

Victorian Heritage Database Report

HOUSE

**Location:**

45 Outlook Drive EAGLEMONT, Banyule City

Heritage Status / Level of Significance:

Included in Heritage Overlay

Heritage Overlay Number: HO2

Listing Authority: Banyule City

Statement of Significance:

45 Outlook Drive is of local architectural and historical significance. The architectural significance has been diminished because of its later alterations. It is the only house designed by prominent architect Walter Burley Griffin on his Mount Eagle subdivision, and, although altered, is of interest because of its unusual plan form and distinctive details. The house was the residence of notable journalist, author and cartoonist Mervyn Skipper.

Description

The Mount Eagle Estate (Eaglemont) was designed by Walter Burley Griffin for Peter E. Keam, and was offered for sale from 1915. The estate was located in the eastern part of Heidelberg, overlooking Lower Heidelberg Road. Coghill and Haughton were the sole selling agents for the estate, which was offered at 20% deposit and 5-year terms at 5% interest. Set on a sloping site, the estate featured an irregular plan, with curving roads following the contours of the land and offering views out on several levels, and a series of public parks (Summit Park, Maltravers Park, Outlook Park and Eyrie Park). Substantial numbers of existing (pre-subdivision) trees were retained as part of the estate design. Eaglemont was the first of Griffin's estates in Victoria and the most successful. It was hailed by town planners and architects for its innovation and the high level of amenity it offered.

Residence (Original and Current)

Good

45 Outlook Drive is a two-storey house constructed of bagged brickwork, comprising two gabled wings connected by a gallery-entrance wing enclosing a courtyard on three sides. The roof is clad with terracotta tiles, with wide projecting timber slatted eaves. Windows are casements, and the chimneys have elevated hoods.

Internally, decoration is minimal except for the Japanese-inspired fireplace which has vertical dentillated mouldings. Alterations include the addition of a carport, raising of the courtyard level and the glazing of the former sleepouts at the rear of the house.

Fair

Lot 42, Mount Eagle Estate

Heritage Study / Consultant	Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985
Construction Date Range	- 1928
Architect / Designer	
Municipality	BANYULE CITY
Other names	
Hermes number	31396
Property number	

This place/object may also be State heritage listed. Check the Victorian Heritage Database. For further details, contact the local Council or go to Planning Schemes Online