

CAMBERWELL CONSERVATION STUDY 1991

SIGNIFICANT SITES Volume Four



GRAEME BUTLER
Conservation Architect
21 Alphington Street,
Alphington, Vic 3078

Report Outline

VOLUME ONE:

Recommendations and Guidelines

Introduction

Summary of study aims, budget, process to achieve aims, study team and each member's task, steering committee and representation.

Planning Controls

A short summary of existing planning control mechanisms and relevant local planning policies, explaining their application towards protection of the scheduled sites and areas

Recommendations for amendment or/and application of the above controls and any further control mechanisms needed for site conservation.

Lists of proposed conservation areas (urban and landscape), and individually significant sites.

Implementation Programmes

Examination of any programmes needed to facilitate the carrying out of conservation measures, other than by planning controls ie. incentive or public relations schemes, further studies.

Guidelines

Restoration and renovation guidelines which demonstrate general principles of approach and reference using local examples for each era dealt with.

Infill & Alterations guidelines for new buildings and additions to identified buildings in conservation areas, illustrating successful and unsuccessful examples from inside and outside of the city.

Each section has a summary of policies recommended to be adopted by Camberwell Council in point form.

VOLUME TWO

Environmental History

Contains an outline history of the city's physical development and how social development is reflected in the built environment.

Bibliography

VOLUME THREE

Significant Areas

This section includes built areas, whether streetscapes, precincts, complexes or landscape, and basic data on each

Each area is mapped and dealt with under headings : History, Description, Significance (aesthetic and historical, drawing from themes cited in environmental history conclusion).

Appendices

Cultural Landscape:

tables street trees in recommended precincts

reserves-evaluation

Area computer analysis 1990, 1986

VOLUME FOUR

Significant Sites

Significant Site Citations

Each significant site (heritage value A-B, some C) from the *Site Schedule* is examined under the headings: History, Description, External Integrity, Streetscape, and Significance (architectural and historical, drawing from themes cited in environmental history conclusion).

VOLUME FIVE

Site Schedule

Lists sites proposed for planning controls: sites of individual importance (value A-C) contributory sites (value D) in proposed precincts, with precinct number

Statement of Significance

City of Camberwell

Few places portray the ideals of Australian suburban life as clearly as Camberwell. For better or worse, the suburb lies at the heart of Australian life, and Camberwell is the classic suburb. It has been populated by the middling and upper social strata, living in detached single-family dwellings set amidst gardens and trees. Camberwell is tied to the city by public transport yet apart from it, having successfully excluded the dirty, nasty and dangerous elements of urban life. Only churches and shops were welcomed as appropriate additions to its domestic landscape. More successfully than most other Australian municipalities, Camberwell has created the suburban ideal of country in the city and deliberately maintained this character for more than one hundred years.

All of the most desirable suburban characteristics of the period between 1860 and 1960 are expressed in the buildings and streets of Camberwell. Most importantly Camberwell clearly displays the aspirations and the material forms of the suburban world created between the First and Second World Wars.

The historic significance of Camberwell lies in the quality, variety and completeness of the municipality's essentially suburban appearance. Individual buildings and areas within the suburb clearly register the key aspects of this suburban form. Most important amongst these are:

1. Large, often multi-storeyed mansions built prior to the railway boom of the 1880s and established with their own work force, gardens, orchards and livestock just beyond what was then the boundary of the Melbourne metropolitan area.
2. Detached villas, often architect-designed, and built for upper middle clients between 1880 and 1914. These are clustered around public transport routes, particularly the east-west railway link to the city.
3. The estates of detached middle-class housing created between the wars and essentially tied to fixed-rail transport. These houses include superior examples of the whole range of exotic and nostalgic styles which coloured Australian suburbia during the period.
4. Modernist houses, especially prominent in the north of the suburb, often designed by architects and built for the new professional and managerial elite of the 1950's boom.
5. The public space of the suburb includes important elements of public transport systems, especially the railways and tramways which were intrinsic to suburban development. This is especially true of the electric tramways of the inter-war era. Routes through Camberwell were often seen as test cases for the ability of electric trams and trains to promote suburban growth.
6. Camberwell is shaped today by embryonic town planning attempts. These were carried out through: (1) By-law planning which clustered shops into

distinctive zones. (2) By-law controls over house sizes and materials. (3) Deliberate municipal policies designed to exclude industry, liquor outlets and cheap housing. (4) Post-war public housing schemes along deliberately and distinctively planned lines. (5) Within individual estates where streets deviated from the normal grid and where developers imposed set-backs, materials and relations between buildings to give an individual cachet to each estate. (6) The constant efforts of local Progress Associations to win the best possible amenities for their part of the suburb.

7. Camberwell historically had comparatively high rates of church attendance. This aspect of the suburb's history is reflected in the number and quality of religious buildings, both churches and schools which have for a long time been landmarks within the municipality.

8. Camberwell always took pride in its 'natural' qualities. From the 1870s onwards streets have been planted with a succession of street trees, first of all exotic and subsequently native. Councillors, council staff and local residents have fought for parks and gardens, both ornamental and recreational, in the suburb. These natural elements set the seal on Camberwell's distinctive suburban quality.

Especially in the inter-war period, Camberwell boasted of its superior suburban qualities. Its buildings, public spaces, general lay-out and exclusion of unwanted activities all demonstrated the essence of suburbanism, the dominant characteristic of most modern cities, in Australia and indeed in the remainder of the world.

Camberwell's estates were planned to a more lavish scale than in many other suburbs. Its developers made sure that public amenities measured up to the quality of its individual houses; these houses often expressed the best in contemporary style and as detached single-storeyed villas they typified classic suburban form. The municipality successfully excluded unwanted activities and passed by-laws to maintain the desired suburban qualities. Street planting, parks and public transport were carefully protected and extended especially between the wars. Shops were grouped around transport routes, especially in the distinctively shaped Camberwell Junction area. The churches and schools made local landmarks.

In its estates of detached houses and in its public landscape, Camberwell forcefully expresses Australia's history of suburban growth. It has been more successful than most other urban areas in preserving the suburban ideal, of the city in the country, especially as envisioned during the inter-war suburban boom. Sites and areas listed in this conservation study best express these important qualities.

Outcome

The main outcome of the above significance statement is that 1920s-30s streetscapes make up many of the city's significant precincts. This is not surprising given the city's Model Suburb status. Because the city was a pace-setter and major growth-centre in the between-wars era, these streetscapes hold a special place in the cultural development of Melbourne today.

Table of Contents

REPORT OUTLINE

STATEMENT OF SIGNIFICANCE FOR CAMBERWELL

INTRODUCTION

| | |
|--|---|
| Cultural Site Value Evaluation Heritage Value and Comparison..... | 1 |
|--|---|

BUILDING CITATIONS

Introduction

| | |
|---|----|
| Wanganella formerly St. John's Wood, 8 Aird Street | 2 |
| Thule Croft, House, 24 Albion Street | 4 |
| Oratava, 7A Alma Road | 5 |
| House, 11 Alma Road | 6 |
| Elderslie, 15 Alma Road | 7 |
| House, 16 Alma Road | 9 |
| House, 25 Alma Road | 10 |
| House, 27A Alma Road | 11 |
| House, 33 Alma Road | 12 |
| House, 36 Alma Road | 13 |
| Rokeby, 76 Athelstan Street | 14 |
| Hazeldene, 8 Balwyn Road, | 15 |
| Shepreth, 13 Balwyn Road | 17 |
| Maling House, 17 Balwyn Road, | 18 |
| Shrublands, 22 Balwyn Road | 19 |
| House, 27 Balwyn Road | 21 |
| House, 35 Balwyn Road | 22 |
| Tourmont, now Fintona Girls School 79 Balwyn Road | 23 |
| Canonbury, 9 Barnsbury Street | 25 |
| House, 55 Bath Road | 26 |
| House, 2 Beatrice Street | 27 |

| | |
|---|----|
| Tara, now Broughton Hall, 2 Berwick Street | 28 |
| House, 9 Boston Road | 30 |
| Flats, 87-87A Bowen Street | 31 |
| Catholic Hall, 3 Brenbeal Street | 32 |
| Devonia, Row Houses, 17-19 Broadway | 33 |
| House, 33 Broadway | 34 |
| Glenoxley, Formerly Saxstead, 35 Broadway | 35 |
| House, 54 Broadway | 36 |
| House, 58 Broadway | 38 |
| Berwyn, 62 Broadway | 39 |
| Wee Nestie, 69 Broadway | 40 |
| House, 71 Broadway | 42 |
| House, 73 Broadway | 43 |
| Tecoma, 20 Bryson Street | 44 |
| Eurobin, 42 Bryson Street | 45 |
| House, 6 Bulleen Road | 46 |
| House, 354 Burke Road | 47 |
| House, 360 Burke Road | 48 |
| House, 452 Burke Road | 49 |
| Oswaldene, 544 Burke Road | 50 |
| Our Lady Of Victories, 548 Burke Road | 51 |
| Shops & Residences, 630-638 Burke Road | 52 |
| Shops & Residences, 668-670 Burke Road | 53 |
| Shop & Residence, 680 Burke Road | 54 |
| Shops, Residences, 780-792 Burke Road | 55 |
| Shops, Residences, 796-798 Burke Road | 57 |

| | | | |
|--|----|--|-----|
| House, 930 Burke Road | 58 | Ospringe, 24 Chaucer Crescent | 89 |
| Camberwell Common School (Former), now State School No. 888, 290 Camberwell Road | 59 | Invicta, 31 Chaucer Crescent | 90 |
| Camberwell Court House and Police Station, 311- 317 Camberwell Road | 60 | House, 8 Christowel Street | 91 |
| Wesleyan Manse, former, 316 Camberwell Road | 61 | House, 21 Christowel Street | 92 |
| Boroondara Shire Town Hall and Offices, 360 Camberwell Road | 63 | House, 23 Christowel Street | 93 |
| Camberwell City Offices, 370 Camberwell Road | 66 | House, 24 Christowel Street | 94 |
| House, 396 Camberwell Road | 67 | House, 26 Christowel Street | 95 |
| House, 458 Camberwell Road | 68 | House, 27 Christowel Street | 96 |
| House, 460 Camberwell Road | 69 | Henrietta Flats, 45 Christowel Street | 97 |
| Kalorama, now demolished 47 Campbell Road | 70 | House, 46 Christowel Street | 98 |
| Linda House, now Canterbury Family Care Centre, 19 Canterbury Road | 71 | House, 56 Christowel Street | 99 |
| Former House, now Marcellin College Junior School, 21 Canterbury Road | 72 | St. Catherine's Home For Aged, 1 Clayton Road | 100 |
| Coolattie, 29 Canterbury Road | 74 | Camberwell Railway Station Complex, Cookson Street | 102 |
| House, 31 Canterbury Road | 74 | Cloville Flats, 31-39 Cookson Street | 103 |
| Rosstrevor, 58 Canterbury Road | 75 | Second Church of Christ Scientist, 41 Cookson Street | 105 |
| Ericstane, 136 Canterbury Road | 76 | House, 49 Cookson Street. | 106 |
| House, 138 Canterbury Road | 77 | Nazareth House, 16 Cornell Street. | 107 |
| House and Surgery, 169 Canterbury Road | 78 | Kareela, 2 Craig Avenue. | 108 |
| Canterbury Post Office, 206 Canterbury Road | 79 | House, 44 Currajong Avenue. | 109 |
| Malone's Family Hotel 208 Canterbury Road, | 81 | Mallow, 33 Deepdene Road | 110 |
| House, 2 Carrigal Street | 83 | Xanadu, House, 119 Doncaster Road. | 111 |
| House, 6 Carrigal Street | 84 | House, 171 Doncaster Road. | 112 |
| House, 16 Carrigal Street | 85 | House, 177 Doncaster Road. | 113 |
| House, 14 Cascade Street | 86 | House, 226 Doncaster Road. | 114 |
| House, 43 Cascade Street | 87 | House, 10 Donna Buang Street. | 115 |
| Park Holme, 11 Chatfield Avenue | 88 | House, 34 Elliott Avenue. | 117 |
| | | House, 1 Fairmont Avenue | 117 |

| | | | |
|---|-----|---|-----|
| House, 2 Fairmont Avenue | 118 | Sunnyside, 24 Kent Road | 148 |
| House, 11 Fairmont Avenue | 119 | Ripley, 43-5 Kent Street | 149 |
| House, 19 Fairmont Avenue | 120 | Velore, 6 Kintore Street | 150 |
| Langi, 3 Fermanagh Road | 121 | House, 29 Kintore Street | 151 |
| House, 3 Finsbury Way | 122 | House, 43 Kireep Road | 152 |
| House, 4 Finsbury Way | 123 | House, 6 Kitchener Street | 153 |
| House, 24 Finsbury Way | 124 | House, 17 Lansell Crescent | 155 |
| House, 8 Fitzgerald Street. | 125 | Lynwood, 6 Logan Street | 156 |
| House, 10 Fitzgerald Street. | 126 | Latchford House, 72 Longview Road | 157 |
| House, 15 Freeman Street. | 127 | Coongulac, 11 Luena Road | 158 |
| House, 177 Glen Iris Road | 128 | House, 2 Lync Grove | 159 |
| Karalle, 77 Greythorn Road. | 130 | House, 1 Madden Street | 160 |
| Outbuilding, rear of 11 Guildford Road. | 131 | House, 3 Madden Street | 161 |
| House, 38 Highfield Road | 131 | House, 18 Maleela Avenue | 162 |
| House, 125 Highfield Road. | 132 | 19 Maleela Avenue | 164 |
| El Paso, 2 Highton Grove | 133 | Cataraqui, 38 Maling Road, | 165 |
| House, 32 Hortense Street | 134 | Maling Theatre facade, 72-78 Maling Road, | 167 |
| House, 30 Howard Street | 135 | Shops, 80-92 Maling Road, | 167 |
| Wurringulla, 12 Hunter Road | 136 | Shops, 108-112 Maling Road, | 169 |
| Westrailla, 27 Inglesby Road | 139 | Canterbury Hall, later Canterbury Theatre, 111-119 Maling Road. | 170 |
| Karinyah, Formerly Tourello, 41 Inglesby Road | 140 | Shops, 123-125 Maling Road. | 172 |
| House, 6 Iramoo Street | 141 | Flats, 7 Mangan Street | 173 |
| Murradoc, 15 Irilbarra Road | 142 | Shenley Croft, 7 Mangarra Road | 174 |
| Wiora, 21 Irilbarra Road | 143 | House, 1 Maple Crescent | 175 |
| House, 1 Kalonga Road | 145 | House, 4 Marlborough Avenue | 176 |
| Spreydon, 15 Kasouka Road | 146 | House, 9 Marlborough Avenue | 177 |
| House, 1 Kelba Street | 147 | House, 13 Marlborough Avenue | 178 |

| | |
|---|-----|
| House, 2 Martin Road | 179 |
| Shop & House, 35 Matlock Street | 180 |
| House, 91 Maud Street | 181 |
| Flats, 133 Maud Street | 182 |
| House, 4 Maysia Street | 183 |
| House, 14 Millicent Avenue | 183 |
| Canterbury State School, Molesworth Street | 184 |
| Cullymont & Eyrecourt, 2 Molesworth Street & 4 Selwyn Street | 185 |
| Mountfield, 6 Mont Albert Road | 187 |
| Roystead, 51 Mont Albert Road, | 188 |
| Froggnall, 54 Mont Albert Road | 189 |
| Highton, 65 Mont Albert Road | 191 |
| House, 90 Mont Albert Road | 193 |
| House, 92 Mont Albert Road | 194 |
| House, 102 Mont Albert Road, | 195 |
| House, 123 Mont Albert Road | 196 |
| Haselmere, 137 Mont Albert Road | 197 |
| St. Hilary, Formerly Ravensdown, 142 Mont Albert Road | 199 |
| Coorinyah, 150 Mont Albert Road | 200 |
| House, 158 Mont Albert Road | 201 |
| House, 168 Mont Albert Road, | 202 |
| House, 168A Mont Albert Road | 203 |
| House, 1 Montana Street | 205 |
| Ruthgur and Palmerston, 26-28 Moorhouse Street | 206 |
| House, 1 Mountain View Road | 207 |
| House, 7 Muriel Street | 208 |
| House, 1 Muswell Hill | 209 |

| | |
|--|-----|
| House, 16 Muswell Street | 210 |
| Myambert, 1-3 Myambert Avenue | 211 |
| House, 6 Myambert Avenue | 212 |
| House, 14 Orion Street | 213 |
| Verulam, later Parlington, 46 Parlington Street | 214 |
| Marysville, Formerly Marathon, 2 Peppin Street | 218 |
| House, 18 Peppin Street | 219 |
| House, 14 Pine Avenue | 219 |
| House, 11 Pretoria Street | 220 |
| Masonic Temple 12 Prospect Hill Road | 221 |
| Waverley, 32 Prospect Hill Road | 222 |
| Fairholm, 35 Prospect Hill Road | 223 |
| Clapham, 39 Prospect Hill Road | 225 |
| Monda, 52 Prospect Hill Road | 226 |
| Ubberholme, 53 Prospect Hill Road | 227 |
| House (demolished), 8 Reid Street | 228 |
| Clovelly, 26 Reid Street | 230 |
| Stanmore, later Travancore, 608 Riversdale Road | 231 |
| Kantara, Formerly Yarronvale (or Yarrondale), 622 Riversdale Road | 232 |
| Warrawee, 626-628 Riversdale Road | 233 |
| Astolat, 630 Riversdale Road | 234 |
| House, 633 Riversdale Road | 236 |
| Pitsligo, Formerly Kirsdale, 635 Riversdale Road | 237 |
| House, 660 Riversdale Road | 238 |
| House, 666 Riversdale Road | 239 |
| House, 716 Riversdale Road | 241 |
| House, 718 Riversdale Road | 242 |
| Siena Convent & College, 815 Riversdale Road | 243 |

| | | | |
|--|---------------------------|---|-----|
| Holyrood, later St. Dominic's Priory, 816 Riversdale Road | 244 | House, 899 Toorak Road | 275 |
| St Dominic's Catholic Church, 822 Riversdale Road | 246 | House, 931 Toorak Road | 276 |
| House, 56 Riverside Avenue | 247 | House, 1292 Toorak Road | 277 |
| Emulation Hall, 3 Rochester Road | 248 | House, 1293 Toorak Road | 277 |
| Flats, 7 Rochester Road | 249 | House, 1297 Toorak Road | 279 |
| House, 9 Rochester Road | 250 | Villa Marie, 6 Trafalgar Road | 279 |
| Sayonara, 11 Royal Crescent | 251 | Chalgrove, 10 Trafalgar Road | 281 |
| Malford, 23 Royal Crescent | 253 | Beechfield, 21 Trafalgar Road | 282 |
| Salisbury Lodge, Formerly Nowa Nowa, 1 Salisbury Street | 254 | Kirklands, 89 Union Road | 284 |
| Guelo, 5 Salisbury Street | 255 | Shop & Residence, 96-98 Union Road | 285 |
| House, 9 Sefton Place | 256 | Wahroonga, 262 Union Road | 286 |
| Baldene, 10 Sefton Place | 257 | House, 269 Union Road | 287 |
| Eyre Court 4 Selwyn Street | Refer 2 Molesworth Street | House, 286 Union Road | 287 |
| House, 57 Seymour Grove | 258 | House, 32 Ursa Street North | 289 |
| House, 42 Spencer Street | 260 | Gooloowan, 7 Victoria Avenue | 290 |
| House, 4 St. Andries Street | 261 | Tarawara, 13 Victoria Avenue | 291 |
| Hillbrow, 8 St. Georges Crescent, Ashburton | 262 | Banool, 26 Victoria Avenue | 292 |
| House, 12 Stodart Street | 263 | Mossbank, 3 Victoria Road | 293 |
| House, 14 Stodart Street | 264 | House, 22 Victoria Road | 294 |
| House, 23 Sunnyside Avenue | 265 | Surrey College, now a house, 12 Vincent Street | 295 |
| Stargazer House, 2 Taurus Street | 266 | House, 15 Walbundry Avenue North | 296 |
| House, 11 The Avenue | 267 | House, 20 Walsh Street | 298 |
| House, 46 The Boulevard | 268 | Guildford, 26A Wandsworth Road | 299 |
| House, 66 The Boulevard | 269 | The Knoll, 50 Wandsworth Road | 300 |
| House, 19 The Ridge | 270 | Medlow, Formerly Willycrus, 42 Warrigal Road | 301 |
| St. John's Wood, 49 The Ridge | 271 | House, 294 Warrigal Road | 303 |
| House, 1 Threadneedle Street | 272 | House, 300 Warrigal Road | 304 |
| Crohamhurst, 17 Threadneedle Street | 273 | | |

| | |
|--|-----|
| House, 454 Warrigal Road, Ashburton | 305 |
| House, 7 Warwick Avenue | 306 |
| Mirabella, 62 Wattle Valley Road, | 307 |
| House, 118 Wattle Valley Road | 308 |
| Warranbine, 125 Wattle Valley Road | 309 |
| Warranbine, 125 Wattle Valley Road | 310 |
| Holeproof Hosiery Plant, 106 Whitehorse Road | 311 |
| House, 136 Whitehorse Road | 312 |
| House, 166 Whitehorse Road | 314 |
| Pontefract, House, 199 Whitehorse Road | 315 |
| English Scottish & Australian Bank Ltd., 359 Whitehorse Road. | 316 |
| Shop & Residence, 361 Whitehorse Road | 316 |
| House, 127 Winmalee Road | 317 |
| House, 136 Winmalee Road | 318 |
| Banff, House, 150 Winmalee Road | 319 |
| Idlewylde, now Mary's Mount 41-45 Yarrbat Avenue | 321 |
| Kireep, 57 Yarrbat Avenue | 323 |
| House, 113 Yarrbat Avenue | 324 |
| House, 146 Yarrbat Avenue | 325 |
| House, 43 Yuille Street | 326 |

APPENDICES:

Index
 Site Evaluation System
 Site Designers
 Site Owners
 Glossary of Terms

Camberwell Conservation Study Citations 1991

Introduction

The following preamble to the site citations outlines the criteria and processes used in this study for identifying and evaluating individually significant sites. They are not necessarily those used by any particular heritage listing agency.

Cultural Site Value

Aspects of the Man-made Built Environment.

Sites may illustrate:

1. Technological achievement.
2. Creative achievement.
3. A particular use.
4. The cultural choice of many, i.e. fashion.
5. The cultural choice of a few, (the life style of prominent persons).
6. Setting for prominent events.

