

LIND HOUSE



2017, front elevation.JPG



2017, front view with letterbox.JPG



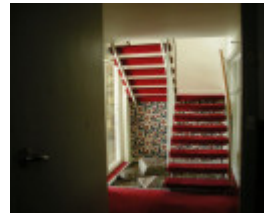
2017, main entrance.JPG



2017, main entrance door.JPG



2017, upper level and skylight.JPG



2017, entry lobby.JPG



2017, east elevation.jpg



2017, study.JPG



2017, living room.JPG



front elevation a.jpg



2017, kitchen.JPG



2017, main bedroom.JPG



2017, rear deck.JPG



2017, below rear deck.JPG



2017, rear stairs.JPG



2017, rear deck a.JPG



2017, rear garden.JPG



H2387 lind house air photo 16-01-2018.JPG

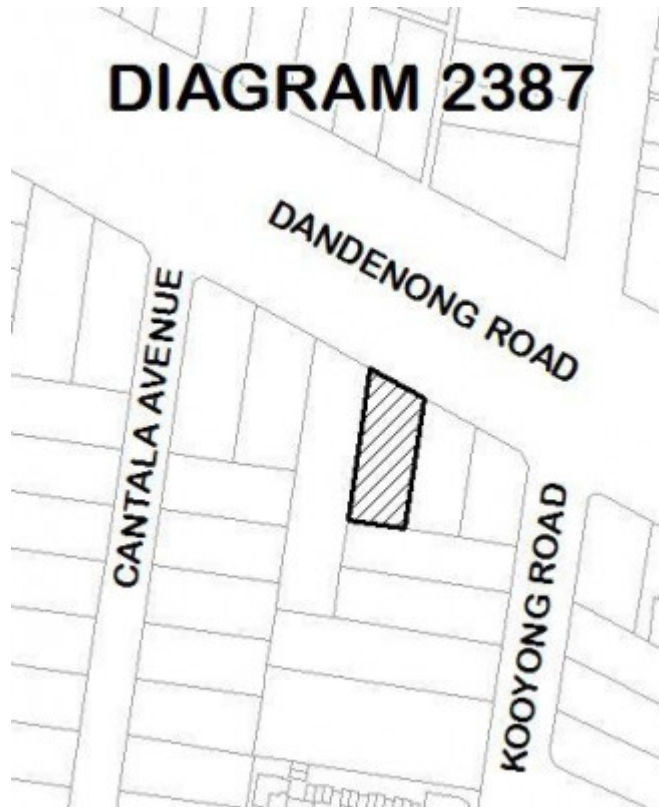


diagram 2387.JPG

Location

450 DANDENONG ROAD CAULFIELD NORTH, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2387

Heritage Overlay Numbers

HO156

VHR Registration

June 14, 2018

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 14, 2018

What is significant?

Lind House, including the exterior and interiors of the residence; the low street boundary wall of random-coursed stonework and other stone walls; front and rear undercroft areas; rear concrete staircase and navy-blue painted steel pipe columns and balustrading; landscape elements including paving, stone steps, and elevated letterbox; and fixtures attached to the building interior including, but not limited to, wall panelling, ceiling linings, doors and windows with associated furniture, parquet floors, in-built upholstery, light fittings, vent grates, intercom system, and in-built furniture, cupboards, cabinets and shelves. The first floor bathroom and kitchen were refurbished in the 1980-1990s, and introduced elements within these spaces are considered to be of non-contributory cultural heritage significance.

History Summary

Lind House was designed by Russian-born Jewish emigre architect Anatol Kagan, for Polish-Jewish emigre Leo Lind and his wife Dorothy, and was constructed over the period of 1954-55.

Kagan emigrated to Australia in 1939, establishing a successful architectural practice in Melbourne. Kagan specialised in, and became best known for, his designs of large and luxurious residences, particularly in Melbourne's inner-eastern suburbs of Kew, Balwyn and Toorak. Kagan's clientele chiefly consisted of wealthy, self-made emigre businessmen who had also fled Europe in the 1930s and 1940s to seek a new life in Australia.

The house at 450 Dandenong Road, Caulfield North was designed by Kagan for Polish emigre textile manufacturer Leo Lindwaser, who had arrived in Australia in 1947, declaring his occupation as "merchant". Leo Lindwaser and his wife Dorothy established a successful textile business in Melbourne, which later became Lind's Textile Ltd, operating out of Flinders Lane in the 1950s. In 1952, the Lindwasers legally changed their names to Leo and Dorothy Lind.

Ownership of 450 Dandenong Road was transferred to Leo and Dorothy Lind in 1954 and the City of Caulfield Rate Book for 1955-56 records that the house on this site was completed in 1955. The house remained in the Lind family's ownership for nearly four decades, with Leo and Dorothy residing there until their deaths (in 1984 and 1983, respectively), after which time ownership of the house was transferred to their eldest daughter, Margaret. The house was sold to another couple in 1992, who occupied it until 2006, when it again changed ownership. Lind House again changed ownership in 2017 [as of May 2018]. 14 28 May 2018

Description Summary

Lind House is a two-storey butterfly-roofed Modernist freestanding house, sited centrally within a trapezoidal block of approximately 843 sq.m (0.21 acres). The principal living areas, study, powder/cloakroom for guests and four of its five bedrooms are located on the upper storey, with the lower storey containing an entry foyer, the fifth bedroom, a laundry and a tandem garage. Viewed from Dandenong Road, the north-facing elevation's more embellished upper storey visually dominates the lower storey. The Dandenong Road elevation exhibits a range of details and finishes. Cream-coloured face brickwork clads the wall to the east of the garage door and extends

around the corner of the east elevation. The undercroft walls feature the same face bricks and random-coursed stonework cladding, with similar stonework cladding to the two-storey wall area along the west-facing side of the facade's projecting bay. The upper storey's window wall comprises a rectilinear pattern of fixed and operable white-painted timber sashes, with a row of navy colourback glass spandrels along its base. The wide eaves of the butterfly roof are supported by exposed tapering rafters, which are painted in a dark tone to contrast with the white-coloured eaves lining. The white and navy blue colour scheme of the exterior is echoed throughout white painted timber elements, the navy blue colourback glass window spandrels, and navy blue-painted steel pipe columns and balustrading.

