

## Statement of Significance: 49 Rosemont Avenue, Caulfield North

Date of Statement: August 2020

<b>Address:</b>	49 Rosemont Avenue, Caulfield North	<b>Name:</b>	-
<b>Place Type:</b>	Residential building (private)	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO237	<b>Constructed:</b>	1972-73, 1979, 1986 (minor additions)



*Photograph by Built Heritage Pty Ltd, October 2019*

### What is significant?

The house at 49 Rosemont Avenue, Caulfield North, is a two-storey flat-roofed house of a characteristic post WW2 modernist form, with the upper storey expressed as a rectilinear glass-fronted volume (in this case, atypically embellished by an ornate perforated grille screen) that projects over a recessed lower level, supported on curving piers. The house was erected in 1972-73 for a Cypriot-born cinema magnate and his wife, to a design by Polish-born husband-and-wife architects of Holgar & Holgar.

The significant fabric is defined as the entire exterior of the house, including rear verandah and boundary wall. The detached garage, while also designed by Holgar & Holgar, is a utilitarian structure of limited interest, and is not considered to be significant.

### How is it significant?

The house satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history.

## Why is it significant?

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The house is aesthetically significant as a highly idiosyncratic example of post-WW2 modernist residential architecture. While it adopts the trademark European modernist expression, with a glass-walled upper storey projecting above a recessed lower level, it is overlaid with some unusual detailing that hints at overseas influences rarely seen in Melbourne, except in other houses by Holgar & Holgar. Rendered piers, curving to form a porch balustrade, recall the expressionistic work of Brazilian architect Oscar Niemeyer, while the full-width decorative screen at the upper façade evokes the glamorous 1960s residences of the Hollywood hills. An outstanding and remarkably unaltered example of this rare type of glamorous post-WW2 residence, so strongly associated with Holgar & Holgar, it remains in a striking element in the streetscape (*Criteria E*).

The house is historically and architecturally significant for associations with the Polish-born husband-and-wife architectural partnership of Holgar & Holgar, which was notably active in Caulfield and environs in the 1960s, '70s and '80s. Dating from 1972-73, this house is one of the finest and most intact local examples of the partnership's high-end residential work from the peak period of their career in the 1970s. Remarkably intact on account of still being occupied by the family that commissioned it, the house has undergone only minor changes. Some of these, namely the rear verandah (1979) and boundary wall (1986) were also designed by Holgar & Holgar, demonstrating a rare sense of continuity where, for over a decade after completion of the house, the architects maintained an ongoing association with it. (*Criterion H*)

## Primary sources

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Heritage Citation PW22, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.