Evaluation of these Aspects.

Evaluation leads to further assessment of the above aspects in the light of the following absolute and qualified criteria:

- a. First or early examples of.
- b. Most or more prominent examples of.
- c. Last survivor of (i.e. rarity).
- d. The most commonly seen example of.
- e. Best or better example of (qualified or subjective choice).

Examples

For example, having identified the expression of a particular use (as in 3) or industry associated with a site (i.e. vineyard/winery), its importance may be measured by the above criteria. Was it the first example of this use? Is it prominent or easily visible within the study area? Has it always been so? Is it the last expression of this use in the locality or does it best exemplify a common use within the area? Has it always been thought by the community as the best example of its type (public perception)?

Integrity.

The expression of any of the above cultural themes depends on the integrity of the site to the period identified as lending the site significance. This is usually seen as the date when the site was created but might relate to a period of occupancy by a prominent person or the occurrence of an important historical event at some other date. High integrity to the creation date of either the

initial works or later perceivable changes, will allow a better expression of the period concerned and thus a better understanding by the public for which the site is to be conserved.

Heritage Values and Field of Comparison.

Use of comparative criteria (i.e. the biggest or the best) requires a field, group or area in which the comparison is made; this is typically taken as the immediate locality (i.e. the municipality), or the region, or the State of Victoria. Hence the terms local, regional or State importance have been applied to each of the sites in the significance statements. For further notes on the evaluation process, refer to the appendices under the heading Site Identification System.

The Site Schedule lists site values on an A-E scale with the following definitions:

Value A:

considered culturally valuable when compared to a similar type or style of site taken from across the State

Value B:

considered highly important compared to examples taken from across the Metropolitan Area

Value C:

considered important compared to examples taken from across the Metropolitan Area

Value D:

considered valuable only as good examples of common site types within the municipality with potential to form streetscapes or precincts or stand alone as faithfully preserved examples of a common type.

Value E:

as for D but altered with potential for restoration but currently none for streetscape contribution.

BUILDING CITATIONS

Introduction

The following sites have been identified in the 1990-1 study area as having State or Metropolitan importance (A or B graded), together with some sites initially judged to be on the threshold of this category but where further analysis has

determined them unworthy. The initial selection has been based substantially on the site's architectural value as viewed from the street but the analysis which follows includes all of the above aspects of cultural importance including the connection the place has with historically important persons. Few sites have been inspected internally, the visual evaluation of most unfortunately relying upon the public view only. Where a further external inspection is thought desirable, this is noted for possible future work.

The following headings are used:

History- provides the first and major owners of each site, together with other occupants if known, and its creation date plus the date of major changes. The persons established as having a close link with the site's history have been checked against biographical indexes¹ for their historical significance.

Description- gives external materials, scale, form and stylistic influences plus siting characteristics².

Comparative analysis- is provided in each citation listing Camberwell's significant sites made relevant by a similar date and use. Given the scope of the study and the number of citations provided, some reliance must be made upon the judgement and experience of the writer in any comparative analysis beyond that provided.

External Integrity- notes visible changes to the site.

Streetscape- describes the site's relationship to its built context.

Significance- sums up the above information, stating what makes the site important.

Footnotes

The following abbreviations have been used in the footnotes:

ADB *Australian Dictionary of Biography*

Allan J. Alex Allan *History of Camberwell* (typescript held in Camberwell reference library)

BA Building Permit Application

CLF Camberwell Library File

D Sands & MacDougall (publisher), *Melbourne Directory*

ER Electoral Rolls

MMBW DPA Melbourne Metropolitan Board of Works Drainage Plan Application

MUAI Melbourne University Architects Index compiled by M. Lewis

NTA National Trust Of Australia (Vic) files

PWD Public Works Department contract drawings.

RB Camberwell Rate Books (including District Roads Board rate books)

WD Wise (publisher), *Victoria Post Office Directory*

WWA *Who's Who in Australia*

Wanganella formerly St. John's Wood, 8 Aird Street



Australian Heritage Commission: Registered
National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 1140

Study Grading: A

Construction Date: 1870

First Owner: McDonald, John

History

Shown as a minute dot on the *Plan of the Shire of Boroondara* (c1872), St. John's Wood was centred on the Riversdale Road frontage of Mr. J. McDonald's four acre Crown Portion 120. His east boundary aligned with Palmerston Street, the west with Avenue Road, and on the south, Crescent Road. John McDonald was at that time serving the second of a four year council tenure (1871-4). He appears to have aided, not always successfully, the irascible pursuits of Edward Dillon in Dillon's contentious path through council politics to his eventual presidency in 1874, the year McDonald retired.

McDonald, a Collins Street estate agent and secretary to the Irish-Australian Permanent Building Society³, followed one J. McConnell, as the second owner of this Crown Portion, in 1869⁴. He had previously resided in Carlton and later Fitzroy⁵, having conducted his agency since the early 1860s.

1 State Library of Victoria
2 as judged generally from the property boundary
3 D1870
4 CLF H21
5 D1870

St. John's Wood was placed on the market mid 1877 being described as a handsome, commodious and elegantly finished FAMILY RESIDENCE set in four acres of 'park land' laid out in pleasure gardens and grass paddocks. Drawing and dining rooms, each 30 x 17 feet, occupied the ground floor and six good bedrooms were on the upper floor. A man's servant room and kitchen accommodation were also supplied.

Meanwhile in 1858, one George Peppin and his sons George Junior and Frederick had purchased South Wanganella station on the Riverina where, in the 1860s, they commenced breeding a robust type of merino sheep more suitable for the area, culminating in five awards in the Echuca Agricultural Show of 1864. George Junior managed Wanganella (his father and brother residing on other properties acquired since) until his death in 1876, three years short of the station's winning of the 'most valuable ewe fleece' prize at the Sydney International Exhibition. Today it is estimated that, as a result of the brothers' careful breeding, over 60% of merinos in Australia have Wanganella blood.

Frederick sold Wanganella and their other Riverina properties in 1878, reinvesting in Queensland property, and began a successful and influential period of residence in Orrong Road, Caulfield. George Junior's widow, Maria (nee Brown-Smith), joined him in Melbourne; going to live at St. John's Wood, then 20 acres, with George's four daughters and two sons, and providing the house with its present name¹. One G. Peppin appears to have carried on his father's name as partner in the firm Aird & Peppin: the name "Aird" reputedly arising from his wife Elsie's maiden name.

By May 1888 (probably after Maria's demise), forty eight suburban allotments were created around the house, surveyed by John S. Jenkins as the Wanganella Estate. The family names, Peppin and Aird Streets, were the major avenues terminating, to the south, on a right-of-way. The Richmond Solicitor C.S. Scheele was, for a brief period, the nominal owner of the house and lots 22, 23 & 28, by 1888-9. The address was then Peppin Street, rather than the previous Riversdale Road. Brand Willis, a contractor, became the next owner of what was described as an eleven room brick house, succeeded by his executors (and presumed children) Annie, James and Samuel². Miss Annie Willis continued to reside there; Gordon Nicholson purchasing and further subdividing after 1956³.

During the Willis period, in 1904, a site plan of the house shows a generous gateway to Peppin Street, lining with a carriage sweep fronting the west

elevation; the stables were 20 metres to the south of the house.

Description

Today locked in by subdivision, the house bravely faces Riversdale Road and a dozen or so villas faces between. The house's entrance faces the former Peppin Street driveway whilst the formidable iron carriage gates (once in Peppin Street) now face Aird.

In the tradition of Camberwell's large homes of the 1860s -1870s the house is parapeted (part), two-storey, stuccoed and has a Doric order colonnade. A distinctive aspect of this colonnade is that it supports an open, balustraded terrace, with connotations of Tara (1859) and its contemporary, Dr. Fitzgerald's house (Rostella), both designed by architect, J. M. Barry. As a trio, these are all grand houses, styled after the Italian Renaissance manner, which are surprisingly substantial given their distance from Melbourne and their early construction dates.

St. John's Wood foregoes the pronounced symmetry of its north elevation, with a two-level room bay on the west, which adjoins a one-level porch, with an inaccessible balustraded terrace. A lofty hall, set behind this porch, has a stair which ascends to the south immediately at the doorway, suggesting that the stair may have been once approached from a different direction. The grand north colonnade appears more suited to cover a central entrance, although the existence of the two large dining and drawing rooms across the front does not support this. A minor entrance to the dining room has been provided onto the verandah presumably for after dinner smoking. Another internal anomaly is the narrow width of the hallway which divides the bedrooms on the upper level.

The main M-hip roof line of the house falls to a deep protruding eaves line, with paired brackets and a cornice moulding, but the western room bay attempts this symmetry, needing a balustraded parapet to screen the change in roof line. A similar device is used over a much shallower bay set into the north facade.

Other comparable examples include Oberwyl, St. Kilda and Merchiston Hall, Geelong (1856).

Comparative Examples

The following Camberwell sites may be compared with this site.

- 2, BERWICK STREET, 1859
- 19, CANTERBURY ROAD, 1860
- 9, BARNSBURY ROAD, 1861
- 18, BALWYN ROAD, 1863
- 290, CAMBERWELL ROAD, 1868-

1 CLF H21
2 RB 1905-6, 277; CLF H21; MMBW DPA 50431
3 CLF H21

External Integrity

Generally externally original, excepting alterations to the rear former servants wing and replacement of the verandah's timber floors; the basalt fence to Aird Street is inappropriate.

Internally, folding doors have been removed, new cornices and ceiling roses installed.

Streetscape

Set in a mixed streetscape which represents the Edwardian era at its northern end, also identifiable by its detail and orientation as having preceded the present subdivision.

Significance

Architecturally, one of four Camberwell houses from the early Victorian period which possess open cement colonnaded terraces attached to a conservative Renaissance revival base also a near original and successful early use of the Italian manner, more impressive given its distance from a major township: of state importance.

Historically, linked for a decade with the renowned pastoralist and merino sheep breeding Peppin family but otherwise, with its distinctive scale and orientation, is a visible reminder of the first wave of house building in Camberwell: of local importance and regional interest.

**Thule Croft, House,
24 Albion Street**

Study Grading: B

Precinct: 22.00 **Streetscape:** 2

Construction Date: 1911

First Owner: Rotherham, Harrison

Builder: Rotherham, Harrison

History

Harrison Rotherham acted as builder and C.M. Rotherham as owner to construct this nine room, two-storied concrete dwelling in 1911¹. He and his family lived there until c1925.

Later owners included R.C. Stewart and A.R. Cooper who converted the house to five apartments².

Rotherham resided in Leopold Crescent, Surrey Hills, at the turn of the century and later at 435 Kent Street (q.v.)³. His business lay with Rotherham Wood & Co., manufacturers agents, Elizabeth Street⁴. Within a generation he had reputedly shifted his interests to the Dominion Brace and Garter Co. Pty. Ltd. Hawthorn.

Rotherham, Wood & Co. represented among others: Josiah Parkes, makers of locks; Geo Salter & Co., spring balance (scales) and iron manufacturers; Summerscales Mangles; Newman door springs; the Wyoming Shovel Co.; and Adshead and Smellie, art-metal makers. They were wholesale only but displayed all of the makers' samples and could be contacted by telegraph from any government or Reuter office. Rotherham attended the Philadelphia Commercial Congress, as Melbourne's delegate, in 1899⁵.

As a manufacturer's agent Rotherham appears to have used one of his patented products to produce concrete masonry wall construction both as plain and vessiculated blocks. Machines were available from both America and Britain and advertised in the early 1900s⁶. It is probable, however, that an architect provided the Queen Anne styled superstructure which accompanies this.

Williamstown builder, John Garnsworthy, constructed similar concrete masonry structures in Nelson Place (Modern Buildings) during 1909. His own in-situ concrete home, the White House in The Strand, was built two years earlier of reinforced concrete.

The engineer and concrete pioneer, H R Crawford, built in-situ concrete homes in Canterbury, one in Mont Albert Road. With a render coat, the house no longer expressed its special construction type⁷.

Description

Typically bayed in plan and equipped with a high hipped roof the house has gabled attics and two main room bays on the north and east, with a

1 BA 1899-1918, 1466
2 BA 1935, 5184; BA 1947, 1026; BA 1960, 28298
3 WD 1899-1900
4 WD 1899-1900
5 WD 1899-1900
6 Lewis, *200 Years of Concrete in Australia* p.26
7 *ibid.*

return verandah extending between them. Chinese 'horn' brackets are used to support the verandah and rafter ends are exposed in the manner associated with the later Bungalow style.

Showing the Eastern influence inherent in the style, the multi-gabled, multi-dormer massing is picturesque whilst the roof gable half-timbering suggests the style's parallel Medieval roots.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INCLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INCLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence panels, set between the original vesticulated concrete posts, have been replaced. Some attics appear added (see ridge details), albeit sympathetically.

Streetscape

Adjoins the altered but similarly concrete masonry built villa (22) in a street dominated by later villa styles.

Significance

Architecturally, an early use of concrete masonry wall construction (cf. Williamstown examples) within an architecturally literate form: of regional importance.

Historically, built as the home of a prominent Melbourne manufacturer's agent, probably exemplifying his occupation by its construction: of regional importance.

Oratava, 7A Alma Road



Study Grading: C

Construction Date: 1892

First Owner: Brown, Cpt. Peter

History

Captain Peter Brown, a master mariner, owned and occupied Oratava from its construction date (1891-2) until early this century¹. A Mrs. J.A. Wilson and F.B. Miller leased it for a brief period, around 1905².

Description

Italianate in style, the house is typically hip-roofed with a cast-iron verandah and cream brick quoining, at corners and openings. A gabled wing closes the verandah end and possesses a distinctive oculus motif between its two arched windows, after the Palladian manner. The panelled and vermiculated chimney shafts remain unpainted and the roof cladding is of slate. Unusual aspects of the house include the uncommon iron frieze and post pattern on the verandah, the vermiculated

¹ RB 1891-2, 1892-3; D1893, D1903

² D1906

panels between eaves brackets, the fretted gutter fascias and the extended verandah roof line at the north-west corner.

A hedge and rockery (1920's) are sympathetic replacements for what was probably a timber picket fence and the garden contains some mature exotic specimens which support the house's period.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANAGH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNTON ROAD, 1888
 2, PEPPIN STREET, c1889
 25, ALMA ROAD, c1889
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRICAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNTON ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895
 30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALBERT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

The fence has been replaced.

Streetscape

Set in a predominantly Bungalow streetscape but relates to the other unusual late 19th. century villa designs nearer the end of the street.

Significance

Architecturally, an unusual variation on a common late 19th. century villa style which relates to other individually notable villas of the period in this street: of regional and local importance.

Historically, little is known of Captain Brown¹.

House, 11 Alma Road



Study Grading: C

Construction Date: 1922

First Owner: Warden, Andrew Duncan

Builder: Warden, Andrew Duncan (?)

History

Andrew D. Warden, a clerk, appears to have been the first owner-occupier of this brick house in c1922, remaining there until at least the 1960s². His family included Christina and Erskine Warden (see also 27A Alma Road).

Description

This is a typical Bungalow design, with the characteristic transverse gabled main roof and broad gabled bay facing the street. Window groupings provide a horizontal visual emphasis and the unpainted stucco lends both authenticity to the house, and contrasts with the clinker brick base.

The trim colours follow the dark rich colours originally used, and the clipped shrubs enhance the setting.

¹ maritime histories checked-no further data
² D1923; D1924; ER 1931; BA 1933, 3209

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
 12, HUNTER ROAD, 1918
 9, SEFTON PLACE, 1919-20
 6, CHRISTOWEL STREET, 1919
 718, RIVERSDALE ROAD, 1919
 33, BROADWAY, 1920
 158, MONT ALBERT ROAD, 1920
 11, PRETORIA STREET, 1920
 23, SUNNYSIDE AVENUE, 1920
 286, UNION ROAD, 1920
 44, CURRAJONG AVENUE, 1920c
 6, IRAMOO STREET, 1920c
 17, THREADNEEDLE STREET, 1920c
 65, YARRBAT AVENUE, 1920c
 42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPPENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

The fence has been replaced (see adjoining fence).

Streetscape

The house supports a Bungalow streetscape intermixed with Victorian- era examples, some individually notable, from the first suburban subdivision of the area (numbers 7, 13, and 15).

Significance

Architecturally, a near original and early example of a common post-war villa style which contributes to a mainly Bungalow-era streetscape which nevertheless has examples from the first subdivision, providing an historical development perspective and highlighting the Bungalow- era

houses against the older backdrop: of regional interest and local importance.

Historically, little is known of the first owners in the Camberwell context.

Elderslie, 15 Alma Road



Study Grading: B

Construction Date: 1890

First Owner: Burroughs, Robert & Elizabeth

History

Lots 88 and 89 in Alma Road were owned by J. Anderson and F.S. Prior, respectively, in 1889¹. By 1890, Elizabeth Burroughs was listed as the owner of a brick house there². Robert Burroughs was listed there by the *Melbourne Directory* of 1891 followed by Elizabeth in 1892 and a 'vacant' status in 1893. Joseph Blair was the next, more long-lived, owner-occupier to be rated in 1891-2³. He was a warehouseman⁴.

The architect, Evander McIver called tenders for J Blair's house in 1890⁵. Given the possibility of owner substitution in the rate books, this house could have been it.

Amy Castles and Dr. Shumak were later owners⁶.

Amy Castles was born in 1880 at Carlton, Melbourne, eventually training in opera under Allan Bindley and, in Paris, under Madame Marchesi and Jaques Bouhy. After winning prizes in Australia, she performed in London with Ada Crossley and Clara Butt, at the Queens Hall in 1901 and made her European debut in grand opera at Cologne in 1907. Many overseas tours followed, including a post with the Viennese Imperial Opera company just before the war and New York during, when she opened up her home for visiting

1 RB1889-90, 78, 79
 2 RB1890-1, 74
 3 RB1891-2, 83; D1904; D1906
 4 RB1891-2, 83
 5 MUAI
 6 BA 1943, 15947; BA 1968 43825

Australians and gave benefit concerts to aid the wounded. In 1930-1 she took a part in a sound motion picture but appears to have retired soon afterwards. She was the first Australian prima donna to make her debut in grand opera in Australia¹.

Her sister, Eileen Castles, another noted opera singer, also lived at 15 Alma Road. After making her first appearance in the Melba Grand Opera Company performances as Carmen in 1911, she sang at King George V coronation concert at the Albert Hall and with the New York Grand Opera company. After her return to Australia in 1919, she sang in opera and concert engagements, sometimes with Amy and their brother George, and later took up broadcasting².

Description

Perhaps a prototype for the later Queen Anne villa style, this house has the gabled roof bay, set against a hipped main roof, and features ribbed chimney shafts, exposed rafter ends and decorative trusses in the gable. Red bricks are also in common with the later style, although relieved here by cream brickwork at the non-Victorian period chimney shafts. Concave profile roofing to the verandah is more typically of the early Victorian period, adorned here with panelled cast-iron friezes (of a late pattern) but the bayed plan of the verandah is less so. The plan is L-shaped with another main gable on the east face and a minor one adjoining at the entrance. Brick archways demarcate the entrance porch.

A sympathetically designed picket fence has replaced the previous one at the boundary and mature exotic trees support the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 35, PROSPECT HILL ROAD, 1881
- 630, RIVERSDALE ROAD, 1882
- 2, BERWICK STREET, 1885c
- 53, PROSPECT HILL ROAD, 1886-7
- 320, CAMBERWELL ROAD, 1886
- 3, FERMANACH ROAD, 1887
- 57, SEYMOUR GROVE, 1887
- 33, ALMA ROAD, 1888
- 19, CANTERBURY ROAD, 1888
- 46, PARLINGTON STREET, 1888
- 635, RIVERSDALE ROAD, 1888
- 89, UNION ROAD, 1888
- 2, PEPPIN STREET, c1889
- 25, ALMA ROAD, c1889
- 54, MONT ALBERT ROAD, 1889-9
- 36, ALMA ROAD, 1889
- 208, CANTERBURY ROAD, 1889
- 15, IRILBARRA ROAD, 1889
- 21, IRILBARRA ROAD, 1889
- 43, KENT ROAD, 1889
- 2, MOLESWORTH STREET, 1889
- 137, MONT ALBERT ROAD, 1889

- 32, PROSPECT HILL ROAD, 1889
- 10, TRAFALGAR ROAD, 1889
- 26A, WANDSWORTH ROAD, 1889
- 50, WANDSWORTH ROAD, 1889
- 42, WARRICAL ROAD, 1889
- 322-394, CAMBERWELL ROAD, 1890-1
- 262, UNION ROAD, 1890/1900
- 544, BURKE ROAD, 1890
- 27, INGLESBY ROAD, 1890
- 7, VICTORIA AVENUE, 1890
- 13, VICTORIA AVENUE, 1890
- 57, YARRBAT AVENUE, 1890c?
- 7A, ALMA ROAD, 1891-2
- 13, BALWYN ROAD, 1891-4
- 73-079, BALWYN ROAD, 1891
- 320, CAMBERWELL ROAD, 1892
- 622, RIVERSDALE ROAD, 1892
- 6, TRAFALGAR ROAD, 1892
- 125, WATTLE VALLEY ROAD, 1892
- 136, CANTERBURY ROAD, 1893
- 668-670, BURKE ROAD, 1895
- 680, BURKE ROAD, 1895
- 816-822, RIVERSDALE ROAD, 1895
- 30, HOWARD STREET, 1895c
- 29, CANTERBURY ROAD, 1897
- 52, PROSPECT HILL ROAD, 1897
- 15, KASOUKA ROAD, 1898
- 150, MONT ALBERT ROAD, 1899
- 26, VICTORIA AVENUE, 1899

External Integrity

Generally original, given the fence.

Streetscape

Adjoins a more typical late Victorian villa but is sited opposite a largely Bungalow streetscape.

Significance

Architecturally, a successful and early prototype of a common early 20th. century villa style: of regional and local importance.

Historically, little is known of the first owner but subsequent occupiers have been from Camberwell's typical social strata with the exception of the noted Castles family whose musical career had international prominence.

¹ WWA 1935; M T Radic, ADB Vol. 7, p588
² *ibid.*; WWA 1962

House, 16 Alma Road



Study Grading: C
Construction Date: 1923-4c
First Owner: Smith, Jemima

History

Mrs. Jemima Smith purchased this allotment in c1922 from a Mr. Warren and built a seven room brick house there in 1924¹. As owner-occupiers the Smiths were listed as E.R. Smith in Melbourne directories, being replaced by a Miss Isabel Byron Duncan and William A. Richardson, a merchant, in the early 1930s².

