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# Angle Road Precinct



Nos 4, 6 and 8 Angle Road,  
Angle Road Precinct

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## Location

1-13 Angle Road DEEPDENE, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO885

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on - January 1, 1900

What is Significant?

The Angle Road Precinct, comprising 1-13 and 2-12 Angle Road, Deepdene, is significant.

The following features contribute to the significance of the precinct:

- The houses constructed from 1922-1925, as shown on the precinct map.

- The overall consistency of housing form (gabled hip or intersecting transverse and gable-fronted roofs, asymmetrical bungalow forms), materials and detailing (face brick or roughcast and brick external cladding, terracotta tiled roofs, brick chimneys), and siting (consistent front setbacks).
- Streetscape materials such as bluestone kerbs and channels.

Contributory buildings include 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, and 13 Angle Road.

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings and the non-contributory dwellings at 7 and 12 Angle Road.

How is it significant?

The Angle Road precinct is of local historic, architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes. (Criterion A)

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted. (Criterion D)

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

Heritage Study/Consultant Balwyn Heritage Study Peer Review Stage 2, Context, 2020;

Hermes Number 207066

Property Number

## Physical Description 1

This small precinct comprises the section of Angle Road running east-west, ending at Deepdene Road to the east. Angle Road is a quiet, L-shaped residential street, located in the north-eastern pocket created by the intersection of Burke and Mont Albert roads.

It is a consistent, though small, streetscape of interwar brick bungalows on both sides of the street, constructed by the same builder, highly likely to be master-builder George Simpson, between c.1922 and 1925. Basalt kerbs and channels, and moderately sized nature strips planted with liquidambar (*Liquidambar styraciflua*) trees, some of which appear to date from the 1920s, unify the precinct visually. There are two Non-contributory dwellings at numbers 7 and 12, which recently replaced interwar bungalows.

Each dwelling has a consistent front setback behind a modest garden, most with grassed areas bordered by low plantings. Each house has a timber fence: some are picket; others are capped. While none of the fences are original, they are sympathetic in appearance.

Generally, the dwellings are characterised by an asymmetrical, bungalow form set beneath a dominant roof clad with terracotta tiles, typically resting on exposed rafter ends. Roofing configurations to each house incorporate either a gabled roof sheltering a subsidiary projecting gable, a main gabled roof form with an intersecting transverse gable to the principal facade, a main hip with projecting gabled bay or gablet, or a transverse gabled roof.

Gable end details vary among the dwellings, and typically comprise an arrangement of shingles with either roughcast or panel board with timber strapping to emulate half-timbering. Other noteworthy features include: small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

Notable features of individual houses include:

#### 1 Angle Road (c1922) - Contributory

A red brick Californian bungalow, its main gabled roof form incorporates an unusual intersecting transverse gable at the principal facade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 9. The house retains its three tall brick chimneys though they have been overpainted. The gable end incorporates panel board and timber strapping with timber lattice detailing to the apex, and a tripartite window to the attic storey. The southern slope of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with cement-rendered capping. Steps to the porch are flanked with squat piers that match the balustrading. Walls are of red brick with a two-course clinker band at sill height, and clinker brick to the base of the bow window. The house retains double-hung timber-framed windows with leaded upper sashes to the principal facade, and a timber front door with wide timber-panelled, leaded sidelight and rectangular fanlights.

A brick garage, constructed in 1955, adjoins the west elevation. There is an addition built in 1970 to the rear of the house, which is not visible from the public domain.

#### 3 Angle Road (c1922) - Contributory

A brick and roughcast Californian Bungalow comprising a main gabled form sheltering a subsidiary gabled bay to the principal facade, with the roofs clad in terracotta tile and resting on exposed rafters. Three tall clinker brick chimneys remain. Each gable end has panel board with closely spaced timber strapping to its apex, and shingles below: in a staggered configuration to the main gable and normal to the subsidiary. A hipped roof projects from the base of the main gable end, wrapping around to the east elevation. The western declivity to the gabled roof extends to cover a side porch, resting on simple timber posts atop clinker brick piers. The walls are red brick to sill height and finished with roughcast render above. There is a pair of box windows with clinker brick bases and flat roofs on exposed rafters to the principal facade. The house retains timber-framed double-hung windows with leaded panes to the upper sashes.

There is a small garage, built in 1952, at the rear of the property. A large addition, constructed in 1974, sits to the rear of the house and is not visible from the public domain.