The dining room features floor-to-ceiling timber-framed windows which contain banks of alternating narrow panes of fixed ripple-glass and solid timber panels in a zig-zag plan arrangement, with the panes of glass angled to face towards the north-east. The internal entry stair is of carpet-wrapped triangular-shaped timber treads supported by white-painted steel framing. The powder/cloak room for guests at the top of the stairs on the second storey is partially screened by a rectilinear grid of lacquered timber framing which contains panels of ripple glass. Interiors of most of the upper-storey rooms contain original finishes and joinery, and some also contain light fittings. The master bedroom and its adjoining walk-in wardrobe, the living room, and the study all feature extensive bespoke built-in timber joinery and furniture, and timber parquet floors. Original upholstered finishes have also been retained, including the in-built headboard in the master bedroom, and a large cavity sliding door in the living room. The bathroom and kitchen located on the upper storey appear to have been refurbished in the 1980s-1990s.

Many landscape features appear to be intact, including the low random-coursed stonework street boundary wall, and the large, skillion-roofed timber letterbox mounted on steel rods.

Lind House is of architectural and historical importance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects

Criterion H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Why is it significant?

15 28 May 2018

Lind House is significant at the State level for the following reasons:

Lind House is of architectural significance as a fine and intact example of Modernist residential architecture in Melbourne. Designed by Russian-born Jewish emigre architect Anatol Kagan for Polish-Jewish emigre Leo Lind and his wife Dorothy, Lind House is notable for its distinctly European Modernist design elements. Lind House stands apart from many Modernist residences designed by Australian-trained post-war architects as a result, with a number of its typical European features - including its bespoke high-quality in-built timber joinery and furniture likely to have been detailed and fabricated by skilled European emigre craftsmen, powder/cloak room for guests, intercom system, downstairs servant quarters and colourback glass window spandrels - considered to be novelties within the Victorian residential context at the time of Lind House's construction, and reflecting the customs of, and domestic comforts sought by, wealthy members of Melbourne's post-war emigre community [Criterion D].

Lind House is historically significant for its direct and enduring association with notable architect Anatol Kagan, who was one of the group of highly talented, progressive, European-trained emigre architects who made an important contribution to the architecture, town planning, education of architects and town planners, and to the cultural life of Melbourne during and following the Second World War [Criterion H].

Permit Exemptions

<p>It should be noted that Permit Exemptions can be granted at the time of registration (under s.49(3) of the <i>Heritage Act 2017</i>). Permit Exemptions can also be applied for and granted after registration (under s.92 of the <i>Heritage Act 2017</i>).</p> <p class="c1">General Condition 1</p> <p>All exempted alterations are to

be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions. 18 28 May 2018

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

SPECIFIC PERMIT EXEMPTIONS

Landscape Exemptions:

- The process of gardening, including mowing, hedge clipping, bedding displays, disease and weed control, and maintenance to care for existing plants.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services.
- Works associated with the management of possums and vermin.
- Removal or lopping of trees where there is a risk of personal injury or damage to property.
- Removal, or maintenance and repair of existing paving and other hard landscaping elements, like for like.
- Removal, or maintenance, repair and replacement of existing fences and gates, like for like.

Specific Exemptions:

Building Exteriors

- Repairs and maintenance which replace like with like.
- Removal of extraneous items installed after 1955 such as air conditioners, pipework, ducting, wiring, antennae and aerials.
- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Painting of previously painted surfaces in the same colour scheme provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Building Interiors

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original paint or other decorative scheme (no stained timberwork is to be painted).
- Removal of paint from originally unpainted or oiled joinery, doors, architraves and skirtings by non-abrasive methods.
- Installation, removal or replacement of post-1955 carpets and/or flexible floor coverings.
- Installation, removal or replacement of post-1955 curtain tracks, rods and blinds.
- Installation, removal or replacement of devices for the hanging of wall mounted items.
- Removal and replacement of post-1955 bathroom elements, including sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- Removal of post-1955 tiling in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, push buttons or power outlets are retained in-situ.

Theme

6. Building towns cities and the garden state

Construction dates	1954,
Architect/Designer	Kagan, Anatol,
Heritage Act Categories	Registered place,
Other Names	ANATOL KAGAN HOUSE,
Hermes Number	199892
Property Number	

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Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by including the following place in the Heritage Register:

Number: H2387
Category: Heritage Place
Place: Lind House
Location: 450 Dandenong Road, Caulfield North
Municipality: Glen Eira City

All of the place shown hatched on Diagram 2387 encompassing all of Lot 2 on Lodged Plan 31000.

Dated: 14 June 2018

STEVEN AVERY
Executive Director

[Victoria Government Gazette G 24 14 June 2018 1287]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>