Description

Showing some of the Bungalow's attributes, this attic-form, gabled house has the shingled balcony (now enclosed?), exposed rafters, a deep eaves overhang, rough-cast stucco and horizontal window bays which constitute the Bungalow's familiar details and facade symmetry. The porch entry is set to the side, serving the driveway. An Eastern influence is suggested by the bowed window and roof profiles also the tapered chimney with its slim capping. The fence appears original, with an Eastern motif as a capping (see 27A Alma Road). The garden is sympathetic to the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, THE RIDGE, 1916
- 12, HUNTER ROAD, 1918
- 9, SEFTON PLACE, 1919-20
- 6, CHRISTOWEL STREET, 1919
- 718, RIVERSDALE ROAD, 1919
- 33, BROADWAY, 1920
- 158, MONT ALBERT ROAD, 1920
- 11, PRETORIA STREET, 1920
- 23, SUNNYSIDE AVENUE, 1920
- 286, LINTON ROAD, 1920

- 44, CURRAJONG AVENUE, 1920c
- 6, IRAMOO STREET, 1920c
- 17, THREADNEEDLE STREET, 1920c
- 65, YARRBAT AVENUE, 1920c
- 42, SPENCER STREET, 1921-3
- 899, TOORAK ROAD, 1921
- 930, BURKE ROAD, 1922
- 210, WHITEHORSE ROAD, 1922
- 648, BURKE ROAD, 1923
- 21, CANTERBURY ROAD, 1923
- 31, DEEPDENE ROAD, 1923
- 7, WARWICK AVENUE, 1923
- 90, MONT ALBERT ROAD, 1924-5
- 168A, MONT ALBERT ROAD, 1924-5
- 9, ROCHESTER ROAD, 1924-6
- 630-638, BURKE ROAD, 1924
- 322-394, CAMBERWELL ROAD, 1924
- 12, MONT ALBERT ROAD, 1924
- 10, FITZGERALD STREET, c1924c
- 11, ALMA ROAD, c1925
- 269, LINTON ROAD, 1925-6c
- 10, DONNA BLANC STREET, 1925
- 2, MARTIN ROAD, 1925
- 4, ST. ANDRIES STREET, 1925
- 1, THREADNEEDLE STREET, 1925
- 931, TOORAK ROAD, 1925
- 118, WATTLE VALLEY ROAD, 1925
- 53, BATH ROAD, 1925c
- 77, GREYTHORNE ROAD, 1925c
- 1, THREADNEEDLE STREET, 1925c
- 359, WHITEHORSE ROAD, 1925c
- 513, WHITEHORSE ROAD, 1925c
- 146, YARRBAT AVENUE, 1925c

External Integrity

The attic balcony (sleep-out?) may have been enclosed but otherwise the house is externally original.

Streetscape

In a dominantly Bungalow setting.

Significance

Architecturally, a house, fence and setting which typify their period in style and scale and are distinguished by the Eastern detailing and form in common with Bungalow prototypes: of regional interest.

Historically, little is known of the major occupants in the Camberwell context.

1 RB1923-4, 18751; RB1924-5, 21295 first description
 2 D1931; D1934; D1936; D1938

House, 25 Alma Road



Study Grading: B
Construction Date: 1889
First Owner: Gaggin, Thomas W

History

Accountant, Thomas W. Gaggin, purchased two allotments from John Kelly in Alma Street during the late 1880s, adding a house in 1889¹. His architects, Oakden Addison & Kemp, called tenders for the house in 1888².

Later owners included O.A. Mevendorf and R. Morgan³.

Gaggin held the post of 'accountant to the Treasurer'⁴ the second most senior position in the treasury, during the late 1800s and early 1900s, serving through the period of the country's major economic recession. He served under such ministers as Sir George Turner, succeeding G.T. Allen in this role.

Description

(inspection needed)

The house is typically hip-roofed after the brick Italian manner, but also possesses a gabled main wing which suggests the work of Medievalist, John Beswicke, and the added inference of the English medieval period (constituting the Queen Anne). Comparison may be made with 13 Victoria Avenue, 15 Alma Road and 21 Irilbarra Road (q.v.). An extensive verandah, which covers three elevations, is distinguished by the use of turned timber posts to support the more typical iron friezework.

The house retains its extensive grounds including a Moreton Bay Fig and a mature cypress hedge and picket fence at the front, probably derived from the late 1920s.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANACH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, c1889
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRIGAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895
 30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALBERT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

The fence has been replaced sympathetically.

Streetscape

Largely screened from the rest of the streetscape, much of which includes the Bungalow era but relates distantly to the large Italianate villas to the west.

Significance

Architecturally, it is an early prototypical example of a later common villa style (particularly in Camberwell), designed by a prominent

1 RB 1887-8, 71; RB 188-9, 78; RB 1889-90, 81

2 MUAI

3 BA 1937, 8666; BA 1980, 68033

4 *The Weekly Times*, February 13th., 1904, p.12.

architectural firm and one of a number of late 19th. Century villas which distinguish this street: of regional and local importance.

Historically, home of a prominent 19th. century public servant and indicative of the aspirations of a man at the highest level of the colony's bureaucracy: of regional and local importance.

House, 27A Alma Road



Study Grading: C
Construction Date: 1915
First Owner: Reid, Margaret Agnes

History

Margaret and James Reid, a railways signal porter and the owners of the adjoining 29 Alma Road in 1914¹, had this 5 room brick house built next door, during 1915², and leased it to Andrew Warden (q.v.) and his family³. Warden was an insurance clerk⁴. Henry J. Garland, a coach painter, was an occupier in the 1930s also William E. Field, in the 1920s⁵.

The house has additional historical interest in that it was built for an owner from outside the leading social echelons more easily associated with Camberwell. At the time this was built, Camberwell came in for discussion at the Victorian Housing Inquiry. Evidence referred to parts of Camberwell in which houses were erected for secure members of the working class; a group represented by Reid, apparently a secure railway employee who had bought a neighbouring house as well. It is significant in reflecting the living standards of the more comfortable members of the working class; state-employed and with surplus income to invest. It is a reminder that Camberwell

was never exclusively a preserve of the professional and commercial classes.

Description

Federation Bungalow in style and of the transitional period which separated the popular Queen Anne and the later Bungalow styles, this rough-cast stucco and red brick house shows the broad roof gable and simple form of the Bungalow, combined with Eastern detailing (brackets and chimney tops), plus the truss at the gable, familiar in Queen Anne style villas. The slate roofing, with the hip-capping absent, is another Oriental device which previews the Bungalow period. The garden generally supports the period, and includes some native planting.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 69, BROADWAY, 1900-1
- 20, BRYSON STREET, 1900
- 608, RIVERSDALE ROAD, 1900
- 1, SALISBURY STREET, 1900
- 5, VICTORIA ROAD, 1900
- 11, LUENA ROAD, 1900c
- 42, BRYSON STREET, 1901
- 58, CANTERBURY ROAD, 1901
- 6, KINTORE STREET, 1901
- 23, ROYAL CRESCENT, 1901
- 35, BROADWAY, 1902
- 39, PROSPECT HILL ROAD, 1902
- 169, CANTERBURY ROAD, 1903-4
- 6, LOGAN STREET, 1903
- 142, MONT ALBERT ROAD, 1904
- 7, MANGARRA ROAD, 1905-6
- 24, CHAUCER CRESCENT, 1905
- 633, RIVERSDALE ROAD, 1906-8
- 27, BALWYN ROAD, 1906
- 58, BROADWAY, 1906
- 65, MONT ALBERT ROAD, 1906
- 73-75, BROADWAY, 1907
- 31, CHAUCER CRESCENT, 1907
- 17, THREADNEEDLE STREET, 1907
- 18, PEPPIN STREET, 1907c
- 138, CANTERBURY ROAD, 1908-9
- 41, INCLESBY ROAD, 1908-9
- 10, SEFTON PLACE, 1908
- 41, INCLESBY ROAD, 1909-10
- 71, BROADWAY, 1909
- 73, BROADWAY, 1909
- 31, CANTERBURY ROAD, 1909
- 206, CANTERBURY ROAD, 1909
- 22, VICTORIA ROAD, 1909
- 1293, TOORAK ROAD, 1910-
- 8, ST. GEORGES CRESCENT, 1910
- 2, CLAYTON ROAD, 1910c
- 199, WHITEHORSE ROAD, 1910c
- 24, ALBION STREET, 1911
- 17-19, BROADWAY, 1911
- 96-98, UNION ROAD, 1911
- 24, KENT ROAD, 1912-13
- 54, BROADWAY, 1912
- 35, MATLOCK STREET, 1912
- 648, BURKE ROAD, 1913-18
- 6, KITCHENER STREET, 1913
- 8, FITZGERALD STREET, 1915-20c

1 RB 1914-15, 359
2 D1915; RB 1915-16, 371
3 RB 1914-15, 359; D1915; RB 1915-16, 371; RB 1915-16, 467; RB 1917-18, 459
4 *ibid.*
5 D1935

127, WINMALEE ROAD, 1915-20c
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced unsympathetically, continuing as dividing fences at the side of the house.

Streetscape

Shares detached villa form and wide frontage of the adjoining houses but is otherwise dissimilar.

Significance

Architecturally, an early and successful example of a common villa style of early this century: of regional and local importance.

Historically, of local interest as an investment house built next to the speculator's house but it is unusual in the innovative style chosen.

Also unusual is that its owners, the Reids, lay outside of the typical Camberwell class structure, representing the less numerous financially secure members of the working class.

House, 33 Alma Road



Study Grading: B

Construction Date: 1888

First Owner: Prior, F S

History

F.S. Prior, a Toorak dairy proprietor¹, was the first owner of Alma in 1888², leasing it to Robert T. Clayton³. Mesdames Elizabeth Burroughs and Mercy Wedge, Squire Kennon and James V.

McEacharn were occupiers until early this century⁴. A Mrs. Byrne of Hawthorn owned Alma in the 1920s and a Mrs. M. Lawlor was an occupier during the 1930s⁵.

McEacharn was of the solicitor firm Doyle, McEacharn & Picken of Geelong⁶.

Description

Truly Italianate in style and clad in its stucco ornamentation, Alma possesses a tower set behind a more typically asymmetrically planned single-storey bay with an attached iron verandah. An acanthus leaf impost frieze, grouped brackets and rosettes provide typical decoration on the single storey wing, ornamenting the tower and entrance porch. In the grounds mature exotic trees add to the house's period expression.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANACH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, c1889
 25, ALMA ROAD, c1889
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRICAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INCLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895

1 WD 1891-2
 2 RB 1887-8, 75
 3 WD 1891-2; RB 1887-8, 75; RB 1888-9, 82
 4 D1892; D1896; D1903; D1906
 5 BA 1929, 1041; D1935
 6 WD 1899-1900

30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALEBRT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

The fence has been replaced.

Streetscape

Set in a street which contains several lesser Italianate villas (36 Alma Road) and some intrusive, later development. The elm (and other) street trees also lend a 19th century emphasis.

Significance

Architecturally, a relatively more sophisticated example of the common Italianate villa mode, which possesses all of the style's attributes (tower, asymmetry): of regional importance.

Historically, little is known of the house's owners and occupiers, except for their representation of the middle classes which today typify the city.

House, 36 Alma Road



Study Grading: B

Construction Date: 1889

First Owner: Crook, J H B

History

James Crook was the first owner-occupier of this house, after its construction in 1889; he also owned allotments adjoining (71,70)¹.

Edward Rigby, a solicitor, occupied the house early this century, calling it Ngarwee². "Glenholm" was the name given on the MMBW Detail Plan 1853, whilst the 1906 Melbourne Directory lists Mrs. Ruth Crook in what may have been a new house, next house to the west (Rhydalmount), built on the

family's vacant allotments. Later owners included the Thom family³.

James H.B. Crook, of Crook, Busst and Co, wire manufacturers, died in 1893. Aged 22, Crook had joined Busst in 1871 to commence a short 10 years in the business, prior to his forced retirement due to bad health⁴. By 1900, Crook Busst and Co. had broadened their interests to include furniture and wire mattresses, having two establishments, one at South Melbourne and one in Condell's Lane.

Description

A typical asymmetrically planned Italianate villa, with decorative brickwork, a slated and hipped roof and a return, cast-iron verandah.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANAGH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, c1889
 25, ALMA ROAD, c1889
 54, MONT ALBERT ROAD, 1889-9
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRICAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895
 30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898

¹ RB 1889-90, 73; RB 1888-9, 65, 66

² D1906

³ BA 1950, 4655

⁴ *Australasian Ironmonger*, 1894, Vol. IX. No.1, p.8

150, MONT ALBERT ROAD, 1899
26, VICTORIA AVENUE, 1899

External Integrity

The fence has been replaced unsympathetically.

Significance

Architecturally, the house is a near original example of a common 19th century villa style which relates to other similar designs in the street: of local importance and regional interest.

Historically, it typifies the regionally successful manufacturing class who retired to the semi-rural climes of Camberwell: of regional interest and local importance.

Rokeby, House, 76 Athelstan Street, Camberwell



Study Grading: B
Construction Date: 1915
First Owner: Payne, John

History

This 9 room brick house, built around 1905, was owned by John Payne, founder of Payne's Bon Marche, from 1915 until his death in 1938¹. William Payne, also a draper and presumably John's son, resided at this address for much of that time². It appears John Payne resided at Rathmore, Bowen Street, Camberwell until he retired³. In the late 1930s the property was purchased by Leslie W. Thompson⁴.

John Payne was born at Baltimore, County Cork, Ireland in 1856 and was educated at public schools until, at the age of 12 years, he became a drapers assistant in a first-class house⁵. In 1875 he came to

Melbourne and was employed by Mr. Mark Cupua, proprietor of the 'Nimble Shilling'⁶. Commencing with a capital of £200, John Payne opened his first business in 1878 and established Payne's 'Bon Marche' in the Eastern Arcade, Bourke Street in 1885, selling general drapery, men's mercery, and clothing⁷.

Payne's 'Bon Marche' moved across the road to 134-144 Bourke Street East in 1886. John Payne married Jane Elizabeth Connell and had a family of four sons and one daughter⁸. He died in 1938⁹.

Description

10

Concealed by a high pittosporum hedge and a mature garden, Rokeby is built of red brick, has a multiple bayed Marseilles pattern concrete tiled hip roof, half-timbered gables and casement window bays typical of the era. Hipped and gabled attic-dormers face east and south; the latter communicating with a balcony with a shingled-balustrade. Tall brick chimneys have the inverted-corbels tops also seen on Queen Anne style houses.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 69, BROADWAY, 1900-1
- 20, BRYSON STREET, 1900
- 608, RIVERSDALE ROAD, 1900
- 1, SALISBURY STREET, 1900
- 5, VICTORIA ROAD, 1900
- 11, LUENA ROAD, 1900
- 42, BRYSON STREET, 1901
- 58, CANTERBURY ROAD, 1901
- 6, KINTORE STREET, 1901
- 23, ROYAL CRESCENT, 1901
- 35, BROADWAY, 1902
- 39, PROSPECT HILL ROAD, 1902
- 169, CANTERBURY ROAD, 1903-4
- 6, LOGAN STREET, 1903
- 142, MONT ALBERT ROAD, 1904
- 7, MANGARRA ROAD, 1905-6
- 24, CHAUCER CRESCENT, 1905
- 633, RIVERSDALE ROAD, 1906-8
- 27, BALWYN ROAD, 1906
- 58, BROADWAY, 1906
- 65, MONT ALBERT ROAD, 1906
- 73-75, BROADWAY, 1907
- 31, CHAUCER CRESCENT, 1907
- 17, THREADNEEDLE STREET, 1907
- 18, PEPPIN STREET, 1907
- 138, CANTERBURY ROAD, 1908-9
- 41, INGLESBY ROAD, 1908-9
- 10, SEFTON PLACE, 1908
- 41, INGLESBY ROAD, 1909-10
- 71, BROADWAY, 1909
- 73, BROADWAY, 1909
- 31, CANTERBURY ROAD, 1909

- 1 D1915; D1935; D1940; D1952; ER1938
- 2 RB1915/16; RB1920/21; RB1924/25
- 3 ER 1912; ER 1938
- 4 D1940; BA 1929, 11769
- 5 *The Argus*, 3.8.38, p.11; *The Cyclopaedia of Victoria* 3, p.85
- 6 *ibid.*
- 7 *ibid.*
- 8 *ibid.*
- 9 *The Argus*, 3.8.38, p.11
- 10 further inspection required

206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The wire-fabric fence presumably replaced the original timber picket fence in the 1920s.

Streetscape

Set back from other nearby houses but contributes with its mature landscape as part of an Edwardian and Bungalow era residential precinct (9).

Significance

Historically, for a long period the home of the founder of Payne's 'Bon Marche,' a household name throughout the State, at least until the late 1960s. Distinguished in the street by its size and grounds, Payne's residence in Camberwell is indicative of the character of the homes of principal commercial figures in Melbourne in the earlier-twentieth century: of Regional importance.

Architecturally, a distinctive design which falls outside typical Edwardian house styles, is set in a period garden and possesses a notable landscape frontage to the street via its mature hedge. It also contributes to an Edwardian and Bungalow era precinct: of Regional importance.

Hazeldene, 8 Balwyn Road, Canterbury



National Trust of Australia (Class/Rec.):

Classified (organ)

Study Grading: B

Precinct: 25.00

Construction Date: 1889

First Owner: Mercy, George Granville

History

George Granville Mercy, a stationer, owned Allotment 28 and Lots 1 and 2 in Balwyn Road in the mid-1880s.¹ In 1889 he had a house built on Allotment 28, which was part of the Shrublands Estate.² Mercy owned and occupied the eleven-roomed brick house until c1904, by which time his listed occupation was that of importer.³ George G. Mercy was the Camberwell mayor in 1906-07.⁴

The manufacturer, Aaron Turner Danks, purchased the property from Mercy in c1904.⁵ The property then had an annual rate valuation (NAV) of £110.⁶ Hazeldene was again extended to 19 rooms by 1911 and the NAV increased to £145.⁷ Sir Aaron Danks owned and occupied Hazeldene until his death in 1928, when it passed to his widow, Lady J.B. Danks.⁸ By 1932 Miss Annie Danks, probably Sir Aaron and Lady Danks' daughter, owned the property and commissioned builders, T.R. & L. Cockram, to alter the dwelling to two flats.⁹ Annie Danks occupied one of the flats until after 1950.¹⁰

Danks resided here in the first 20 years of this century, having received his knighthood in 1925¹¹. Danks was the son of the noted hardware

1 RB1886-87, 737

2 RB1889-90, 186; RB1890-91, 3456

3 RB1904-05, 360

4 Blainey, G., *A History of Camberwell*, 1980, pp.119, 120

5 RB1904-05, 360; D1905

6 RB1907-08, 418

7 RB1911-12, 440; note that the organ was built 1909-hence this confirms a date of 1909-10 for the additions

8 D1925; D1930; *The Royal Melbourne Hospital Historical Room: A Visitors Guide*, 1983, p.16.

9 BA3053

10 D1950

11 WWA 1927-8

merchant and benefactor, John Danks of John Danks & Sons who resided in South Melbourne¹.

Aaron Turner Danks was born in 1861 in Tasmania.² He attended Wesley College and Horton College at Ross, in central Tasmania, and then began in the family business.³ In 1906 he was elected to The Royal Melbourne Hospital Committee, a position he occupied for twenty-three years. He was President of this committee for ten years.⁴

Interested in medical research, he was president of the Walter & Eliza Hall Institute of Medical Research and his interest in child welfare led him to become president of the Children's Welfare League and a magistrate of the Children's Court.⁵ A devout Methodist, Sir Aaron Danks bought the original property and presented it to the church for an intermediate hospital, later named Epworth Hospital.⁶

Description

Externally the house is a typical but large stuccoed Italianate style villa with encircling cast-iron verandah, patterned slate roof, bracketed eaves and decorated chimney tops. Evidence exists of an ornate and early interior in this house⁷. Reputedly the c1909-10 additions include timber fretwork, window seats, the present dining room with its ornate plaster ceiling and the music room with its leadlighting and timber lining while ornate plasterwork survives from the Victorian era⁸.

The Organ

A two-manual organ of 17 speaking stops, built in 1909 by George Fincham & Son for the large music room in Dank's house survives in-situ and as such is the only one known of its era to do so in a private house. It is reputedly intact with its tubular-pneumatic action, stopkey console, pipework and a blackwood case containing diapered pipes⁹. Its symphonic tonal design uses two sets of undulating rinks on the swell and a Vox Humana stop placed beneath the music room floor¹⁰.

Comparative Examples

A projecting room bay is reflected in the verandah form, distinguishing this example from the numerous asymmetrically planned villas in Camberwell where the verandah stops at the projecting bay.

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
630, RIVERSDALE ROAD, 1882
53, PROSPECT HILL ROAD, 1886-7
320, CAMBERWELL ROAD, 1886
3, FERMANACH ROAD, 1887
57, SEYMOUR GROVE, 1887
33, ALMA ROAD, 1888
19, CANTERBURY ROAD, 1888
46, PARLINGTON STREET, 1888
635, RIVERSDALE ROAD, 1888
89, UNION ROAD, 1888
2, PEPPIN STREET, c1889
25, ALMA ROAD, c1889
54, MONT ALBERT ROAD, 1889-9
36, ALMA ROAD, 1889
208, CANTERBURY ROAD, 1889
15, IRILBARRA ROAD, 1889
21, IRILBARRA ROAD, 1889
43, KENT ROAD, 1889
2, MOLESWORTH STREET, 1889
137, MONT ALBERT ROAD, 1889
32, PROSPECT HILL ROAD, 1889
10, TRAFALGAR ROAD, 1889
26A, WANDSWORTH ROAD, 1889
50, WANDSWORTH ROAD, 1889
42, WARRIGAL ROAD, 1889
262, UNION ROAD, c1890
15, ALMA ROAD, 1890
544, BURKE ROAD, 1890
27, INCLESBY ROAD, 1890
7, VICTORIA AVENUE, 1890
13, VICTORIA AVENUE, 1890
57, YARRBAT AVENUE, 1890-7
7A, ALMA ROAD, 1891-2
13, BALWYN ROAD, 1891-4
73-79, BALWYN ROAD, 1891
320, CAMBERWELL ROAD, 1892
622, RIVERSDALE ROAD, 1892
6, TRAFALGAR ROAD, 1892
125, WATTLE VALLEY ROAD, 1892

External Integrity

Generally original, except for replacement of the front fence with an unrelated high masonry type, and the reduction of the grounds.