#### 'Ngarve', 5 Angle Road (c1922) - Contributory

A brick attic-style Californian Bungalow comprising a main gabled form sheltering a subsidiary projecting gabled bay to the principal facade, with the roofs clad in terracotta tiles and resting on exposed rafters. The house retains a pair of tall chimneys, one of clinker brick rising from the eastern elevation and one of red brick to the west. The subsidiary gable end has a two-course base of red brick with panel board and timber strapping above. The main gable end has panel board with timber strapping and shingles to its apex, beneath which is a tripartite timber box window, supported on corbels and with double-hung windows and leaded glass to the upper sashes. This gable end projects to cover the porch, resting on timber posts atop clinker brick piers. The fretwork to the porch consists of straight timber slats, while the clinker brick balustrading has small rectangular voids and is topped with cement-rendered capping. Four brick bullnose steps servicing the porch are flanked with squat piers that match the balustrading. The walls are of clinker brick to sill height and red brick above. There is a large projecting boxed window with timber-framed double-hung windows and leaded panes to the upper sashes to the projecting gabled bay, with its own flat roof resting on projecting rafters.

A later carport erected in the same style as the residence and projecting ahead of the facade line, sits in front of and obscures the c.1938 garage. Two later transverse gabled additions to the first floor at the rear of the house, built c.1982, project to the east and west respectively from the original roof form and are visible from the public domain. A further extension to the rear, presumably constructed at the time of the gabled additions, is not visually intrusive from the street.

#### 7 Angle Road - Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

#### 9 Angle Road (c1922) - Contributory

A substantial brick and roughcast Californian Bungalow, its main street-facing gabled roof form incorporating an intersecting transverse gable to the principal facade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 1. The house retains one brick chimney. The gable ends incorporate panel board and timber strapping, with a tripartite window to the street-facing gable. The southern declivity of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with exposed red brick capping. Red brick bullnose steps to the porch are flanked with squat clinker piers to match the balustrading, though the capping is cement-rendered. Walls are red brick to sill height with roughcast render above, and clinker brick to the base of the tripartite box window. Alterations to the dwelling made during works carried out in the 1980s, 1990s and 2000s are considered to be generally sympathetic. These include the replacement (in-kind) of timber strapping to the front gable and installation of entry door with leadlight detailing, and the addition of the tripartite window to the street-facing gable, French doors opening onto the front porch replacing original sash windows, Art Nouveau-style timber fretwork added to the front porch, and a garage.

Rear additions carried out in the 1980s are not visible from the public domain.

#### 11 Angle Road (c1923) - Contributory

An altered brick Craftsman bungalow with an extremely broad transverse gabled roof of terracotta tile. A pair of clinker brick chimneys remains, each with an interesting exposed brick and cement-rendered detailing at the top of the shaft. The house retains a bow window to the principal facade, a tripartite timber-framed box window and a smaller tripartite sliding window to the western elevation, with timber-framed double-hung windows and clear rectangular-paned leaded glass, with a central coloured floral motif, to the upper sashes where applicable. The bow window has a flat roof resting on exposed rafters and a base finished in red-blue clinker brick.

Alterations carried out in 1978 most likely include, but are not limited to, the following: setting the ridgeline of the roof back to create an extremely broad southern slope to the transverse roof; cladding the gable ends with weatherboard; infilling of the porch with red brick to create an additional front room; replacement of original brick front steps; first floor additions to the rear of the house; the addition of a garage adjoining the west elevation

toward the rear of the property. This house is still considered to be contributory to the precinct as it can still be understood as an interwar house due to its broad roof form, low-slung massing, red brick walls and terracotta tiled roof, and the retention of details including bow window with clinker brick base and clinker brick chimneys.

'Montrose', 13 Angle Road (c1923) - Contributory

A substantial red brick Californian Bungalow with a roof of terracotta tiles resting on exposed rafters. The roof form comprises a main street-facing gable, intersecting with a transverse roof at the western declivity, and sheltering a subsidiary projecting gabled bay at the east. The house retains three tall clinker brick chimneys topped with soldiered red brick. Gable end treatments consist of roughcast and timber strapping with shingles arranged in a staggered configuration to each apex. The eastern declivity to the gabled roof extends to cover a side porch fronting Deepdene Road, resting on simple timber posts atop clinker brick piers, with soldiered red brick capping. The walls are of red brick, save for the bay covered by the intersecting transverse roof, which is finished in clinker brick. This bay projects slightly, and has a tripartite, timber-framed window, consisting of a pair of double-hung windows flanking a large picture window. A projecting box window sits beneath the subsidiary gable end, with a flat roof on exposed rafters and a clinker brick base. On the eastern elevation, facing Deepdene Road, there is a tripartite, timber boxed window supported on rounded timber corbels, and a single double-hung window further north, toward the rear of the house. The residence retains rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes of its double-hung windows.

