

Statement of Significance: 82 Lumeah Road, Caulfield North

Date of Statement: August 2020

Address: 82 Lumeah Road, Caulfield North	Name: -
Place Type: Residential building (private)	Grading: Significant
PS ref no: HO234	Constructed: 1972-74



Photograph by Built Heritage Pty Ltd, June 2019

What is significant?

The house at 82 Lumeah Road, Caulfield North, is a two-storey flat-roofed house in a characteristic post WW2 modernist form, with the upper storey expressed as a rectilinear glass-fronted volume that projects over a recessed lower level. The upper level has a balcony with an unusual Moorish-style vaulted arcade, while the lower level has a blank wall (concealing a carport entered from the side) with a grand staircase leading to the front door at the first floor. It was erected in 1972-73 for a Polish-born businessman and his wife, to a design by compatriot architects Holgar & Holgar.

The significant fabric is defined as the entire exterior, key elements of the original interior fabric (namely the built-in furniture, light fittings, conversation pit, and kitchen/bathroom fitouts), the original external paving (front and rear), driveway lamp-post and in-ground swimming pool.

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?

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 incorporates some unusual detailing that hints at overseas influences rarely seen in Melbourne, except in other houses by Holgar & Holgar. An entirely blank wall at street level, concealing a triple carport entered from the side, is relieved by a full-width balcony at the upper level with a Moorish-style vaulted arcade which extends across a void containing a wide staircase to the front door. With a luxurious interior that remains substantially intact (including built-in furniture, conversation pit, imported light fittings and high-end bathroom and kitchen fitouts), it is an outstanding example of this rare type of glamorous post-WW2 residence, so strongly associated with Holgar & Holgar. (*Criterion 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 best local examples of the partnership's high-end residential work from the peak period of their career in the 1970s. Occupied by its original owners for almost thirty years, it also exhibits a remarkably high degree of physical intactness, thus representing a rare survivor amongst the couple's extensive body of work in the City of Glen Eira. (*Criterion H*)

Primary sources

Heritage Citation PW19, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.