Streetscape

Contributes to the Balwyn Road residential precinct (25) as another substantial house example of individual importance.

Significance

Historically, the long tenure by George Mercy and Aaron Danks (two nationally known figures) is important both from their direct associations and the class they represented, as typical of Camberwell's early residents. Danks' interests in trade, charity work, child welfare and medicine make him an important figure in the history of Victoria: of state importance.

1 see ADB Vol.4 p.15
2 Benson, C.I. *A Century of Victorian Methodism*, 1935, p.330
3 *The Royal Melbourne Hospital Historical Room*, op.cit.
4 *ibid.*; Benson, C.I., op.cit.
5 *The Royal Melbourne Hospital Historical Room*, op.cit.
6 Benson, C.I., op.cit.
7 photographs held by Terrence Lane
8 *The Age* 25.1.92
9 NTA organ classification citation
10 *ibid.*

Architecturally, it is a large Italianate example which resembles many others in the metropolitan area, except for its bayed iron verandah, which lends distinction. It is also part of a precinct notable for its individually important houses from late last and early this century: of local importance and metropolitan interest.

**Shepreth,
13 Balwyn Road**



Study Grading: B

Precinct: 25.00 **Streetscape:** 2

Construction Date: 1891

First Owner: Maling, John B

Builder: Maling, John B

History

Camberwell builder and councillor, John B. Maling, owned lots 14 and 15 in Balwyn Road from 1890; the house was first cited in 1891-2 rate books with an increased valuation between 1894-5 and 1893-4¹. By 1894-5 a medical practitioner, George Gilray leased the house from Maling and continued to do so until c1897-8². Another doctor, John R. Hutton, took a short tenure; being replaced by George W. Armstrong, also a surgeon³. The house was described as of twelve rooms and brick in 1898.

Maling was both a shire and city councillor through the period 1886-1916, being elected president in 1897-8, 1904-5 and mayor for 1905-6. He resided in Whitehorse Road for much of this time.

Description

Italianate in its asymmetrical plan form, the house is of polychrome tuck-pointed brickwork, with cement quoins and eaves details also string moulds containing rosettes and a serpentine pattern.

The verandah is of two levels, and supported and ornamented with cast iron; cast iron balconettes adorn the upper level windows. Outbuildings of the period survive at the rear. An exotic front garden is sympathetic to the house's period.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
630, RIVERSDALE ROAD, 1882
2, BERWICK STREET, 1885c
53, PROSPECT HILL ROAD, 1886-7
320, CAMBERWELL ROAD, 1886
3, FERMANACH ROAD, 1887
57, SEYMOUR GROVE, 1887
33, ALMA ROAD, 1888
19, CANTERBURY ROAD, 1888
46, PARLINGTON STREET, 1888
635, RIVERSDALE ROAD, 1888
89, UNION ROAD, 1888
2, PEPPIN STREET, c1889
25, ALMA ROAD, c1889
54, MONT ALBERT ROAD, 1889-9
36, ALMA ROAD, 1889
208, CANTERBURY ROAD, 1889
15, IRILBARRA ROAD, 1889
21, IRILBARRA ROAD, 1889
43, KENT ROAD, 1889
2, MOLESWORTH STREET, 1889
137, MONT ALBERT ROAD, 1889
32, PROSPECT HILL ROAD, 1889
10, TRAFALGAR ROAD, 1889
26A, WANDSWORTH ROAD, 1889
50, WANDSWORTH ROAD, 1889
42, WARRIGAL ROAD, 1889
322-394, CAMBERWELL ROAD, 1890-1
262, UNION ROAD, 1890/1900
15, ALMA ROAD, 1890
544, BURKE ROAD, 1890
27, INGLESBY ROAD, 1890
7, VICTORIA AVENUE, 1890
13, VICTORIA AVENUE, 1890
57, YARRBAT AVENUE, 1890c?
7A, ALMA ROAD, 1891-2
73-079, BALWYN ROAD, 1891
320, CAMBERWELL ROAD, 1892
622, RIVERSDALE ROAD, 1892
6, TRAFALGAR ROAD, 1892
125, WATTLE VALLEY ROAD, 1892
136, CANTERBURY ROAD, 1893
668-670, BURKE ROAD, 1895
680, BURKE ROAD, 1895
816-822, RIVERSDALE ROAD, 1895
30, HOWARD STREET, 1895c
29, CANTERBURY ROAD, 1897
52, PROSPECT HILL ROAD, 1897
15, KASOUKA ROAD, 1898
150, MONT ALBERT ROAD, 1899
26, VICTORIA AVENUE, 1899

External Integrity

The fence has been replaced.

Streetscape

Adjoins another 19th century villa; Queen Anne style and villas of a later period are nearby.

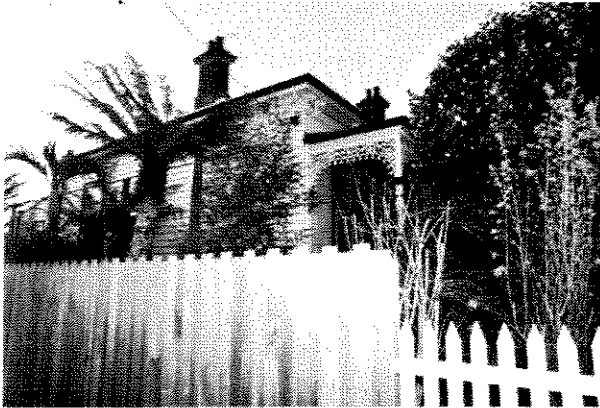
1 RB1890-1,3369; RB1893-4,336; RB1894-5,349
2 RB 1894-5, 349; RB 1895-6, 224; RB 1896-7, 225
3 RB 1897-8, 210; RB 1898-9, 212; RB 1899-1900, 227; D1900

Significance

Architecturally, typical of many of the larger villas in Camberwell, Hawthorn and Kew: of regional interest and local importance.

Historically, for a long period used as a doctor's surgery and hence the focus of local residents also linked with the locally prominent John Maling: of regional and local importance.

Maling House, 17 Balwyn Road,



National Trust of Australia (Class/Rec.):
Classified

Study Grading: C

Precinct: 25.00 Streetscape: 2

Construction Date: 1888

First Owner: Maling, William

Builder: Maling, William & John B

History

John Butler Maling was born in Shepreth Cambridgeshire in 1841, came to Australia in 1857/1858, and became the first mayor of Camberwell. Maling Road, Canterbury is named after him¹. He had a number of children the eldest of whom was William Saunders Maling born in 1865. William Maling was a builder and cabinetmaker of considerable ability, the chief surviving public example of whose work is in joinery at St. Barnabas Anglican Church Canterbury and St. John's Camberwell (altar table and reredos of Kauri pine). Maling, John Butler

The site was sold to John Maling in 1884 from the Shrublands estate owned by Ernest Carter (q.v.)². The land is Lot 73 and is at the corner of Erica Street. William Maling also owned other contiguous lots which he purchased from the estate of his brother Fred in 1897³. In the 1950s these (19 Balwyn Road and 1A Erica Street) were alienated

to other Maling descendants, in whose hands they still remain.

The house at 17 Balwyn Road Canterbury was built in 1887-8 by William Maling (helped by his father) as a home for himself and his first wife Hannah, who he married in 1888. Maling's fireplaces and his original furniture, almost all of which remains in the house, reveal his ability as a cabinetmaker, an occupation he pursued after his carpentering career. His coach house and stables were at 1A Erica Street and his horse grazed on the site of 19 Balwyn Road. The front and rear gardens are thought to have been established early after completion of the house, of which the layout and mature Camellias in the front garden survive. The present large tree-ferns mark the spot of the fernery established on the south side of the house.

William and Hannah had no children and both died in the 1930s. His second wife, Anne, lived in the house until 1976, at one stage with a lodger, and died in 1978. Accordingly in its first 91 years the house had only four occupants. As at 1978 its rooms were a Victorian time capsule (e.g. including a four poster bed).

The garden includes an outhouse with a copper, a 1930's greenhouse, and a well (now covered over by the garage but still in use). It was included by Peter Watts in his book 'The Historic Gardens of Victoria'; the reason for its inclusion, apart from its beauty, being that it is a rare surviving example of an artisan's 19th century garden. 'The rear garden is the only small city garden known which retains its original largely utilitarian form.'⁴ However, since, a hundred year old lemon and a flowering currant have been lost.

Description

A double-fronted typical timber conservative Italianate-style Victorian-era house, planned in the usual fashion with central passage and flanking rooms. However, not so typical is the high integrity of the interior with old wall-papers and original joinery with some furniture, evidently made by the first owner, Maling. The gardens, front, side and rear, and the well add to the strong period expression of the site.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 630, RIVERSDALE ROAD, 1882
- 2, BERWICK STREET, 1885c
- 53, PROSPECT HILL ROAD, 1886-7
- 320, CAMBERWELL ROAD, 1886
- 3, FERMANAGH ROAD, 1887
- 57, SEYMOUR GROVE, 1887
- 33, ALMA ROAD, 1888

¹ Philip Barton letter 4.6.1990 (great-grandson's site history) and Nancy Nicholson (his mother's report) 4.7.1989
² Title V1606 F32
³ title V1928 F401
⁴ from (Opie/Laidlaw?) 'Victorian and Edwardian Gardens of Note'

19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, 1889
 25, ALMA ROAD, 1889
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRIGAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1906
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-79, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 816-822, RIVERSDALE ROAD, 1895
 30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALBERT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

Generally original

Streetscape

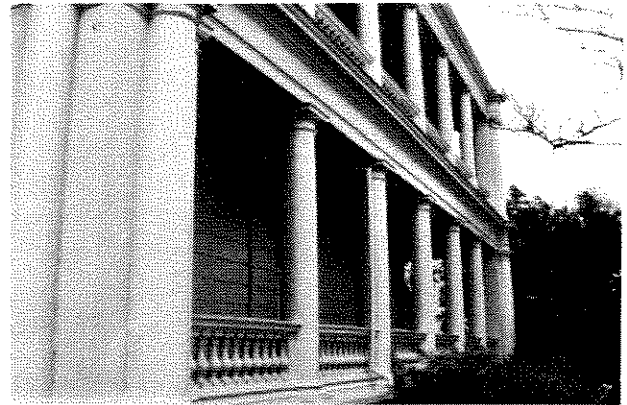
Contributory part of an Edwardian & Victorian era residential streetscape.

Significance

Historically, a faithful representation of a typical Camberwell artisan's house (inside and out) with examples of his work such as fireplace surrounds as fixtures, and the house yard with its plantings both ornamental and for the kitchen- albeit now bereft of stable and workshop: of high local importance and metropolitan interest. Its associations with J B and William Maling are important to Camberwell, given J B Maling's great influence on the 19th century built character of Camberwell through both his political career and his building activities, as with this house: of regional interest and local importance.

Architecturally, representative only of its construction era and of interest for its garden layout and specimens.

Shrublands, 22 Balwyn Road



National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 1795

Study Grading: A

Precinct: 25.00 Streetscape: 2

Construction Date: 1861-3..

First Owner: Carter, Ernest

Architect: Flanagan, Leonard

History

The local Road Board's assessment of this property began in 1861-2 when a dentist, vigneron, and road board member, Ernest Carter, occupied and owned a house and land in Delany's Road: the nett annual value was £80¹. By 1863-4, the value had increased by 50% and, four years later (possibly because of a four year revaluation cycle), by 66%². Four years on, again the value increased by 40%³. For the first time, in 1872-3, the land is quantified as at 60 acres and the address modified to Canterbury Road⁴. A small increase in value occurred in 1875-6 until, in 1884-5, it decreased⁵: the previous year the land had been subdivided, the house yard reduced to 8 acres and the address changed to Balwyn Road⁶.

In the period 1883-4 John Hindson, a merchant, became the new owner-occupier retaining 13 allotments of what had been termed the "Shrublands Estate"⁷.

Camberwell historian J. Alex Allan stated that the house was built in 1863, ten years after Carter

1 The Canterbury Courier's *Early History of Canterbury* (1950); *Free Press*, 11.5.1977, p.10; *Free Press*, 21.2.1968, pp. 10-11; RB 1861-2, 199
 2 RB 1863-4, 227; RB 1868-9, 222
 3 RB 1871-2, 221
 4 RB 1881-2, 260
 5 RB 1874-5, 236; RB 1884-5, 505
 6 RB 1883-4, 339
 7 *ibid.*; RB 1885-6, 640

appeared in Melbourne commercial directories as consulting in Russell Street. Earlier in 1876, the property had been advertised for auction by Gemmell Tuckett and Co. as

"...The Beautiful Residence of Ernest Carter Esquire. The house (erected after plans by Mr. Flannagan architect) is most substantially built of brick, stuccoed...with balcony supported by chiseled stone columns..."The house was built on two levels with 12 main rooms, a basement and coach houses. It possessed generously sized rooms and servants' quarters whilst the 60 acres...was beautifully laid out (about 16 acres in garden, vineyard and orchard)..."¹.

There were fruit trees and rare shrubs. Despite this glowing description, the property appears to have not sold. It was readvertised for sale or lease in 1883, and after its sale to Hindson, he commissioned architect, William Wolf to design "extensive additions..." in 1889². In parallel, the valuation rose from 350 to £600 over the period of 1888- 90³. Not surprisingly for the time, Hindson was forced to sell all but two of his thirteen allotments and continued to live in what was described in 1898, as an 18 room house until well into this century⁴.

Alice Hindson, John's widow, donated the house in 1924 to the Anglican Church, after the family's long association with St. Barnabas' Church in Balwyn Road⁵.

St. Martin's Home for Boys, which had been initiated five years earlier at Auburn, moved there and took the new name of St. Johns, opening there by 1926⁶. The construction of a new but matching dining room, hospital accommodation and staff quarters to the north in 1934, began the extensive building program which followed, much of which is in marked contrast to the structures of the previous one hundred years⁷. The cellar rooms, once reputedly having housed Carter's Boroondara wines, were converted to a chapel.

Description

The MMBW *Detail Plan* of 1904, when compared with Carter's subdivision plans of 1883, show the original house to be the south end of the present structure, as defined by the colonnade mentioned in the 1876 advertisement. Wolf's 1889 additions extended towards Balwyn Road, matching in height and finish but without the "balcony". The design is two-storied, of stuccoed brick with a basalt stone basement, and is provided with a

two-level verandah. The verandah is supported on superposed Ionic order cement colonnades.

The original house's conservative Renaissance revival design has been subtly repeated in Wolf's west wing of the 1880's by use of Ionic pilastration across a facade which repeats, in bas-relief, the major decorative elements of the first building. A similarly subservient role has been adopted by the 1934 north addition, adopting the traditional form of a servants wing. A distinctive element of the east face, where the verandah terminates on a room bay, is the elegantly swept stair which ascends to the entrance from the carriage sweep. This is an important remnant of the long drive from Canterbury Road, along with mature exotic ornamentals (cedars, pines) which allude to the former house garden and beyond.

Internally, the wide entrance hall has Corinthian Order paired columns to the dividing arch whilst main rooms have white marble or slate mantels. The cellar is suitably medieval in character with stone and brick archways between footing walls.

Comparative examples, conservative in a renaissance revival style with superposed colonnades include: Fairholme, Prospect Hill Road (1874) 6-8 Burnett Street and 40 Alma Road, St. Kilda; 102 North Road, Brighton and the former Wren house at 15 Nolan Avenue, Kew.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 2, BERWICK STREET, 1859
- 19, CANTERBURY ROAD, 1860
- 9, BARNSBURY ROAD, 1861
- 290, CAMBERWELL ROAD, 1868-
- 8, AIRD STREET, 1870
- 35, PROSPECT HILL ROAD, 1873-4

Integrity

There is a new entrance door and some other details have been altered but the exterior remains generally unchanged since the 1880s. Internally, mantels have been removed, rooms subdivided and sanitary services added.

Streetscape

The house is recognizable as a presubdivision property and prominent from distant view points to the south. However it is not related to the Balwyn Road streetscape.

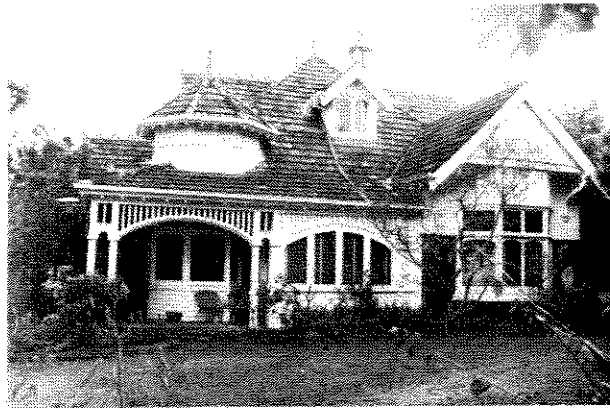
1 *The Argus*, 22.11.1876, p.2
 2 CLF 13, Vol.5
 3 RB 1888-9, 1476; RB 1890-1, 3454
 4 RB 1892-3, 903
 5 *Free Press*, 21.2.1968, pp.10-11
 6 *ibid.*
 7 *ibid.*

Significance

Architecturally, an early semi-rural example of the conservatively treated Renaissance revival in Victoria and among a small group (6 known) of early Victorian houses, of this general style group, which possess two level cement colonnade verandahs of state importance.

Historically, owned by persons prominent in Camberwell affairs and illustrative of the area's early wine-growing role in Victoria, given its large near intact cellar. Few buildings survive from pre-suburban Camberwell and Shrublands is an uncommon reminder of the suburb's rural past, built in a more expansive rural style than later mansions and owned by Ernest Carter, dentist and vigneron. Carter was a crucial and representative figure in the history of Camberwell. His career combined an urban profession with management of a rural enterprise. He also fostered an infant municipality on the fringe of the metropolis. Shrublands reflects the lives of Carter and his peers, important to Camberwell and other municipalities. The building has significance for the region of Melbourne middle ring suburbs: of regional importance.

House, 27 Balwyn Road



Study Grading: A

Precinct: 25.00 Streetscape: 2

Construction Date: 1906

First Owner: Sutton, George Henry

History

George H. Sutton, a railways department officer, was the first owner-occupier of this nine room, two-storey brick house, constructed by D. McBean in 1905-6¹. Sutton retained the house into the 1930's; W.G. Nevin and E.R. Morgan having occupied the house subsequently².

¹ BA 1899-1918, 663; RB 1905-6, 372

² BA 1934, 4115; BA 1951, 8854; D1962

Description

Of the Queen Anne villa style, the house is typically set on an L-plan, with prominent half-timbered gables joined by a return timber verandah. A corner conical-shaped turret is set against the high, hipped, Marseilles tile-clad roof. The hipped roof also accommodates gabled dormer windows. A corner room bay is set on a diagonal axis to that of the main house and enhances its overall picturesque qualities, albeit in a relatively cramped fashion. The main character of the design is seen from the south where a succession of heavy arches within the verandah join the entrance porch and are echoed by the attic room above with its bowed balustrade.

Comparison exists between this house and the similarly verandahed 150 Mont Albert Road (q.v.), designed by Ussher & Kemp, suggesting the involvement of these architects. The picket fence is original and the garden sympathetic to the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 69, BROADWAY, 1900-1
- 20, BRYSON STREET, 1900
- 608, RIVERSDALE ROAD, 1900
- 1, SALISBURY STREET, 1900
- 5, VICTORIA ROAD, 1900
- 11, LUENA ROAD, 1900c
- 42, BRYSON STREET, 1901
- 58, CANTERBURY ROAD, 1901
- 6, KINTORE STREET, 1901
- 23, ROYAL CRESCENT, 1901
- 35, BROADWAY, 1902
- 39, PROSPECT HILL ROAD, 1902
- 169, CANTERBURY ROAD, 1903-4
- 6, LOGAN STREET, 1903
- 142, MONT ALBERT ROAD, 1904
- 7, MANGARRA ROAD, 1905-6
- 24, CHAUCER CRESCENT, 1905
- 633, RIVERSDALE ROAD, 1906-8
- 58, BROADWAY, 1906
- 65, MONT ALBERT ROAD, 1906
- 73-75, BROADWAY, 1907
- 31, CHAUCER CRESCENT, 1907
- 17, THREADNEEDLE STREET, 1907
- 18, PEPPIN STREET, 1907c
- 138, CANTERBURY ROAD, 1908-9
- 41, INGLESBY ROAD, 1908-9
- 10, SEFTON PLACE, 1908
- 41, INGLESBY ROAD, 1909-10
- 71, BROADWAY, 1909
- 73, BROADWAY, 1909
- 31, CANTERBURY ROAD, 1909
- 206, CANTERBURY ROAD, 1909
- 22, VICTORIA ROAD, 1909
- 1293, TOORAK ROAD, 1910-
- 8, ST. GEORGES CRESCENT, 1910
- 2, CLAYTON ROAD, 1910c
- 199, WHITEHORSE ROAD, 1910c
- 24, ALBION STREET, 1911
- 17-19, BROADWAY, 1911
- 96-98, UNION ROAD, 1911
- 24, KENT ROAD, 1912-13
- 54, BROADWAY, 1912

35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The house is generally original

Streetscape

Adjoining and facing both contemporary and 1920s houses, the house has ideal corner exposure for the style in a street well supplied with richly designed detached villas.

Significance

Architecturally, a superior, and near intact, medium scale example of the popular Queen Anne villa style possibly involving the style's foremost practitioners, Ussher & Kemp: of regional importance and state-wide interest.

Historically, little is currently known of Sutton in the Camberwell context.

Restoration

Repaint trim in original or typical colours.

House, 35 Balwyn Road



Study Grading: B

Precinct: 25.00 Streetscape: 2

Construction Date: 1931-2

First Owner: Doery, Harriett and Edward

Architect: King, R.M. & M.H.

Builder: Pepper & Chensworth

History

In 1931 architects, R.M. & M.H. King, designed this large house for Harriett and Edward Doery, a former warehouseman, to serve his retirement¹. The builders were Pepper & Chensworth and the estimated cost £2100. It was to be of nine rooms and two storeys and sited on the former grounds and tennis court of 2A Grange Avenue, another Doery family home². Both houses remained with the family until the late 1940s when the Grange Avenue house was sold and its occupants (Spencer family³) relocated in the Balwyn Road property. This too was sold in 1955⁴. Veronica and Ken Doery (son?), also a warehouseman, lived nearby at 21 Balwyn Road.