'Kimberworth', 2 Angle Road (c1925) - Contributory

A red brick Californian Bungalow with a transverse gabled roof of terracotta tiles resting on exposed rafters. The house retains one red brick chimney to the southern slope. Treatment to the gable ends comprise roughcast with timber strapping and shingles arranged in a staggered configuration at the apices. The front porch, sheltered by the northern slope of the roof and supported on simple timber posts atop red brick piers, is accessed via two bullnose brick steps. Windows have been replaced, save for the attic window at the east and west elevations which retain rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes. Rear additions are visible at the western elevation, bound by the section of Angle Road running north-south. Here the property boundary is delineated by a high fence comprising brick piers infilled with corrugated iron sheeting. The fibro cement garage constructed in 1935 is not visible from the public domain. The integrity of this house is slightly diminished by the two dormers added in 1982 to the attic storey created in 1927.

4 Angle Road (c1925) - Contributory

A red brick bungalow with a hipped roof of terracotta tiles resting on exposed rafters, with a projecting gabled bay to the principal facade. It is similar in composition to number 8. Two red brick chimneys with roughcast and exposed brick detail at the top of the shaft remain. The gable end detailing comprises roughcast and timber strapping with shingles to the apex. The front porch, accessed by bullnose brick steps, is supported on simple timber posts. The house retains timber-framed, double-hung windows, including a bow window to the projecting gabled bay, and a tripartite window supported on rounded timber corbels beside the front door.

The integrity of this house is slightly diminished by the later dormer at the northern slope of the roof, added in 1986, and the verandah posts which appear to have been altered. A flat-roofed addition to the rear is not visible from the public domain.

6 Angle Road (c1925) - Contributory

A red brick, Californian Bungalow with a transverse gable roof on exposed rafters and a street-facing gable piercing through the northern declivity. The house retains two red brick chimneys, and the gable ends are finished with panel board and timber strapping. Principal entry to the house is gained through a side porch, supported on heavy red brick piers. Timber-framed, double-hung windows with leaded upper sashes are retained at the bow window, which wraps around to the east elevation from the principal facade.

Another window to this facade has been replaced (in 1974). A simple timber pergola (constructed in 1974) at the front of the property is not overly intrusive, and a simple later carport (erected in 1966) is set back from the building line. A pop-up addition at the rear of the street-facing gable was presumably added during additions made to the property in 1972-75. There is a timber garage constructed in 1953 that is not visible from the public domain.

#### 8 Angle Road (c1925) - Contributory

A red brick bungalow with a hipped roof and gablet, resting on exposed rafters, and projecting gabled bay to the principal facade. It is similar in composition to number 4. Two red brick chimneys remain. There are shingles arranged in a staggered configuration to the main gable end and timber latticework to the gablet. To the projecting bay is a canted bay window with a flat roof on exposed rafters. The front porch comprises coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and exposed brick capping. Red brick bullnose steps, flanked with squat red brick piers matching the porch, lead to an original timber front door with leaded glass. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

A sunken balcony sits within the northern slope of the hipped roof and is likely a later alteration. A large first-floor addition is set back from the main ridgeline of the roof.

#### 'Buryan', 10 Angle Road (c1925) - Contributory

A red brick Californian Bungalow with a transverse roof on exposed rafters and projecting gabled bay to the principal facade. Two red brick chimneys remain. The detailing to the gable end comprises roughcast and timber strapping. There is a bow window to the gabled bay with its skirt finished in header bond red brickwork. The front porch comprises decorative timber brackets and coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and cement-rendered capping. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

Later rear additions to the property are not visible from the public domain.

#### 12 Angle Road - Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

The Angle Road precinct has good integrity, with few changes visible to original or early elements of the houses. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the interwar bungalow style. Most of the contributory dwellings retain intact fenestration and original timber window treatments. While some of the contributory dwellings have been altered (replacement of some windows, loss of chimney or verandah detailing), have a visible addition (second-storey to numbers 6 and 8, dormers to numbers 2 and 4, porch infill to number 11 and carport to number 6), or later garage (1, 3 and 9), constructed in a similar style to the house, the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent front setbacks and use of similar form, materials and details among the dwellings.

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