overlay. Given that this was the major period for expansion of the Mitcham area, there is little in the Heritage Overlay to demonstrate this boom period.

Plumstead, at 77 Terrara Road, Vermont (HO80), designed by the architect J F W Ballantyne as his own family home in 1937, reflects the move by some to large garden allotments on the Melbourne suburban fringe in the 1920s and 30s. Architecturally, it reflects the influence of Walter Burley Griffin and is therefore stylistically different from Minamere.

To the north of Glenburnie Road, nearer to the Mitcham town centre, are a group of houses in the Heritage Overlay, but only three are representative of the Interwar period.

The house at 8 Benares Street, Mitcham (HO18), is a single-storey brick bungalow-style house built in 1920 for E F Walker of the Australian Brick, Tile and Tessellated Tile Company. Although exhibiting bungalow characteristics, its brick construction differentiates it from Minamere.

The house at 8 Meerut Street, Mitcham (HO57), was built in about 1922 for Edgar Edwardes Walker, the founder of the Australian Brick, Tile and Tessellated Tile Company. The house is a brick single-storey bungalow with a steep pitched roof containing an attic and is stylistically different from Minamere.

The house at 456 Mitcham Road (HO60), was designed for J S and H Walker by architect C B Gibbs and constructed in about 1934. It is in an English Domestic style and is therefore also stylistically different from Minamere.

To the east of Glenburnie Road, in the former 'Eastdown Estate' (Orient Avenue, Vernal Avenue and Hall Parade) and 'Premier Estate' (Walker Avenue, Premier Avenue and Hall Parade) are a small number of timber Californian Bungalow style houses typical of those promoted by the Victorian State Savings Bank in the 1920s and 30s. They are smaller buildings than Minamere, located on "quarter acre blocks" and do not reflect the expansive main frontage with deep verandah of Minamere, nor the large garden setting.

The houses in the City of Whitehorse that compare most closely to Minamere are a group in Blackburn, designed and constructed by A J Elmore. Algernon John Elmore (1882-1961) was an exponent of the Arts and Crafts and Fresh Air movements, and built many houses in the Blackburn area. His houses were typically sited on substantial tracts of land with naturalistic landscaping and were distinctive for their siting, designs, materials, joinery and finishes. A number of Elmore houses are comparable with Minamere with respect to their general form and detailing. These include:

The house at 27-29 The Avenue, Blackburn (HO210), constructed in 1923, is located in the centre of a large block and, similar to Minamere, has an expansive verandah along its principal elevation. It has a simpler form than Minamere with a single transverse gable roof.

'Woodville' at 106 Blackburn Road, Blackburn (HO200), was constructed in 1923 in a Californian Bungalow style and has a large transverse gable roof with a projecting gable over the asymmetrically placed verandah, and boxed projecting windows to the main elevation.

The house at 6 Furness Street, Blackburn (HO39), constructed on a large allotment in 1928. The façade is dominated by a wide, spreading gable-end over a wide verandah with timber balustrade

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (January 2018).

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

Minamere is historically significant for its association with the development of the Mitcham area in the 1920s. As a house set on a large allotment originally with views to the Dandenong Ranges, it clearly represents the pursuit by the middle classes of a semi-rural lifestyle during the interwar years.

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

N/A

Criterion C: *Potential to yield information that will contribute to understanding our 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).

Minamere is of architectural significance as a fine, highly intact and representative example of a large Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne, including a low-pitched cross-gabled roof clad with terracotta tiles, exposed rafter ends, projecting boxed windows and wide verandahs with square timber posts.

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

N/A

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 our history (associative significance).

N/A

Recommendations

It is recommended that the place be included in the Heritage Overlay of the Whitehorse Planning Scheme as an individually significant heritage place.

The following are recommended for the Schedule to the Heritage Overlay (Clause 43.01) in the Whitehorse Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Included in the Victorian Heritage Register?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	
Aboriginal Heritage Place?	No

Recommended Extent of Heritage Overlay

To the property title boundaries as indicated on the aerial photo below.



Figure 11. Aerial image showing recommended extent and identified trees marked T1 to T3.
(City of Whitehorse 2018)

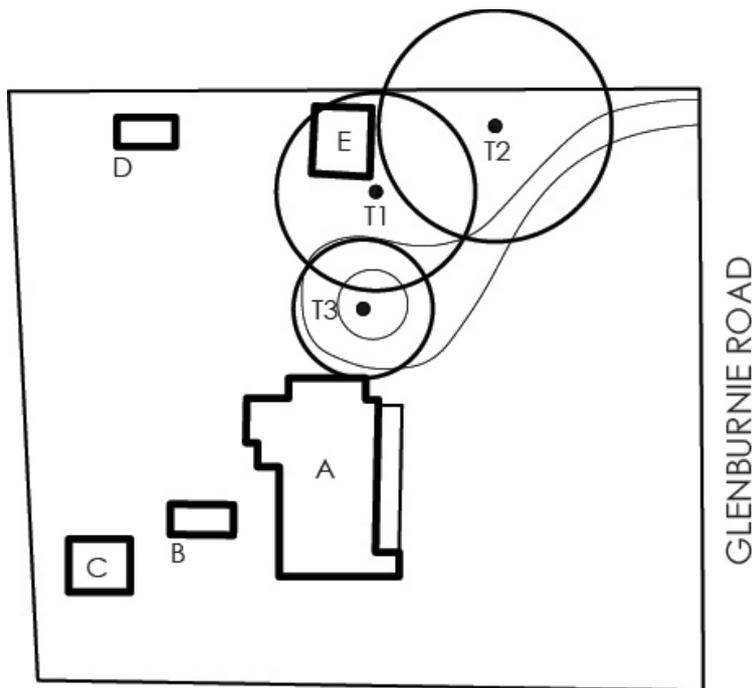


Figure 12. Site plan showing location of structures and contributory trees.
A – House, B – Bungalow (Non-contributory), C – Outbuilding (Non-contributory), D – Outbuilding (Non-contributory), E – Steel garage (Non-contributory), T1 – *Cupressus macrocarpa*, T2 – *Cupressus sempervirens*, T3 – *Quercus robur*.

Identified by:

A Ward, *Whitehorse Heritage Review 2001*. Vol. 4. The place was identified as being of potential Cultural Heritage Significance.

References

Map of Parish of Nunawading in the County of Bourke, 1855

Brash, J. *Glenburnie Among the Trees*. Unpublished manuscript, 1997 (copies at Whitehorse Historical Society)

Minamere, Glenburnie Road. Unpublished paper (July 2018) by Richard Thwaites. (Copy on file at Whitehorse City Council Planning Dept)

MMBW Plan 274, Blackburn and Mitcham, 1937

Sydenham, D. *Windows on Nunawading*. North Melbourne, 1990