Downing, the Mitchells, Sir David Zeidler and J. & R. Derham were more recent owners⁵. Alfred and Charles Derham were prominent former Camberwell residents.

Edward Doery started the firm Doery & Tilley (see 65 Mont Albert Road) with William Tilley early this century. Three businesses evolved from the partnership, Doery & Tilley P/L: footwear importing and later manufacture, importation of floor coverings and soft furnishings and general retailing in the same product area. The Charles Street Abbotsford slipper and shoe factory, a retail store at Centre Road Bentleigh and the large city premises Boydex House, at 333 Flinders Lane (1912)⁶ were among the buildings which served these businesses, the latter being owned until the 1960s.

Camberwell attracted commercial figures, manufacturers, senior civil servants and professional men. Many of the suburb's manufacturers were involved in the boot and shoe trade and this house is an example of their domestic aspirations.

Description

Neo-Georgian in general character, the house rises near symmetrically about a central porch cum *porte cochere* and terminates on a hipped and tiled roof with generous slatted eaves overhanging all sides. Clinker brick plinths, fence and sills relate to the blended clinker shades of the Marseilles pattern tiles. A garage, adorned by a cement cartouche, joins the house on the north and an impressive mature garden on the south. A huge and aged Monterey pine and a younger but large Cedar are the main elements of this garden.

1 BA 1931, 187767; ER 1931
 2 letter K E B Doery (copy held); BA 1931, 2194
 3 related by marriage
 4 ibid.
 5 BA 1955, 17144; BA 1981, 69193
 6 designed by the Tompkins Broths.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930c
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HICHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, CLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936

External Integrity

The house is generally original

Streetscape

Blended into the surrounding landscape by its garden the house nevertheless relates to adjacent and contemporary Bungalows and Italian villas of the 1920s and 1930s.

Significance

Architecturally, an intact, successful and early neo-Georgian design which is enhanced by its garden setting and contributes to a contemporary villa precinct: of regional importance.

Historically, built by an old Camberwell family and founder of a large importing and manufacturing business: of regional and local importance, also representative of the prevalence of members of the boot and shoe-making trade in the city.

Tourmont, now Fintona Girls School 79 Balwyn Road



Precinct: 25.00 Streetscape: 2

Construction Date: 1891

First Owner: Syme, David York

Architect: Beswicke, John

History

Andrew Murray, editor of the *Argus*, the *Economist* and *Murray's Prices Current* reputedly purchased the land surrounding this house in the 1850's. He established a large vineyard and built a house which he called Balwyn¹. Melbourne Steamship Company co-founder and Manager, David York Syme, was however, the first owner-occupier of this eighteen room brick house in 1891, occupying allotments 28-9, 18-19 of a recent subdivision². Peter Watts, in his undergraduate thesis on John Beswicke cites him as Syme's architect. Syme resided there until his death in 1932.

Apprenticed as a surgeon and apothecary in Bushmills, Ireland, Syme left for Australia aged 18 (c1862) and eventually gained a commission in the Royal Sydney Artillery. After an unsuccessful period growing cotton in Fiji he returned to Melbourne in 1893 and was appointed manager of the Hobson's Bay Floating Dock Co. and engineering works at Williamstown, by his brother-in-law and former Williamstown pilot, Hugh Reid. Reid's firm combined with the Melbourne Coal Co. and James Deane and Co. and, together with their proprietors (Deane and McIntyre) formed the Melbourne Coal, Shipping and Engineering Co. Ltd. in 1884.

Syme outlasted the other partners, serving on the Marine Board, a trustee of the Pilots' Superannuation Fund and Shipwrecked Mariners' Fund also as vice president of the Employers Federation. His son David Syme Jnr. was 15 when Tourmont was built. He later became

¹ Blaney, p.23

² D1892; RB 1891-2, 1310; RB 1892-3, 657

managing director of the Melbourne Steamship Co., in 1919, and a director of other associated companies. He was appointed the Deputy Controller of Shipping also serving on the Melbourne Hospital Committee^{1, 2}.

A plan of Tourmont, dated 1927, shows the house as it stands (minus new wings), with a carriage sweep to its frontage, a tennis court to the north and a stable yard to the west.

Fintona school began as William and Annie Hughston's college in the late 19th century, moving from one large house to another until, under Margaret Cunningham, the school purchased Tourmont in 1934³. Architect, R.W. Appleford and builder Yuncken prepared the house for commencement as a school in 1936⁴. A new wing was linked to the house on the south leaving the original extent of the house clearly visible. Other wings followed. Beswicke, John

Description

Tourmont appears to consist of two buildings of three-colour face brick: one a two-storey, iron verandahed house; the other a French chateaux with a dash of English Tudor. This duality is pronounced by the central placement of a trussed gable set into the upper verandah of the northern wing which, with its sparse detail, differs markedly from the other ornate and Tudoresque half-timbered and trussed gable to the south. Ribbed chimneys, the pressed metal cladding and fretted detail of the southern gable and the turned verandah posts of the northern wing are all common attributes of the Melbourne Queen Anne villa style of the Edwardian era. Late Victorian period detail and finishes are also apparent given the cast iron friezes and balustrading, polychrome brickwork, the pointed arched openings and general two-storey towered form (see 13 Victoria Road), which may also be seen in Italianate villas such as Parlington (q.v.). The Queen Anne styled villa adjoining highlights this contrast.

The picket fence and mature trees (elms) are sympathetic to the house construction date, whilst added wings, to the west and south, match in general form and materials to that of the original.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 35, PROSPECT HILL ROAD, 1881
- 630, RIVERSDALE ROAD, 1882
- 2, BERWICK STREET, 1885c
- 53, PROSPECT HILL ROAD, 1886-7
- 320, CAMBERWELL ROAD, 1886

- 3, FERMANACH ROAD, 1887
- 57, SEYMOUR GROVE, 1887
- 33, ALMA ROAD, 1888
- 19, CANTERBURY ROAD, 1888
- 46, PARLINGTON STREET, 1888
- 635, RIVERSDALE ROAD, 1888
- 89, UNION ROAD, 1888
- 2, PEPPIN STREET, c1889
- 25, ALMA ROAD, c1889
- 54, MONT ALBERT ROAD, 1889-9
- 36, ALMA ROAD, 1889
- 208, CANTERBURY ROAD, 1889
- 15, IRILBARRA ROAD, 1889
- 21, IRILBARRA ROAD, 1889
- 43, KENT ROAD, 1889
- 2, MOLESWORTH STREET, 1889
- 137, MONT ALBERT ROAD, 1889
- 32, PROSPECT HILL ROAD, 1889
- 10, TRAFALGAR ROAD, 1889
- 26A, WANDSWORTH ROAD, 1889
- 50, WANDSWORTH ROAD, 1889
- 42, WARRICAL ROAD, 1889
- 322-394, CAMBERWELL ROAD, 1890-1
- 262, UNION ROAD, 1890/1900
- 15, ALMA ROAD, 1890
- 544, BURKE ROAD, 1890
- 27, INGLESBY ROAD, 1890
- 7, VICTORIA AVENUE, 1890
- 13, VICTORIA AVENUE, 1890
- 57, YARRBAT AVENUE, 1890c?
- 7A, ALMA ROAD, 1891-2
- 13, BALWYN ROAD, 1891-4
- 320, CAMBERWELL ROAD, 1892
- 622, RIVERSDALE ROAD, 1892
- 6, TRAFALGAR ROAD, 1892
- 125, WATTLE VALLEY ROAD, 1892
- 136, CANTERBURY ROAD, 1893
- 668-670, BURKE ROAD, 1895
- 680, BURKE ROAD, 1895
- 816-822, RIVERSDALE ROAD, 1895
- 30, HOWARD STREET, 1895c
- 29, CANTERBURY ROAD, 1897
- 52, PROSPECT HILL ROAD, 1897
- 15, KASOUKA ROAD, 1898
- 150, MONT ALBERT ROAD, 1899
- 26, VICTORIA AVENUE, 1899

External Integrity

The building is generally original (elevations visible from Balwyn Road) with the exception of school additions to the south and west. It is possible that the section south of the tower was added early this century.

Streetscape

Set on a hill and within a large exotic garden the house is prominent, physically, and as an obvious pre-subdivision property. It adjoins houses from the Queen Anne style and Bungalow type which relate with gabled roof forms and brick colour.

Significance

Architecturally, a highly successful and picturesque design, using European Medieval motifs in a manner characteristic of John Beswicke's work, and a prelude to the medieval emphasis adopted by the prolific Queen Anne villa style in Victoria: of state importance.

¹ *The Age*, December 21st, 1935
² Marine Board
³ Blaney, p.72; Gillison, *J. Margaret Cunningham of Fintona*, p.36
⁴ op. cit. p.75

Historically, created for and the home of David Syme, an important Victorian business figure. Both Murray, the original purchaser, and Syme, the first resident are critical figures in the history of Victoria if not Australia. Murray combined his newspaper interest with wine-growing and service in local municipal politics; Syme was an influential member of the Victorian corporate world. They were probably a cut above other Camberwell residents in political and economic influence. Tourmont reflects some of this local standing. The building's later career as a private girls' school indicates another phase in the history of Camberwell, when its mansions were turned to new uses, private schools in particular; of state importance.

Canonbury, 9 Barnsbury Street



National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 3383

Study Grading: B

Precinct: 18.00 Streetscape: 2

Construction Date: 1861

First Owner: Lamont, Edward H

History

Edward H. Lamont, a broker and commission agent, purchased lot 18, the land surrounding this property, in 1861¹. He mortgaged it in 1870 and gave it over to his trustees three years later who immediately resold a house and fifteen acres on the

site to Edward Waters, discharging the mortgage². Waters eventually subdivided the land in 1884 when William Sewell, civil servant, became the new owner-occupier of a house and around 4 acres, until his death in 1912³. Edward Fetherston Hargh owned it in the 1920-30's and Thelma Matthews until 1960⁴.

The Boroondara Shire plan of c1875 shows a square allotment facing Mont Albert Road, owned by E. Waters: no house is shown. However, rate descriptions give a constant description from 1864 and modest valuation until a slight rise in the latter during 1868-9⁵. It was rented to Thomas Osmond on that occasion until 1871-2 when Alex Duncan leased it⁶. Lamont was no longer the accredited owner in that year, his trustees being listed instead in 1872-3⁷. Valuation rises occurred in 1869-70 (near 100%) and remained steady until 1875-6 when Edward Waters, a patent agent, was the owner-occupier (and had been since c1873)⁸.

By 1882-3, the property was leased to distinguished government surveyor, Clement Hodgkinson, prior to its subdivision and resale in 1884⁹. It was called Canonbury during Waters' tenure¹⁰.

Sewell, the new owner after 1884, was rated for a house and near one quarter of the acreage: his valuation however increased by 20%¹¹. It is likely that alteration of, or addition to, the original house occurred then. The property value remained constant, with a dwindling supply of land, until 1894-5 when it decreased¹². It decreased again in 1898-9, then described as of ten rooms¹³.

MMBW *Detail Plan* 1841 (1904) shows the house and carriage sweep linked by serpentine driveway from the Salisbury Road corner. The house is verandahed on four sides (now part removed) and linked by a yard to stables on the west boundary. Nearby, the construction of the Outer Circle Railway had already created a cutting under Barnsbury Road.

William Sewell served as an officer in the treasury and later became chief clerk of the Premier's office¹⁴. Waters' business address was, for a long period, the 'international patents office' in Little Collins Street, where he advised on patent law, patent and trade marks, and provided an agency for their application.

- 1 NTA FN.3383
- 2 *ibid.*; RB 1872-3, 269; RB 1873-4, 278
- 3 RB 1884-5, 609
- 4 NTA FN.3383
- 5 RB 1868-9, 270
- 6 *ibid.*; RB 1871-2, 271
- 7 RB 1872-3, 269
- 8 RB 1869-70, 270; RB 1875-6, 283
- 9 RB 1882-3, 409
- 10 NTA FN.3383
- 11 RB 1884-5, 609
- 12 RB 1894-5, 456
- 13 RB 1898-9, 319
- 14 NTA FN.3383

Description

1

A stuccoed brick house with slated hipped roofs and an encircling iron post verandah with panelled iron friezes and carved timber brackets. The house is in a conservative Italianate manner; the sparse detail including eaves brackets and chimney cornices. What may be an early post and rail fence (part), follows Barnsbury road, enclosing a dominantly exotic mature garden. The roof forms give some evidence of sequential construction but the overall appearance supports the c1884 reconstruction date.

Comparative Examples

The following Camberwell sites may be compared with this site.

2, BERWICK STREET, 1859
19, CANTERBURY ROAD, 1860
18, BALWYN ROAD, 1863
290, CAMBERWELL ROAD, 1868-
8, AIRD STREET, 1870
35, PROSPECT HILL ROAD, 1873-4

External Integrity

Additions have replaced the verandah on the north elevation; the stable brickwork has been painted.

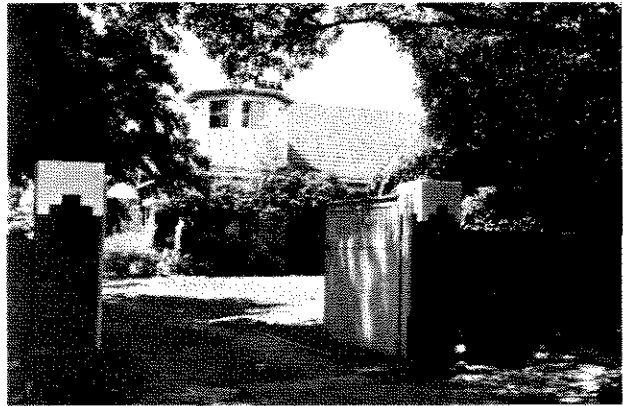
Streetscape

Isolated by landscape from a dominantly 20th century built neighbourhood the landscape form and planting associated with the adjoining rail reserve lend to the expression of a 19th century environment.

Significance

Architecturally, a near externally intact and large house which reflects its early date and subsequent construction by the conservative stylism and diverse roof forms: of potential regional interest and local importance.

Clement Hodgkinson and Sewell were both senior civil servants; Hodgkinson in particular was influential in the shaping of many areas within the colony and played a part in the design of public gardens and in street plantings. The gardens of Canonbury may reflect some of these interests. Along with a few other local properties it represents the style in which senior colonial administrators lived over several decades and the type of resident attracted in its transition from rural retreat to outer suburb.

**House,
55 Bath Road, Burwood****Study Grading: C****Construction Date: 1925****First Owner: Brewer, James tanner? manager****History**

A tanner, James Brand Brewer, was the first owner of this house after its construction in 1925². It was described as of six rooms and built of brick³. James Brewer occupied this house with his wife Hilda until the mid 1940s⁴. By 1931 he had become a manager⁵. Geoffrey G. Forster was the next owner of the property⁶.

Description

Obscured by a mature, near original garden, the house is of red brick, has a terra-cotta Marseilles pattern tile roof and distinctive flared and shingled window hoods which rise from under the roof gable and lend an Eastern character to the design. The brick, paneled fence is typical of the Edwardian and Bungalow eras, particularly the latter with its cemented and stepped pier cappings.

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
12, HUNTER ROAD, 1918
9, SEFTON PLACE, 1919-20
6, CHRISTOWEL STREET, 1919
718, RIVERSDALE ROAD, 1919
33, BROADWAY, 1920
158, MONT ALBERT ROAD, 1920
11, PRETORIA STREET, 1920
23, SUNNYSIDE AVENUE, 1920
286, UNION ROAD, 1920
44, CURRAJONG AVENUE, 1920c
6, TRAMOO STREET, 1920c
17, THREADNEEDLE STREET, 1920c
65, YARRBAT AVENUE, 1920c

1 further inspection required
2 D1925; RB1925/6, 27465
3 ibid.
4 D1944/45; ER 1938
5 ER 1931; ER 1938
6 D1950

42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPDENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, c1925
 269, UNION ROAD, 1925-6c
 10, DONNA BLANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

Generally original, except for an added brick bay to the side.

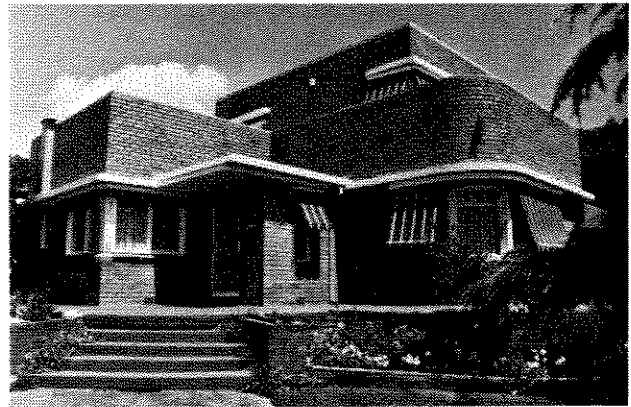
Streetscape Contribution

Significance

Historically, the house of a member of Camberwell's manager/manufacturer class and hence typical of the suburb: of local importance.

Architecturally, an unusual Eastern Bungalow design for the era with high integrity to its construction date: of regional interest.

House, 2 Beatrice Street, Burwood



Study Grading: B

Construction Date: 1941

First Owner: Armstrong, Harold B

History

Harold B. Armstrong, the celebrated cartoonist, was the

first owner of this house constructed in 1940-41¹. It was a seven roomed brick dwelling and was estimated to cost £2,100².

Harold B. Armstrong was born in Sydney, NSW on the 19th March, 1903³. The son of A. Milner Armstrong, a high school teacher and headmaster, he grew up in Sydney, Dubbo and Orange⁴. He worked as a survey draughtsman with the Lands Department (1919-22), for the Forestry Commission (1923-27) and for the Water Board (1929) before becoming a commercial artist (1929-31)⁵. Armstrong worked as a cartoonist for the Sydney *Sun* for part of 1932 and then the Melbourne *Herald* before moving to the Melbourne *Star* in 1935⁶. On the demise of the Melbourne *Star* in 1936 he worked for the *Star's* parent paper, the *Argus*⁷. When, in its turn, the *Argus* foundered Armstrong was left without a daily paper although he worked out his contract on the *Sun* which had taken over the *Argus*⁸. For a time he drew for *Truth*, for Somerville Smith's abortive *Smith's Weekly*, and for trade papers⁹. Armstrong also published books on how to draw and in his last years some children's books¹⁰.

1 BA 1940, 13799; ER 1945; D1945
 2 BA 1940, 13799
 3 WWA 1944, p.121
 4 *ibid.*; *The Age*, 25.2.1978, p.22
 5 WWA 1944, p.121
 6 *ibid.*
 7 *ibid.*; VYB, 1973, p.602
 8 *The Age*, 25.2.1978, p.22
 9 *ibid.*
 10 *ibid.*

In 1922 he married Eda Margaret Govers and had a son and two daughters¹. His son Barry worked in metal sculpture, jewelry and drawing².

Description

Modernistic, if not modern in design, the house is on two levels with ample first-level terraces on the flat roofs of the protruding one-level bays below. Clad in cream brick, it also followed the European prototypes (Dudok) in the cubist form adopted where masses of differing size and scale, rectanguloid and curved, interplay visually. Concrete slab edges link each ground-level window head while, at the upper level, they are confined to the openings. The site, on a corner and elevated, is ideal for the free-standing design expression implied by Modernistic concepts.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
 1, MONTANA STREET, 1940
 1297, TOORAK ROAD, 1940
 91, MAUD STREET, 1940c
 133, MAUD STREET, 1940c
 56, RIVERSIDE AVENUE, 1940c
 15, WALBUNDY AVENUE, 1940c
 417-, WHITEHORSE ROAD, 1940c
 113, YARRBAT AVENUE, 1940c
 123, MONT ALBERT ROAD, 1941-2
 2, BEATRICE STREET, 1941
 6, BULLEEN ROAD, 1941
 171, DONCASTER ROAD, 1941
 4, MAYSIA STREET, 1941
 46, THE BOULEVARD, 1941
 1, KELBA STREET, 1941c
 666, RIVERSDALE ROAD, 1946-7
 119, DONCASTER ROAD, 1948
 1, KALONGA ROAD, 1948c
 166, WHITEHORSE ROAD, 1951-2
 2, TAURUS STREET, 1951c
 32, URSIA STREET, 1951c
 6, CARRICAL STREET, 1952
 43, KIREEP ROAD, 1952
 1, MADDEN STREET, 1952
 2, CARRICAL STREET, 1954
 16, CARRICAL STREET, 1954
 129, WINMALEE ROAD, 1954
 14, ORION STREET, 1954c
 32, BALWYN ROAD, 1955c
 45A, NARRAK ROAD, 1955c

External Integrity

Generally original.

Significance

Historically, important association with Harold B Armstrong, commercial artist and newspaper identity: of Regional importance.

Architecturally, an adept and well-sited design in the Moderne/Modern manner, a style seldom used in the metropolitan area in its true three-dimensional form: of Regional importance.

Tara, now Broughton Hall, 2 Berwick Street



National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 572

Study Grading: A

Precinct: 26.01 Streetscape: 2

Construction Date: 1858-9, 1883-

First Owner: O'Shanassy, Sir John

Architect: Barry, J M (1858-9); Salway, William (1883)

History

Tenders were called by architect J.M. Barry, in June 1858, to erect '...a MANSION and OUTOFFICES at Boroondara, for the Hon. John O'Shanassy, Chief Secretary³. Later in 1883, tenders were called by William Salway for 'additions, alterations and repairs to Tara, Camberwell for Mr. O'Shanassy', and, prior to that, by architects William Ellis for new stabling⁴. *The Argus* of 1884 described the completed interior decoration by Mr. Robert Reid and the reconstruction of the interior by Mr. William Salway⁵. So ended the evolution of Tara

1 WWA 1944, p.121

2 *The Age*, 25.2.1978, p.22

3 *Argus*, 9.6.1858, p.8

4 *Argus*, 9.6.1883, p.14; *Argus*, 9.12.1882, p.15

5 *Argus*, 13.9.1884, p.13

to its present outward form, given that the facade was completed by 1859¹.

By 1884, Matthew Patrick O'Shanassy was the resident gentlemen owner of the 18 room Tara and 46 acres surrounding². A brief change of occupancy occurred in 1888 when George Langridge, auctioneer, leased Tara: he also purchased 45 acres of the grounds and subdivided it in this boom year of 1888³. Matthew regained possession by 1893 until his death in 1900 after which John Coupar, warehouseman, owned and occupied the house⁴. Mrs. Annie Coupar continued there for many years, followed by a Mrs. M. Letts⁵.

Sir John O'Shanassy, Irish born, arrived at the threshold of the Colony, in 1839. His business (drapery) interests thrived as did his role with the Roman Catholic Church, so founding the St. Patrick's Society and working for charitable institutions generally. He served as a Melbourne councillor, member of the Denominational Schools Board and a Public Library trustee. He was also active among building and land societies and an important figure in the establishment and running of the Colonial Bank.

Elected to Victoria's first Legislative Council he served as a virtual opposition leader until 1857 when a new government was formed with O'Shanassy as its Premier and Chief Secretary for a bare month. He re-emerged in this role in 1858 and 1861. During these sessions the *Crown Land Act* of 1862 and *Local Government Act* of 1862-3 were major legislative achievements, the latter receiving... 'much of Mr. O'Shanassy's attention'. Failing health meant cessation of politics and a world tour when Pope Pius IX knighted him into the Order of St. Gregory for his efforts in Catholic education.

On his return he entered the Legislative Council in 1868 and 1872-4 and the Assembly in 1877: pursuing in both theatres a conservative view of the Catholic cause until his defeat at Belfast (Port Fairy) in 1883. A Knighthood awaited him at his retirement from the Council. He died in 1883 as did his widow, in 1887; both dates marking both the enrichment and dissipation of Tara.

Near to O'Shanassy's death he was criticized for his supposed influence over the path of the railway to Hawthorn at Camberwell. The route, which had been first announced in 1876, passed half a mile north of the junction, close to Sir John's property, and trains traversed, some thought, unnecessarily steep grades to get there when it opened in 1882.

Tara was acquired by the Anglican Church in 1951, and continues today as student accommodation after a brief period of ownership by the Worldwide Evangelical Crusade. Additions to Tara and construction of new buildings in its grounds have occurred since that period and given the reconstruction after O'Shanassy's death, it is difficult to assess the house's representation of his lifestyle and hence its historical importance.

Description

Presenting a grand, stuccoed facade to Berwick Street (once to Burke Road), Tara rises two sparingly decorated levels above a loggia podium. Balustrading to the ground floor parapet provides for an open terrace, behind which the main facade, with its pedimented tri-partite window groups, supports a cornice and balustraded parapet above. This grand facade returns on the north and south, giving way to a more typical hipped roof wing at the rear which may hold the earlier sections.

Comparable residential facades exist at 154 Hotham Street and 116 Wellington Parade, East Melbourne; at Oberwyl, Burnett Street, St. Kilda (particularly the open terrace); The Terricks, Paterson Street, Hawthorn (more ornate); and Wanganella, Aird Street, Camberwell (q.v.), which also has an open terrace. Of note is that the now demolished Rostella of Lonsdale Street, also designed by Barry, has an open terrace over a loggia (1869).

A mature Norfolk Island pine and Moreton Bay Fig relate to the 19th century context of the house whilst the Bhutan and Roman Cypress express this century.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, CANTERBURY ROAD, 1860
- 9, BARNSBURY ROAD, 1861
- 18, BALWYN ROAD, 1863
- 290, CAMBERWELL ROAD, 1868-
- 8, AIRD STREET, 1870
- 35, PROSPECT HILL ROAD, 1873-4

External Integrity

Unsympathetic additions have been made to the sides of the house; the fence has been removed and the forecourt paved.

Streetscape

Dominant within a 20th century, low scale domestic streetscape, and relates to the nearby Frognall (q.v.) as identifiable early houses prior to close subdivision.

1 CLHC typescript The Tara Estate 1990 notes a photo by Cox & Luckin 1861 showing facade as is
 2 RB 1884-5, 48f
 3 CLF H21; RB 1888-9, 892
 4 RB 1893-4, 1085; RB1901-2, 1061
 5 RB 1902-6, 1076; D1906-15; D1935

Significance

Architecturally, of an uncommon and refined, early Italian Renaissance revival form, given its open terrace to three sides and sophisticated ornamentation: of state, possibly national importance.

Historically, for a long period the home of one of Victoria's more distinguished politicians and foremost figures of the Catholic Church: of State importance.

Restoration

Prepare a conservation analysis and management plan which should address re-establishment of the fence line; removing the carpark from the forecourt and re-establishing a sympathetic garden; removing or reducing the impact of additions close to the north and south of the building.

House, 9 Boston Road



Study Grading: C

Construction Date: 1922

First Owner: Bellmaine, Francis Edward

History

Francis Edward Bellmaine purchased this allotment in 1916 from land owned by one Busse¹. By 1922 Bellmaine, described as a printer in rate books, had built this large 10-room brick house, the family remaining there until at least 1950². The Carew family were there by 1953, followed by K. Campbell in the 1960's³.

After World War One, with the Australia-wide surge for new family facilities, Camberwell also experienced an interest in child welfare which, among other things, inspired Council to provide £2000 to establish baby health centres at Balwyn

and Burwood. Mrs. Bellmaine offered the use of this house as the first step in that direction.

One of the key changes to inter-war suburban life came with movements for professional child-care. Infant Welfare Centres were only one of a number of institutions designed to safeguard the mental and physical growth of children. Local residents in Camberwell often demanded Infant Welfare facilities and this building was an important focal point in that movement and suggests some of the character of domestic life and changing attitudes to children in the 1920s. It is also an important representative building for any history of local associations.

Description

This is a large red brick house which uses the prevailing Bungalow style but in a decidedly two storied form, with its gable emphasis, symmetry, austere massing and finish. Two-level Bungalows more commonly used the attic form as at 174 Whitehorse Road or the notable 21 Rochester Road 52 Deepdene Road and 33 Broadway.

English bonded brickwork and soldier coursing are used to promote subtle interest but it is the interplay of bold gables against the high main hip roof which is the crux of the east elevation. Set between the gables and at the porch roof apex, is a deftly placed window pair- as if a wrinkle in the nose between the two arched eyebrows adjoining. On the north an open 'sleep out' balcony is covered by a gabled porch, set as a centre-piece to the long transverse-gable elevation. The mature exotic garage brick paving and fence are all supportive of the period.

Comparable examples include Innisfail, Outlook Drive, Heidelberg (1928) and in Camberwell City 5 Maleela St. and 62 Mont Albert Road. Steep roof gables were to become more prevalent in a two storey-form, as the Old English or neo-Tudor of the 1930's.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, THE RIDGE, 1916
- 12, HUNTER ROAD, 1918
- 9, SEFTON PLACE, 1919-20
- 6, CHRISTOWEL STREET, 1919
- 718, RIVERSDALE ROAD, 1919
- 33, BROADWAY, 1920
- 158, MONT ALBERT ROAD, 1920
- 11, PRETORIA STREET, 1920
- 23, SUNNYSIDE AVENUE, 1920
- 286, UNION ROAD, 1920
- 44, CURRAJONG AVENUE, 1920c
- 6, IRAMOO STREET, 1920c
- 17, THREADNEEDLE STREET, 1920c
- 65, YARRBAT AVENUE, 1920c

1 RB 1916-17
2 RB 1922-23; RB 1923-4, 2565
3 MMBW DPA126356; BA 1953, 12577; BA 1961, 28507

42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPDENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, c1925
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

The house is generally original except for alterations at centre ground level, north elevation.

Streetscape

Joined on the west by houses of a similar period, the house is highly visible given its large lot size, corner site and hillside position.

Significance

Architecturally, a large, prominent and near original variation on the popular Bungalow style which is distinguished by its garden setting, sympathetic out buildings and its two-storey form. It is also part of a concentration of 1920-30's housing: of regional interest and local importance.

Historically, the house and its owner are noted for their contribution to child welfare after World War One: of local importance and regional interest.

Flats, 87-87A Bowen Street, Camberwell



Study Grading: B

Construction Date: 1934

First Owner: Payne, Miss Alice h/d

History

Miss Alice Payne, the daughter of John Payne founder of Payne's Bon

Marche (q.v.), commissioned N.P. Anderson to build this house in 1934¹. It was a two storey, brick house of eight rooms and was estimated to cost £1,775². However she did not reside at this address until the mid-1940s previously having lived with her father and brother at Athelstan Street and her parents John and Jane Payne at Rathmore, Bowen Street³.

John Patrick Walker, an engineer, resided at this address in 1936⁴ while Alice and her brother Herbert James Payne, a gardener, lived at this address from the mid-1940s⁵. The house was converted to flats in 1950 at an estimated cost of £2,500⁶. The first floor flat comprised five rooms and the ground floor flat six rooms⁷.

Description

A two-storey stuccoed masonry house composed in an L-plan gabled form and utilizing the Old English style by its use of the gable, and herringbone and header brick patterns. Shutters to the main windows add a Mediterranean character as does the blended Marseilles pattern roofing tiles. The garden setting and fence are from the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 1 BA 1934, 4003
- 2 ibid.
- 3 ER 1912; ER 1938; ER 1945; D1945
- 4 ER 1936
- 5 ER 1945; D1945; D1950
- 6 BA 1950, 4705
- 7 ibid.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANCAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-39, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

Generally original.

Streetscape Contribution

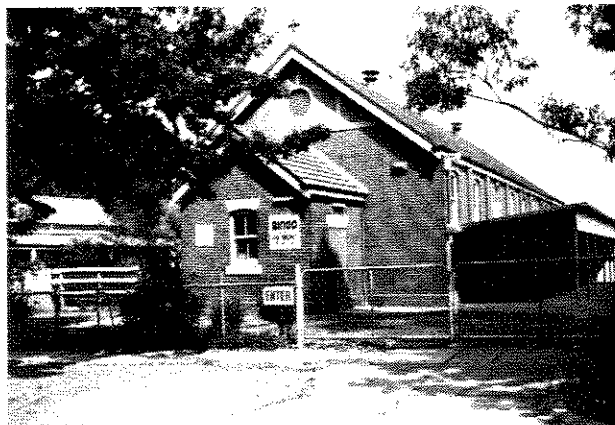
Contributes to a street with Edwardian and Bungalow era residential character, both implying the use of the gable form.

Significance

Historically, associations with the noted Payne family (of Payne's Bon Marche) and a contrast with their other earlier residence in Athelstan Road: of regional interest.

Architecturally, a large and successfully designed example in a variation on the Old English style which is well preserved and set in period landscape. The house also contributes to an Edwardian and Bungalow era streetscape: of Regional importance.

Catholic Hall, 3 Brenbeal Street, Balwyn



Study Grading: C

Construction Date: 1930

First Owner: Roman Catholic Church

Architect: Harper, R.

Builder: Harper, R.

History

Mary Ann Hayson of 6 Oxford Street, South Yarra was the owner of Allotment 11, 13, and 15 when it was acquired by Reverend Gleeson of Surrey Hills as agent for the Roman Catholic Trust Corporation in 1929¹. In 1930 the Roman Catholic Trust Corporation commissioned prolific Catholic designer-builder, Robert Harper of Abbotsford, to design and construct a three roomed building to be used as a hall and school². Harper was also responsible for work at The Good Shepherd Convent in Abbotsford and other suburbs.

Description

An austere gabled red brick school-hall with limited half-timbered stucco in the gable surrounding a louvred round vent. The roof is of Marseilles pattern tiles, the chain wire fence probably original and the windows are segment-arched.

The form is similar to many earlier Catholic church halls and Harper's work elsewhere but its simple detail evokes its era, it is well preserved and has an historic function as a gathering place in the community over a long term.

¹ RB 1927-28, 4676, 4621, 4622; RB 1929-30, 4796, 4797, 4798
² MMBW DPA 180945

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-39, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YULLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

Generally original.

Streetscape Contribution

Set in a contemporary residential domain.

Significance

Historically, a good example of the widespread inter-war hall/school buildings of Catholic

parishes and their subsequent social role in the community: of regional interest.

Architecturally, a reminder of the distinctive form of Catholic parish buildings; a form different from neighbouring Protestant parishes and slightly different again from the older inner-city Catholic parish buildings in its simplified design approach: of regional interest.

Devonia, Row Houses, 17-19 Broadway



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1911

First Owner: Birch, John William

Builder: Hutchinson & Son

History

John William Birch of Victoria Road, Camberwell commissioned builders, Henry Hutchinson and Son, to construct 'two dwellings' at Berwick Street's intersection with Broadway¹. Occupiers included John Minchan, Mrs. H.J. Symonds and Charles Trewartha².

During this period of construction of this row, Camberwell was introducing new building regulations designed to discourage these very building types. Hence, these houses are historically important for their intensive use of a centrally located site, within a suburb which generally encouraged extreme low-density building. The history of their construction and any debate surrounding applications from the builders are worth further investigation; these buildings may have state significance for their role in this process.

Description

An unusual adaptation of the Queen Anne villa mode, this red brick and textured stucco pair is

¹ BA 1899-1918, 1530
² D1914; D1925; D1927

configured with two gabled bays set on the diagonal. Between the bays, both houses possess the usual timber ornamented verandah, but number 17 has, in addition, a minor hipped-roof tower bay at the corner. Half-timbering, a Marseilles tile roof and casement windows (some with coloured glass) are more common attributes. Mature exotic planting is contributory to the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The presumed timber, picket fence has been replaced; trim colours are sympathetic.

- 1 MMBW DPA113293
- 2 D1921; D1922; D1923
- 3 MMBW DPA113293; BA 1940, 13616; BA 1950, 5068

Streetscape

The corner tower relates well to the street corner whilst adjoining housing, east along Broadway, is also of the Queen Anne style.

Significance

Architecturally, an unusual and successful use of the towered Queen Anne idiom in row-house construction, a construction-type associated more with the 19th century, also contributory to a Queen Anne streetscape: of regional importance.

Historically, little is known of the Birch family in the Camberwell context but the construction form is unusual for the area and period and was built at a time of intense debate over housing standards and density: of regional importance.

Restoration

Rebuild fence and repaint as typical or original.

House, 33 Broadway



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1920

First Owner: Clarke, George

History

George Clarke of Fisher Street, East Malvern was the first owner of this house after its construction between 1919 and 1920¹. George Reid was the first occupier, followed by Robert Edwards in c1922². James W. Adams, a company director, of Preston was the next, more long-lived owner-occupier: carrying out a conversion to apartments in 1950³.

Description

Symmetrical and Bungalow in form, this red brick house rises in two gabled tiers to an attic and sleepout balcony overhead. Marseilles pattern tiles, red brick, "half-timbered" gables and slatted friezes are in common with the previous Queen Anne style. However, the impressive low brick arch at the entrance and the matching window bays, angling away under the verandah, reinforce the solidity and symmetry common to the Bungalow type. The canted window bays also create an unusual dynamism, within this symmetrical frame, by the removal of their visual support to the gables overhead.

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
 12, HUNTER ROAD, 1918
 9, SEFTON PLACE, 1919-20
 6, CHRISTOWEL STREET, 1919
 718, RIVERSDALE ROAD, 1919
 158, MONT ALBERT ROAD, 1920
 11, PRETORIA STREET, 1920
 23, SUNNYSIDE AVENUE, 1920
 286, UNION ROAD, 1920
 44, CURRAJONG AVENUE, 1920c
 6, IRAMOO STREET, 1920c
 17, THREADNEEDLE STREET, 1920c
 65, YARRBAT AVENUE, 1920c
 42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPDENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, c1925
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

The house is generally original. Remnants of formally arranged clipped shrubs survive but the

fence has been replaced; most trim colours relate to the period, with the exception of the stucco.

Streetscape

The house contributes to a notable Queen Anne styled streetscape.

Significance

Architecturally, a large and successful adaptation of the Bungalow idiom which is near to original; of regional importance.

Historically, little is known of either George Clarke or James Adams in the Camberwell context.

Glenoxley, Formerly Saxstead, 35 Broadway



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1902

First Owner: Lanceter, Samuel Joseph

Builder: Smith, N A

History

Samuel Joseph Lanceter, a wholesale fruit merchant of Flinders Street Melbourne, was the first owner-occupier of Saxstead in 1902¹. His builder was N.A. Smith².

Samuel Joseph Lanceter, apart from being a general fruit wholesaler, was a banana vendor. His premises at Flinders Street's west end were consequently augmented by those at 22 Viaduct Buildings, Banana Alley³.

Description

This is a red brick and rough-cast stuccoed house with a slated and hipped main roof, two extended gable-bays and a slatted and arcaded verandah between. One gable serves a room, the other forms the corner to the verandah which continues on the

1 BA 1899-1918, 242; D1903

2 BA 1899-1918, 242

3 WD 1899-1900; D1903

house's east side until terminated by another protruding room bay. An unusual tower on this rear bay, with bellied rough-cast and vermiculated stucco forming arched patterns over window arches, is particularly notable. Unusually ornate incising, taking the onion form, is in both the verandah frieze and the gabled fascia, whilst the gables have the typical half timbering of the Queen Anne style. Sympathetic planting surrounds the house.

The design is a variation on Queen Anne which departs from the multi-bayed, multi-gabbling used elsewhere and adopts simple frontal massing, based perhaps on late Victorian towered Italianate period prototypes, as a contrasting background to ornate timber slatting. The chimney cornices are of the Victorian period pattern.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANCARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INCLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INCLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c

353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

Generally externally original; the trim colours are sympathetic but the fence has been replaced.

Streetscape

Contributes to a generally Queen Anne style elevation, part of the valuable Broadway-Sefton place precinct.

Significance

Architecturally, a conservatively formulated but distinctive, towered house after the Queen Anne manner which is enhanced by the contemporary surrounding precinct: of regional and local importance.

Historically, representative, by its ownership, of the merchant and manufacturer classes which occupied Camberwell in the Edwardian period. As well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s: of regional and local importance.

House, 54 Broadway



Study Grading: B

Precinct: 26.01 **Streetscape:** 2

Construction Date: 1912

First Owner: Creaser, John Thomas

Architect: Ward & Carleton

History

Architects, Ward and Carleton, designed this attic-style house for John Thomas Creaser, a tea expert, in 1912¹. One Cottell or Cottrell & Son may have been the builders². Later owners included the Moloney family³.

The architects, Ward and Carleton had already shown their skill in the French oriented forerunner to this style, at St. Hilda's, 1 Clarendon Street, East Melbourne, but in this example, the mainstream Queen Anne attic-villa style is pursued with almost equal success.

Description

Set in an area noted for the Queen Anne villa style, this house possesses the picturesque form, terra-cotta tiles, and half-timbered outrigger gables, grouped casements, rough-cast stucco cladding and timber ornament common to these houses. The attic's sleep-out balcony is a dominant element among the informal massing achieved in the design, inspiring in its thrust roof line, a saddle-gable behind which adds further to the complicity of the roof line. Chinese brackets and tapered columns are used as verandahs and porches in contrast to Ussher & Kemp's American Queen Anne timberwork at Wee Nestie (q.v.).

The available grounds were maximized in the design. The placement of the house is at one end of the site, allowing the disposition of attics and main rooms to distant views and the survival today of some mature shrubbery.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 69, BROADWAY, 1900-1
- 20, BRYSON STREET, 1900
- 608, RIVERSDALE ROAD, 1900
- 1, SALISBURY STREET, 1900
- 5, VICTORIA ROAD, 1900
- 11, LUENA ROAD, 1900c
- 42, BRYSON STREET, 1901
- 58, CANTERBURY ROAD, 1901
- 6, KINTORE STREET, 1901
- 23, ROYAL CRESCENT, 1901
- 35, BROADWAY, 1902
- 39, PROSPECT HILL ROAD, 1902
- 169, CANTERBURY ROAD, 1903-4
- 6, LOGAN STREET, 1903
- 142, MONT ALBERT ROAD, 1904
- 7, MANGARRA ROAD, 1905-6
- 24, CHAUCER CRESCENT, 1905
- 633, RIVERSDALE ROAD, 1906-8
- 27, BALWYN ROAD, 1906
- 58, BROADWAY, 1906
- 65, MONT ALBERT ROAD, 1906
- 73-75, BROADWAY, 1907
- 31, CHAUCER CRESCENT, 1907
- 17, THREADNEEDLE STREET, 1907
- 18, PEPPIN STREET, 1907c

- 138, CANTERBURY ROAD, 1908-9
- 41, INGLESBY ROAD, 1908-9
- 10, SEFTON PLACE, 1908
- 41, INGLESBY ROAD, 1909-10
- 71, BROADWAY, 1909
- 73, BROADWAY, 1909
- 31, CANTERBURY ROAD, 1909
- 206, CANTERBURY ROAD, 1909
- 22, VICTORIA ROAD, 1909
- 1293, TOORAK ROAD, 1910-
- 8, ST. GEORGES CRESCENT, 1910
- 2, CLAYTON ROAD, 1910c
- 199, WHITEHORSE ROAD, 1910c
- 24, ALBION STREET, 1911
- 17-19, BROADWAY, 1911
- 96-98, UNION ROAD, 1911
- 24, KENT ROAD, 1912-13
- 35, MATLOCK STREET, 1912
- 648, BURKE ROAD, 1913-18
- 6, KITCHENER STREET, 1913
- 8, FITZGERALD STREET, 1915-20c
- 127, WINMALEE ROAD, 1915-20c
- 27A, ALMA ROAD, 1915
- 76, ATHELSTAN ROAD, 1915
- 347-349, WHITEHORSE ROAD, 1915c
- 353, WHITEHORSE ROAD, 1915c
- 150, WINMALEE ROAD, 1915c

External Integrity

The house is generally original except for the fence replacement.

Streetscape

Contributes to an important Queen Anne precinct.

Significance

Architecturally, a skillful and intact example of the Queen Anne villa style which is enhanced by its siting and placement in an important Queen Anne precinct.

Historically, like the immediate neighbourhood, this house was created for the merchant or manufacturing classes and hence exemplifies this typical element in Camberwell's emerging class structure. As well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s.

1 MMBW DPA80662
2 BA 1899- 1918, 1728
3 BA 1958, 22212

House, 58 Broadway



Study Grading: C

Precinct: 26.04 Streetscape: 1

Construction Date: 1906

First Owner: Flockhart, Henrietta

Architect: Gutheridge, R M

Builder: O'Brien, Mr.

History

Camberwell architect, Richard M. Gutheridge, designed this Queen Anne style house for Mrs. Henrietta Flockhart in 1906; the builder was a Mr. O'Brien¹. A garage was added in 1912². A later and long-time owner was J. Campbell³

Description

As a red brick and stucco Queen Anne design, this house addresses much of its picturesque intent to the front elevation, lacking the scope for the articulation of form seen at the Cupples house (q.v.). Three half-timbered gables, one across a protruding room bay, another to an attic and the third over a verandah bay, are disposed in a balanced group across the main roof hip. Typically the slatted verandah turns the corner to terminate on another protruding bay at the side. Ribbed chimneys, rough-cast stucco, red brickwork and slatted verandah details are in common with the surrounding villas.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 69, BROADWAY, 1900-1
- 20, BRYSON STREET, 1900
- 608, RIVERSDALE ROAD, 1900
- 1, SALISBURY STREET, 1900
- 5, VICTORIA ROAD, 1900
- 11, LUENA ROAD, 1900c
- 42, BRYSON STREET, 1901
- 58, CANTERBURY ROAD, 1901

- 6, KINTORE STREET, 1901
- 23, ROYAL CRESCENT, 1901
- 35, BROADWAY, 1902
- 39, PROSPECT HILL ROAD, 1902
- 169, CANTERBURY ROAD, 1903-4
- 6, LOGAN STREET, 1903
- 142, MONT ALBERT ROAD, 1904
- 7, MANGARRA ROAD, 1905-6
- 24, CHAUCER CRESCENT, 1905
- 633, RIVERSDALE ROAD, 1906-8
- 27, BALWYN ROAD, 1906
- 65, MONT ALBERT ROAD, 1906
- 73-75, BROADWAY, 1907
- 31, CHAUCER CRESCENT, 1907
- 17, THREADNEEDLE STREET, 1907
- 18, PEPPIN STREET, 1907c
- 138, CANTERBURY ROAD, 1908-9
- 41, INGLESBY ROAD, 1908-9
- 10, SEFTON PLACE, 1908
- 41, INGLESBY ROAD, 1909-10
- 71, BROADWAY, 1909
- 73, BROADWAY, 1909
- 31, CANTERBURY ROAD, 1909
- 206, CANTERBURY ROAD, 1909
- 22, VICTORIA ROAD, 1909
- 1293, TOORAK ROAD, 1910-
- 8, ST. GEORGES CRESCENT, 1910
- 2, CLAYTON ROAD, 1910c
- 199, WHITEHORSE ROAD, 1910c
- 24, ALBION STREET, 1911
- 17-19, BROADWAY, 1911
- 96-98, UNION ROAD, 1911
- 24, KENT ROAD, 1912-13
- 54, BROADWAY, 1912
- 35, MATLOCK STREET, 1912
- 648, BURKE ROAD, 1913-18
- 6, KITCHENER STREET, 1913
- 8, FITZGERALD STREET, 1915-20c
- 127, WINMALEE ROAD, 1915-20c
- 27A, ALMA ROAD, 1915
- 76, ATHELSTAN ROAD, 1915
- 347-349, WHITEHORSE ROAD, 1915c
- 353, WHITEHORSE ROAD, 1915c
- 150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced unsympathetically and the side verandah enclosed; some trim colours are sympathetic.

Streetscape

The house contributes to an important Queen Anne villa precinct.

Significance

Architecturally, a successful and near externally intact, Queen Anne villa design which is enhanced by the surrounding Queen Anne precinct.

Historically, little is known of the first owner in the Camberwell context. As well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s.

¹ MMBW DPA 5156; BA 1899-1918, 659
² BA 1899-1918, 1916
³ BA 1955, 16676; MMBW DPA 5156.

Berwyn, 62 Broadway, Camberwell



Study Grading: B

Precinct: 26.04 Streetscape: 1

Construction Date: 1905

First Owner: Worthington, John Morgan

Builder: Cooper, N.H.

History

Builder, N.H. Cooper, Cooper was commissioned by John Morgan Worthington to construct a dwelling on land he owned in Sefton Place in 1905.¹ The two-storeyed brick house had an area of 2400 square feet and was of 7 rooms.² John Worthington, a civil servant, owned and occupied Berwyn until it was purchased in the early 1920s by George Leslie Just, an electrical engineer.³ The Just family occupied the property until the late 1930s.⁴ Other owner-occupiers were Mrs. Nora J. Dumbrell in the late 1940s, early 1950s, and W.H. & C.W. Pond from the late 1950s.⁵ Mrs. Dumbrell made alterations, designed by A.W. Plaisted, to the property in 1945-46.⁶ Worthington, John Morgan

Description

Red brick, with a terra-cotta Marseilles pattern roof, this house is in the Melbourne Queen Anne revival style, with the familiar attributes of a main attic-form hipped roof, gabled room bays, projecting window bays, a corner turret and encircling timber-post verandah. The posts are turned and the other verandah details restrained. Dormer windows are set in the western roof with projecting gabled-roofed rooms terminating the verandah, each equipped with window bays with many window casements full of intricate glass (south-eastern corner). There is shingling and half-timbering in the gable with a typical Queen Anne revival cement cartouche set at the gable

apex. Below the shingling are Art Nouveau pattern pressed-metal panels set above the window bays.

The entrance door also has intricate leadlight work with deep paneling to the lower half of both door and side panel, while a segment-arched twin-casement window is set to one side, lighting the hall inside. An ornamental arcade done in cement below the window sill adds to the general restrained ornament of the house. Chimney stacks are ribbed with quite intricate cement work in terms of incised ornamentation set at the top. They have bracketed caps and pots and the picket fence and garden concept relate to the original.

Comparative Examples

The surrounding precinct has many worthy comparable examples, including numbers 66, 68, 54, 169, 71, 73 Broadway and 1, 9, 10 Sefton Place, also 169 Canterbury Road. These are superior designs among the many examples from this era in Camberwell which, with Kew, has some of the best designs in the State.

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INCLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INCLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON STREET, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911

1 BR1905, 568
 2 *ibid.*; RB1911-12, 1172
 3 RB1923-24, 14490
 4 D1935
 5 D1950; DRP55233
 6 *ibid.*

17-19, BROADWAY, 1911
 96-98, UNTON ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 150, WINMALEE ROAD, 1915c

External Integrity

Some glazing has been replaced and an empathetically-designed garage added to the east face, along with other additions. Otherwise the house is generally original. The picket fence appears based on an authentic pattern.

Streetscape

The house is on a corner and relates closely to the frontages in all directions, most being Queen Anne or Federation Bungalow style designs in this important Edwardian precinct.

Significance

Historically, the occupiers represent the professional classes associated with Camberwell and their choice of dwelling. The alterations by A.W. Plaisted may also be important, as an example of an active local builder's work: of local importance.

Architecturally, the house is a fully developed example of the Queen Anne style as applied to a medium-sized villa, also evocative of a style associated with Camberwell and of contributing building in an important Edwardian residential area: of State interest and regional importance.

Wee Nestie, 69 Broadway



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1900-1

First Owner: Halsey, William

Architect:

Builder: Garrett, G

History

Architects, Ussher & Kemp, designed this nine room Queen Anne styled house for importer, William Halsey in 1900¹. G. Garrett was the builder².

Later owners included J.R. Wood and P.R. Kershaw; the latter converting Wee Nestie to Karinyah private hospital in 1959³.

William Henry Halsey, like many of Camberwell's middle classes, had risen from apprenticeship (in the London boot trade) to establish and expand his own business, as in Halsey's case, at the corner of Bourke and Elizabeth Streets, Melbourne. He had commenced his boot and shoe agency business in Queen Street, during 1886 and, expanding, moved to Flinders Lane. A number of British and American manufacturers sold their wares through Halsey, which included tray cloths, d'oyleys, velveteens, felts and, of course, an extensive leather goods range⁴.

The George Vial house, at 71 The Broadway, is physically related as well as by its owner's occupation.

Description

Wee Nestie is shown on the MMBW *Detail Plan* 1970: placed askew on its owner site, it is aligned, unlike its neighbours, neither perpendicularly nor diagonally to the street. A large indented gateway

1 *Historic Environment*, Vol.2, No.2, p.30 sites Ussher and Kemp as the architects
 2 BA 1899-1918, 142
 3 BA 1931, 2339; BA 1979, 25181
 4 SLVB cites Smith, *The Cyclopaedia of Victoria*

was at a corner splay in the allotment and an asphalt tennis court on the west of the house.

Typically multi-bayed and verandahed in plan, the house is also one and two-storey height: using both two and three-dimensional variations to achieve an optimum picturesque composition. A chimney shaft which bisects a roof gable-end is a device also seen at other Ussher and Kemp houses, (i.e. 5 Willsmere Road Kew), adorned here with a cement pediment which is typical of one of the style's sources, the English Queen Anne. Ussher had used this distinctive device much earlier, in the Cottage by the Sea, at Queenscliff (1892), also in the Foden house at Canterbury (1897).

Other typical Queen Anne attributes are present: the half-timbered multi-gabbling set against a high, hipped roof, the Marseilles pattern roof tiles, red brick and stucco walls, and an arcaded and slatted timber verandah. Atypical however is Ussher and Kemp's skillful and less frenetic placement of mass and openings to achieve their picturesque aims.

A new pavilion wing has been added to match on the eastern side and, although too close a replication of the original, it is far more successful than the unfortunate wing on the west. Mature shrubs and asphalt paving fit the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOCAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c

24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence has gone, the side verandah has been partly enclosed and a wing added to the west side unsympathetically.

Streetscape

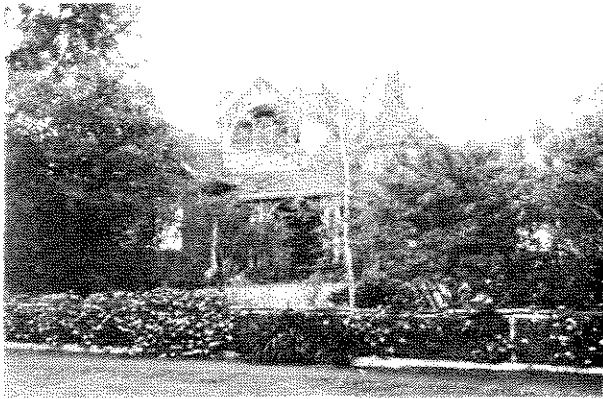
A major corner element in an important Queen Anne precinct.

Significance

Architecturally, a highly successful but partly altered Queen Anne style house, designed by its major practitioners, which is enhanced by the surrounding Queen Anne precinct and its corner siting.

Historically, considered with the nearby George Vial house, this corner is expressive of the rising middle classes born from the emerging secondary industries in Victoria, in this case the leather manufacturing trade. As well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s: of local and regional importance.

**House,
71 Broadway**



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1909

First Owner: Vial, George O belt-maker

Architect: Cowper, Christopher

Builder: Chaplin, H N

History

George Oliver Vial, a leather belt maker, commissioned architect Christopher Cowper to design this two-storied brick house in 1909¹. The builder was H.N. Chaplin².

Murdoch Longmore occupied the house during the 1920's and 1930s³.

Edgar and George Vial inherited the Queen Street leather belt manufactory from their father, its founder, Frank Vial. Commencing in 1882, Vial built up a thoroughly modern business which, in his view, compared with any in the world in terms of new machinery and "up-to-date" methods. He was claimed as the "pioneer of the leather belt making industry in Victoria".

Description

Like its neighbours, the house is in the attic-style Queen Anne villa mode, but it is distinguished by its frontal emphasis and the large Chinese arch 'keyhole' entrance door and leaded sidelights which is set off-centre under the attic.

The half-timbered gables are disposed in a line in varying sizes, across the front elevation but there is no turning the corner, as at 73. Instead of the slatting and turrets, the only verandah element is the entrance porch. The result is a less dynamic interaction of mass and line which is fortunately countered by the picturesque nested gables in the main hipped roof line.

The garden is sympathetic.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
138, CANTERBURY ROAD, 1908-9
41, INGLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLESBY ROAD, 1909-10
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913
8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915
347-349, WHITEHORSE ROAD, 1915c
353, WHITEHORSE ROAD, 1915c
150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced and possibly a verandah enclosed on the north-east corner.

Streetscape

Contributory to the important Broadway-Sefton Place Queen Anne precinct.

1 MMBW DPA 68941
2 BA 1899-1918, 1195
3 D1925; MMBW DPA 68941

Significance

Architecturally, a skillful variation on the Queen Anne villa style by one of its renowned practitioners (Cowper) which is near to original and greatly enhanced by its contemporary setting: of regional and local importance.

Historically, as well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s: of potential state importance.

House, 73 Broadway



Study Grading: B

Precinct: 26.01 Streetscape: 2

Construction Date: 1904-5

First Owner: Flowerday, Robert John

Architect: Tomkins, H W & F B

Builder: Watt, N

History

Robert J. Flowerday, an accountant with the Trustees and Executors and Agency Co., appears to have commissioned the prolific architects, H.W. and F.B. Tompkins, to design this house in 1904¹. By 1906 Flowerday applied to connect to the sewer². His builder was a Mr. N. Watt, the area constructed over 30 squares, and the estimated cost £1350³. Later owners were a Mr. Worrell⁴ and J.R. Hanlon⁵.

Description

Of red brick and rough cast stucco, and in the Queen Anne manner, the distinguishing elements of this house are its turret, the Chinese-arched attic sleepout balcony, and the repetition of the arch motif in the verandah. Typically, the verandah extends around 90 between two gabled protruding bays, and the roof cladding is of Marseilles pattern tiles. The chunky verandah timbers are the obvious American Queen Anne link also seen extensively in Ussher and Kemp's work. Mature landscape elements survive in the garden.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
138, CANTERBURY ROAD, 1908-9
41, INGLISBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLISBY ROAD, 1909-10
71, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913
8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915
347-349, WHITEHORSE ROAD, 1915c
353, WHITEHORSE ROAD, 1915c
150, WINMALEE ROAD, 1915c

1 D1906; BA 1899-1918, 483; see also MMBW DPA 50788
2 MMBW DPA 50788
3 BA 1899-1918, 483
4 BA 1936, 6612
5 BA 1981, 70154

External Integrity

The fence has been replaced.

Streetscape Contribution

Set in a row of similarly notable Queen Anne villas the house contributes to the important Broadway-Sefton Place precinct.

Significance

Architecturally, a successful design by the prominent architects, H.W. & F.B. Tompkins, after the American manner they adapted so skillfully in their more numerous commercial works. The house also contributes to the nationally important Sefton Place Broadway Queen Anne precinct: of regional and local importance.

Historically, as well as reflecting the subtle evolution of post-Federation house styles, most houses investigated in the the Broadway were inhabited by the families of solid businessmen. They represent the domestic style of the upper middle class, a group which most clearly led Camberwell's re-birth after the depressed 1890s.

**Tecoma,
20 Bryson Street****Study Grading: C**

Precinct: 22.00 Streetscape: 2

Construction Date: 1900

First Owner: Morgan, Robert C

Builder: Morgan, R C

History

Robert C. Morgan was the owner-builder of this 7 room face-brick house, in 1900, on lot 66 of the Logan Estate¹. After 1902 he leased Tecoma to John Turner and Jessie Doane who resided there for nine years after 1903². A longer term resident

was Mrs. Susan Davies who stayed there from the 1930s into the 1960's³.

Description

Tecoma is composed after the familiar L-shape plan form where two protruding room bays, contain a return iron verandah. The side bay has the traditional gabled pediment form whilst the front possesses the multi-gabled parapet associated with architect, John Beswicke's 1880s designs and those of certain Camberwell builders (Hutchison), usually of a much later date, ie. 1, 15, 6 and 25 Kintore Street. Morgan may have been responsible for all of these, given their proximity to each other. Mature exotic landscape supports the house period.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANCARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
138, CANTERBURY ROAD, 1908-9
41, INGLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLESBY ROAD, 1909-10
71, BROADWAY, 1909
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913
8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915

1 BA 1899-1918, 118; RB 1899-1900, 1357
2 RB 1902-3, 1471; D1914; RB1903-4, 1490
3 D1935; D1962

347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The hedge at the frontage is a sympathetic replacement for the presumed original timber picket fence; the gates are of a period design but are out of character with the typically timber examples in the area.

Streetscape

The house adjoins and opposes Bungalow, Queen Anne and Late Victorian period villas.

Significance

Architecturally, of a common suburban villa design but is distinguished by its multi-gabled room bay, an element which is limited to Camberwell and Hawthorn and probably from one builder-designer; of regional interest and local importance and supportive of a streetscape.

Historically, little is known of the owners in the Camberwell context.

Restoration

Restore fence as evidence allows.

Eurobin, 42 Bryson Street



Study Grading: B

Precinct: 22.00 Streetscape: 2

Construction Date: 1901

First Owner: Milne, John

Architect: Tompkins?

Builder: Tompkins & Richards

History

Builders, Tompkins & Richards, constructed an 8-room brick house here in 1901 for a Mr. John Milne¹. Milne was described as both a traveller and a warehouseman².

Ellis E. Le Lievre was the owner throughout the 1920's-1950's, after a brief occupation by E.A. Robinson³.

Description

An elevated and half-timbered octagonal room characterizes this red brick and stucco Queen Anne house, together with its cantilevering half-timbered gables and the multi-bayed timber verandah with its corner turret. Like 150 Mont Albert Road and the former Camberwell Wesleyan Manse, the verandah ornament is of an open-lattice Oriental character, set into the verandah arch spandrels. Sympathetic landscape includes one mature Canary Island Date Palm.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOCAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INCLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INCLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912

1 BA 1899-1918, 186

2 ER 1908; RB 1905-6, 1477

3 D1925-35; MMBW DPA 64340; BA 1956, 19519; D1915

35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

A garage has been added near the corner of the house, successfully using the half-timbered gable to achieve visual compatibility. A sympathetic arrow-head picket has replaced the original fence and the colours are generally sympathetic with the exception of the pink rough-cast.

Streetscape

One of a line of generally Queen Anne villas along Bryson Street and prominent on its corner site with its corner tower.

Significance

Architecturally, a distinctive variation on the suburban Queen Anne villa mode which contributes to a similarly styled precinct and is greatly enhanced by its corner, elevated site.

Historically, typical of the ownership of many Camberwell houses today and then; of local importance.

Restoration

Repaint stucco as typical or original.

House, 6 Bulleen Road, Balwyn North



Study Grading: A
 Construction Date: 1951
 First Owner: Cameron, C S

Architect: Cameron, C S

Builder: Cameron, C S

History

The prolific Camberwell builder/investor, C.S. Cameron designed and built this nine roomed, brick house for his own use in 1951¹. He lived here with Edith Cameron until selling to Robert Crichton Allison a funeral director².

Robert Allison was a member of the well known Allison family. His forbearer, Henry Allison, began a mortuary business in the late 1850s at 221 Victoria Street, West Melbourne. He died in 1884, to be succeeded by his son Alfred in whose time several branches were added³.

Description

Resembling 2 Beatrice Street and 1 Montana Street (q.v.), Cameron's house is overtly Moderne in style, as expressed in the sweeping curves carried out in the cream and manganese brickwork, the ship-like wrought-iron balustrading, steel-framed windows and streamlining implied by the exposed slab edge which wraps around the diverse forms making up the building. Port holes used in the doors and walls extend the maritime imagery. Contrasting with the fluid form of the street elevations of the design, the rear face is flat, unlike the Modernist approach which demanded a free-standing design with all elevations equally important. The garden appears near to original, as is the fence.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
 1, MONTANA STREET, 1940
 1297, TOORAK ROAD, 1940
 91, MAUD STREET, 1940c
 133, MAUD STREET, 1940c
 56, RIVERSIDE AVENUE, 1940c
 15, WALBUNDRY AVENUE, 1940c
 417-, WHITEHORSE ROAD, 1940c
 113, YARRBAT AVENUE, 1940c
 123, MONT ALBERT ROAD, 1941-2
 2, BEATRICE STREET, 1941
 6, BULLEEN ROAD, 1941
 171, DONCASTER ROAD, 1941
 4, MAYSIA STREET, 1941
 46, THE BOULEVARD, 1941
 1, KELBA STREET, 1941c
 666, RIVERSDALE ROAD, 1946-7
 119, DONCASTER ROAD, 1948
 1, KALONGA ROAD, 1948c
 166, WHITEHORSE ROAD, 1951-2
 2, TAURUS STREET, 1951c
 32, URSIA STREET, 1951c
 6, CARRICAL STREET, 1952
 43, KIREEP ROAD, 1952
 1, MADDEN STREET, 1952
 2, CARRICAL STREET, 1954
 16, CARRICAL STREET, 1954
 129, WINMALEE ROAD, 1954

1 ER 1954; D1952; MMBW DPA 255940; BA 11445

2 ER 1954; ER 1959

3 Smith, *Cyclopedia of Victoria* Vol.3 p. 170

14, ORION STREET, 1954c
32, BALWYN ROAD, 1955c
45A, NARRAK ROAD, 1955c

External Integrity

Generally original.

Streetscape Contribution

Bordering, and similar to examples in, a notable 1930s-40s precinct (1).

Significance

Historically, associations with the Allison family and a classic representative of the Moderne housing of 1950s Camberwell, adapting maritime features to modern forms. These styles are familiar in North Balwyn and Balwyn and suggest something of the confident and "progressive" outlook of new wealthy residents. Their values, expressed in buildings such as this, set these suburbs apart from the remainder of Melbourne's post-war expansion. C. S. Cameron's mark is evident in the city from the notable Moderne style examples of his work: of regional interest.

Architecturally, a superior residential example in the Moderne manner which utilizes all of its stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery. It is also related to the nearby Riverside and Camberwell City Heights estates: of State importance.

House, 354 Burke Road, Glen Iris



Study Grading: B

Precinct: 10.00 Streetscape: 2

Construction Date: 1926

First Owner: Lockhart, D G builder

History

In 1926 David Gordon Lockhart built this brick house of seven rooms ¹. The property was purchased by John Allan Lording, a manager, the following year ². By 1945 the property had been purchased by Alfred J. Read ³.

Description

Typical Californian Bungalow elements visible in this house are the two broad overlapping roof gables, one covering a porch and supported on stout brick piers and the other intersecting another gable running at right-angles to the south. The walls are of red brick, relieved by the much-favoured clinker bricks around sills and piers. Above the sill-line textured stucco extends up to shingling in the gables. Distinctive elements include the semi-circular window bays facing the side and the pergola gateway and brick and cement fence on two sides of the property. Landscape elements like the privet hedge add to the period setting and the corner site increases the prominence of the house.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, THE RIDGE, 1916
- 12, HUNTER ROAD, 1918
- 9, SEFTON PLACE, 1919-20
- 6, CHRISTOWEL STREET, 1919
- 718, RIVERSDALE ROAD, 1919
- 33, BROADWAY, 1920
- 158, MONT ALBERT ROAD, 1920
- 11, PRETORIA STREET, 1920
- 23, SUNNYSIDE AVENUE, 1920
- 286, UNION ROAD, 1920
- 44, CURRAJONG AVENUE, 1920c
- 6, IRAMOO STREET, 1920c
- 17, THREADNEEDLE STREET, 1920c
- 65, YARRBAT AVENUE, 1920c
- 42, SPENCER STREET, 1921-3
- 899, TOORAK ROAD, 1921
- 930, BURKE ROAD, 1922
- 210, WHITEHORSE ROAD, 1922
- , WHITEHORSE ROAD, 1922
- 16, ALMA ROAD, 1923
- 648, BURKE ROAD, 1923
- 21, CANTERBURY ROAD, 1923
- 31, DEEPDENE ROAD, 1923
- 7, WARWICK AVENUE, 1923
- 90, MONT ALBERT ROAD, 1924-5
- 168A, MONT ALBERT ROAD, 1924-5
- 9, ROCHESTER ROAD, 1924-6
- 630-638, BURKE ROAD, 1924
- 322-394, CAMBERWELL ROAD, 1924
- 12, MONT ALBERT ROAD, 1924
- 10, FITZGERALD STREET, 1924c
- 11, ALMA ROAD, c1925
- 269, UNION ROAD, 1925-6c
- 10, DONNA BUANG STREET, 1925
- 2, MARTIN ROAD, 1925
- 4, ST. ANDRIES STREET, 1925
- 1, THREADNEEDLE STREET, 1925

1 RB 1926/27, 22567
2 RB 1927/28, 23769; D1930; D1935; D1940; ER1938
3 D1944/45

931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

Near original, except for the garage.

Streetscape

Prominent, at a corner on an elevated site, leading to a Bungalow era precinct (10) on the east.

Significance

Historically, a better version of a standard style for Camberwell and historically expressive because of its intactness, given its long-term occupation by one of Camberwell's 'manager/manufacturing' class: of regional interest.

Architecturally, an exceptionally complete and full-developed Bungalow design with distinctive elements such as window bays and a pergola gateway: of Regional importance.

House, 360 Burke Road, Glen Iris



Study Grading: B

Precinct: 10.00 Streetscape: 2

Construction Date: 1927

First Owner: Lear, Francis E manufacturer

History

Francis E. Lear, a manufacturer, commissioned David Gordon Lockhart to build a brick house of six rooms in 1927¹. The estimated cost of the house was £1,400². He occupied the property with

Sarah Mary Lear until the late 1930s when Mrs. Sarah M. Lear was listed as owner-occupier³. By 1945 Mrs. M. Ferguson was the owner of this property and lived here until after 1962⁴.

Description

Distinguished by the fence and Japanese-style portal at the gateway, the house itself differs from the contemporary Californian Bungalows exemplified in 354 Burke Road. The stuccoed walls and dominant hipped roof form (terra-cotta Marseilles pattern) suggest an Indian Bungalow inspiration, particularly with the portal. Fretted window valences support this character. The garden appears to be generally from the construction period.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
 92, MONT ALBERT ROAD, 1926
 14, PINE AVENUE, 1926c
 452, BURKE ROAD, 1927-28
 2, BARNSBURY ROAD, 1927
 360, BURKE ROAD, 1927
 47, CAMPBELL ROAD, 1927
 38, HIGHFIELD ROAD, 1927
 1, MUSWELL HILL, 1927
 294, WARRIGAL ROAD, 1927
 3, ROCHESTER ROAD, 1928-30
 7, ROCHESTER ROAD, 1928-30
 2, HIGHTON GROVE, 1928-9
 27, YARRBAT AVENUE, 1928-c
 21, CHRISTOWEL STREET, 1928
 26, CHRISTOWEL STREET, 1928
 17, LANSSELL CRESCENT, 1928
 12, STODDART STREET, 1928
 8, CHRISTOWEL STREET, 1928c
 226, DONCASTER ROAD, 1929
 19, FAIRMONT AVENUE, 1929
 300, WARRIGAL ROAD, 1929
 34, ELLIOTT AVENUE, 1929c
 15, FREEMAN STREET, 1929c

External Integrity

Near original, except for the addition of a family room in 1983.⁵

Streetscape

Prominent on an elevated corner site, the house commences a notable Bungalow precinct to the east.

Significance

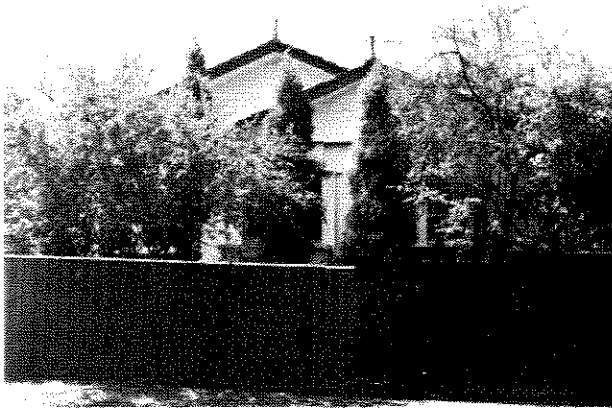
Historically, an unusual version of a typical style for Camberwell and historically expressive because of its integrity, given its long-term occupation by

1 ER 1931; BA 1927, 1129
 2 *ibid.*
 3 ER 1931; D1930; D1935; D1940
 4 D1944-45; D1962
 5 BPA 73090

one of Camberwell's 'manager/manufacturing' class: of regional interest.

Architecturally, a well preserved and distinctive variation on the Bungalow design theme which highlights the adjoining notable contemporary estate, particularly by its corner siting and fence design: of Regional importance.

**House,
452 Burke Road, Camberwell**



Study Grading: C

Construction Date: 1927

First Owner: Pittard, Herbert G build inves

Builder: Naylor, C S ?

History

Herbert G. Pittard, a builder and later an investor, was the owner of this property and occupied it with Kate E. Pittard¹. Despite Pittard's trade, C.S. Naylor was possibly the builder of this brick, five roomed house built in 1927 at an estimated cost of £1,285². Herbert Pittard lived here well into the 1950s and Kate Pittard continued to live here in the 1960s³.

Description

Japanese-inspired detailing around the porch distinguishes this stucco and brick Bungalow design, which is further enhanced by an unusual composition created with juxta-positioning of the chimney and cedar shingled wall panels. Marseilles pattern terra-cotta tiling covers two broad, intersection gables and the chimneys take on a Far Eastern form with their tapered form and capping.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926

92, MONT ALBERT ROAD, 1926

14, PINE AVENUE, 1926c

452, BURKE ROAD, 1927-28

2, BARNSBURY ROAD, 1927

360, BURKE ROAD, 1927

47, CAMPBELL ROAD, 1927

38, HIGHFIELD ROAD, 1927

1, MUSWELL HILL, 1927

294, WARRICAL ROAD, 1927

3, ROCHESTER ROAD, 1928-30

7, ROCHESTER ROAD, 1928-30

2, HIGHTON GROVE, 1928-9

27, YARRBAT AVENUE, 1928-c

21, CHRISTOWEL STREET, 1928

26, CHRISTOWEL STREET, 1928

17, LANSELL CRESCENT, 1928

12, STODDART STREET, 1928

8, CHRISTOWEL STREET, 1928c

226, DONCASTER ROAD, 1929

19, FAIRMONT AVENUE, 1929

300, WARRICAL ROAD, 1929

34, ELLIOTT AVENUE, 1929c

15, FREEMAN STREET, 1929c

External Integrity

Generally original, except for the new fence.

Streetscape

Set on a corner but obscured by its mature garden it is nevertheless part of an Bungalow era estate.

Significance

Historically, of interest as the home of yet another Camberwell builder/investor (see also Cameron and Humphries) and a distinctive example of the most significant building era in the city: of regional interest.

Architecturally, a distinctive design within the numerous Bungalow design options and a major contributing site in a Bungalow estate: of regional interest.

1 D1940; ER 1931; ER 1938; BA 1927, 2252

2 ibid.

3 D1952; D1962

Oswaldene, 544 Burke Road



Study Grading: C
Construction Date: 1890
First Owner: Betheras, Richard civil servan

History

Richard Betheras was appointed to the civil service in 1868, being inexplicably stationed at Shepparton Post Office in the 1880's when this house was built¹. Described as a nine-room brick house in 1900, Oswaldene had been erected during 1889-90 and housed the Betheras family, first under Richard's ownership and later that of Christina Betheras, until at least the first war². Later owners or occupiers included M T

Piercey and J Moon and by the 1950's it had been converted into apartments³.

Description

A two-level Italianate styled structured brick villa with a two- storey cast-iron verandah and slated hip roofs. The house is distinguished by its size rather than distinctive architecture or detail; simple impost moulds, eaves brackets and corniced chimneys nevertheless providing valuable period details.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 35, PROSPECT HILL ROAD, 1881
- 630, RIVERSDALE ROAD, 1882
- 2, BERWICK STREET, 1885c
- 53, PROSPECT HILL ROAD, 1886-7
- 320, CAMBERWELL ROAD, 1886
- 3, FERMANACH ROAD, 1887
- 57, SEYMOUR CROVE, 1887
- 33, ALMA ROAD, 1888
- 19, CANTERBURY ROAD, 1888
- 46, PARLINGTON STREET, 1888
- 635, RIVERSDALE ROAD, 1888
- 89, UNION ROAD, 1888

- 2, PEPPIN STREET, 1889 (?)
- 25, ALMA ROAD, 1889(?)
- 54, MONT ALBERT ROAD, 1889-9
- 36, ALMA ROAD, 1889
- 208, CANTERBURY ROAD, 1889
- 15, IRILBARRA ROAD, 1889
- 21, IRILBARRA ROAD, 1889
- 43, KENT ROAD, 1889
- 2, MOLESWORTH STREET, 1889
- 137, MONT ALBERT ROAD, 1889
- 32, PROSPECT HILL ROAD, 1889
- 10, TRAFALGAR ROAD, 1889
- 26A, WANDSWORTH ROAD, 1889
- 50, WANDSWORTH ROAD, 1889
- 42, WARRICAL ROAD, 1889
- 322-394, CAMBERWELL ROAD, 1890-1
- 262, UNION ROAD, 1890/1900
- 15, ALMA ROAD, 1890
- 27, INGLESBY ROAD, 1890
- 7, VICTORIA AVENUE, 1890
- 13, VICTORIA AVENUE, 1890
- 57, YARRBAT AVENUE, 1890c?
- 7A, ALMA ROAD, 1891-2
- 13, BALWYN ROAD, 1891-4
- 73-079, BALWYN ROAD, 1891
- 320, CAMBERWELL ROAD, 1892
- 622, RIVERSDALE ROAD, 1892
- 6, TRAFALGAR ROAD, 1892
- 125, WATTLE VALLEY ROAD, 1892
- 136, CANTERBURY ROAD, 1893
- 668-670, BURKE ROAD, 1895
- 680, BURKE ROAD, 1895
- 816-822, RIVERSDALE ROAD, 1895
- 30, HOWARD STREET, 1895c
- 29, CANTERBURY ROAD, 1897
- 52, PROSPECT HILL ROAD, 1897
- 15, KASOUKA ROAD, 1898
- 150, MONT ALBERT ROAD, 1899
- 26, VICTORIA AVENUE, 1899

External Integrity

Concrete ridge cappings and a brick fence have been added to the property and the verandah ground level fascia has been altered in detail.

The colours are sympathetic to the period.

Streetscape

Isolated among diverse domestic development, the house is a link with other large Italianate villas dotted around the Seymour Park Estate.

Significance

Architecturally, a large, near intact and prominent, common late 19th Century villa style: of regional interest and local importance.

Historically, a link with the initiation date of the surrounding residential estate: of local interest.

1 GG 1890, No.25, p.94
 2 RB 1889-90, 40; RB 1910, 55; D1915; RB 1916, 481
 3 BA 1956, 26024; BA 1968, 44453; D1962

Our Lady Of Victories, 548 Burke Road



National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 5949

Study Grading: B

Precinct: 32.00 Streetscape:

Construction Date: 1913-18

First Owner: Catholic Church

Architect: Fritsch, A A

Builder: Harper, Robert

History

His Grace, the Most Rev. T.J. Carr, laid the commemoration stone for this church in 1913: the builder and supervisor was Robert Harper, and the prolific A.A. Fritsch was the architect¹. An earlier church had occupied the site also opening with the blessing of Archbishop Carr, in 1887. Part of this building reputedly survived for a time in the nearby school complex.

Our Lady of Victories was the vision of Fr. G.A. Robinson (appointed to the Camberwell parish in 1901) who, having seen a similarly named and formed church in Paris, determined to raise money to build the same in Camberwell. With £12,000 in hand, work on the church started in 1913 only to cease during World War One and recommence to allow its completion by October 1918, after expending some £65,000².

Importation of notable stained glass from the renowned John Hardman & Co. of Birmingham, a pipe organ from Magahy of Cork, mosaic from Campden & Co. of Dublin and high altar, built of alabaster in Derbyshire- all provided for a rich interior³. A replica of the Parisian Church shrine was obtained and gold and precious stones adorned its fittings⁴. Much of its furniture was

donated to commemorate those who died in the First War⁵. Altogether it was a notable edifice for what was then a rising but still minority religious group in Camberwell.

Description

True to Fr. Robinson's vision and the architect's stylistic predilections, Fritsch has created a convincing Byzantine revival styled church, set on a Greek-cross plan and appointed with a dome. The use of stone, rather than Fritsch's favoured red brick, the boldly domed semi-circular volumes of the side chapels and the tripartite entrance with its gleaming granite columns and intricately carved cushion capitals are the epitome of the French manner.

Remnant privet hedges and Roman cypress provide an empathetic landscaped setting and unite the church with the nearby school.

Set on a cruciform plan and tall in elevation, the distinctive element of the church is its stilted dome, with copper cupola and statue at its centre. Set at the crossing, this dome provides high drama to an already impressive nave, given the clerestory lighting and boarded barrel coved ceiling high over the approach to the altar. The altar piece is magnificent architecturally and the Raphael replica convincing. However it is the stained glass which dominates the interior. Intricate designs, donated by parishioners between the opening and the 1920's, are typical of the nave lights but the main window, set above the organ loft, is spectacular, in the manner of Hardman's previous work at St. Patrick's and St. Francis.

Stylistically, the church parallels with other Fritsch designs although in stone but remains, with his other works, particular to the Catholic church when considered among the other faiths more neo-Gothic inclined contemporary churches (ie. Louis Williams' designs).

Comparative Examples

The following sites may be compared with this site: the Byzantine form of the church, with its Greek cross plan and domed elevation may be compared with the later Siena College (brick), the earlier Presbyterian Church, Hawthorn (1892), the stuccoed church at 146 Canterbury Road (1928) and the First Church of Christ Scientist (c1924).

Streetscape

Adjoins the town hall reserve and other religious and public buildings therein. It is related to these by its use and its relatively large scale, in contrast

1 CLF, p.2, MAR; F. ST. 25.5.1913; MMBW DPA 47118
2 CLF, p.2, MAR
3 op. cit., p.4
4 ibid.
5 ibid.

to adjacent domestic development. The church is prominent when viewed from the north.

Significance

Architecturally, a superior example among the Byzantine and Romanesque revival of early this century which is further enhanced by the profusion and quality of its stained glass also a contributing building to a public building precinct of regional importance.

Historically, a large public building in the area over a long period also containing memorials to further Camberwell residents of local importance.

Shops, Residences, 630-638 Burke Road, Camberwell



Study Grading: C

Streetscape: 3

Construction Date: 1923-24

First Owner: King, Chris & Mabel

History

A Hawthorn goods merchant, Chris A. King and Mabel King¹ were the first owners of these brick shops, varying from five to seven rooms each.² They replaced brick shops, each with two rooms, which were apparently on the same site.³ Early tenants were: electrician, John March, in 630; Ernest V. Block, a hairdresser, in 632; dairy produce merchants, Stewart & Brown, in 634; hardware sellers, Johnson Clement & Earlsford; and grocer, Frederick Bullock, (638).⁴ Of these, March and Block continued into the mid-to-late 1930s,⁵ while a new group of tenants arose in their place, like Crook's National Stores P/L (634) and Mrs. F.C. Harzmeyer, confectioner, (632).⁶

Meanwhile the King family maintained ownership, via Mabel King and the Equity Trustees.

Shopfront alterations for W.J. Murray (630), drawn in 1949, show two stages of development: the earlier shopfront being clad with black and white vitrolite and fitted with lead-light transom lights, while the proposed one was intended to have glazed (150 x 150mm?) tiles, 'nickel-silver' frames, three-dimensional signs, louvred transoms and a deep entrance recess. Drawings for another new shopfront, for Crook's National Stores (634), also show the previous shopfront, but this time what appears to be the original, set on a similar plan to the existing layout of 630 in 1949.⁸ These proposals were just two of many replacements over time, each change generally occurring after a change of occupancy.

Description

Typically, much changed at ground level, these red brick shops (and residences) retain their unusual character by virtue of their stepped parapets and expressed roof line, as inspired by a free treatment of Romanesque precedents. Appearing to be of an earlier date, the picturesque roofscape differs from its more fashionable, generally parapetted contemporaries (i.e. 388 Burke Road). Although sadly obscured by extensive upper-level signs, some of the fenestration pattern can be seen, in particular the two wide archways, (632, 634) and the stilted segment-arches of 636-8.

Comparative Examples

The following Camberwell sites may be compared with this site.

386-388, BURKE ROAD, 1919,
25-29, COOKSON STREET, 1925c,
504, RIVERSDALE ROAD, 1925c,
397-399, WHITEHORSE ROAD, 1930c.

External Integrity

Ground-level and canopies generally renewed (canopies reclad) and extensive signs applied at both levels, blocking window openings.

Streetscape

Contributing part of a commercial streetscape.

Significance

Historically, expresses period of retailing growth in the city, commensurate with the population growth: of local importance.

1 ER1912, D1924-8
2 RB1923-4, 13755f
3 RB1922-3, 9532f
4 RB1925-6, 13818f
5 D1940
6 D1940, D1950
7 RB1934-5, 13991f
8 see BPA 10858 (1952)

Architecturally, an unusual and picturesque commercial design and a contributing part of a commercial streetscape: of regional interest.

Shops & Residences, 668-670 Burke Road, Camberwell



Study Grading: C

Precinct: 30.01 Streetscape: 2

Construction Date: 1889

First Owner: Crutchfield, Henry

History

Henry Crutchfield, surprisingly a Mirboo farmer, was the first owner of this house and shop pair in c1889.¹ His early tenants included W. Thomas, greengrocer, and Edward Hooper, a chemist, while Crutchfield himself occupied 668 Burke Road in that financially difficult period of the mid- 1890s.² Chemists prevailed at 670 Burke Road well into this century, in the persons of Oliver Davis (c1890s) and Arthur D. Power (1900s),³ while the other shop contained mainly drapers, such as Edwin Holder, Elizabeth Rodgers (Rodgers & Co.) and Priscilla Carr in its first forty years.⁴ The brick shop pair was described as a shop and seven rooms each, by 1900.

The ownership had changed by the early 1920s, each shop owned separately by George F. Prosser (670) and Alex M. Corstorphan (668).⁵ Prosser, who sold the unlikely combination of ironmongery and crockery, occupied 670 at that time.⁶ Meanwhile, 668 Burke Road had become a fruit shop, occupied, in the 1930s, by M. Russo and, in the 1940s-50s, by J. Bloom.⁷

Description

A brick shop and residence pair, each of seven rooms, 668-70 Burke Road is distinguished by its ornamental upper-level facade, a combination of brick and moulded cement work. The facade is parapetted with balustrading, but the dominant element in each is the gabled pediment with swags adorning each tympanum. The entablature below holds a pressed cement serpentine frieze and rests on coupled pilasters, each with stylized scrolled capitals which suggest Romanesque ornament rather than classical.⁸ Within this ornate trabeated frame is further embellishment in the form of a segment-arched aedicule around the arched upper window. Elongated consoles, paneled entablatures, and dentilated impost mouldings add to the profusion of ornament on the pair.

Comparative Examples

The following Camberwell sites may be compared with this site.

680, BURKE ROAD, 1895c

694, BURKE ROAD, 1891c

780-792, BURKE ROAD, 1890c

255-257, CAMBERWELL ROAD, 1890c

376-382, CANTERBURY ROAD, 1890c

384-386, CANTERBURY ROAD, 1890c

101-105, UNION ROAD, 1890c

External Integrity

Cantilever canopies and shopfronts have been added but the upper elevation is near complete (parapet urns gone?).

Streetscape

The pair's upper facade relates strongly to 680 Burke Road and other 19th century shops and residences to the north also the later Kings Buildings, adjoining, which also adopts classical revivalism.

Significance

Architecturally, the shop pair are among many similarly aged and styled commercial sites throughout inner and middle Melbourne: this pair has more skillfully applied ornament and detailing than many but this is limited to the upper level. The same upper level provides the commencement of a 19th century streetscape in Burke Road: of regional interest.

Historically, the shop pair combines its period expression with other Burke Road shops of the

1 RB1889-90, 391-2; WD1868-9

2 RB1895-6, 347-8; *ibid.*

3 RB1894-5, 400; RB1907-8, 432

4 D1925-D1892

5 RB1922-3, 4549-50

6 D1925

7 D1935-50

8 See Speltz, *The Styles of Ornament*, pp.162, 168

1880s which fed from traffic to the new railway station at Camberwell, aiding in the shift of the commercial centre away from the junction and Camberwell Road: of local importance.

Shop & Residence, 680 Burke Road



Study Grading: C

Precinct: 30.01 Streetscape:

Construction Date: 1895

First Owner: Stafford, Edward

History

The first occupier of this shop and residence was Louis Johnson, a tobacconist and hairdresser, thus starting a long occupation in that trade. Charles Gerlach and particularly J.F. Sindrey took the business into the 1930s, until H.L. Rosewarne began selling sewing machines there.¹ 'Lorraine' frocks continued the clothing trade emphasis in the 1950s.²

Edward Dunn owned the land (lots 13, 14) prior to construction, selling to Edward Stafford (c1894), who appears to have developed both lots (680, 682 now demolished) into two brick shops with seven rooms each. The rated improved value of 682 Burke Road was slow to rise above the land value, achieving a healthy valuation only by c1898.³ Stafford (of Hawthorn) was still the owner of both shops when they were connected to the sewer in 1906-7.⁴ He continued as such until c1917.⁵

When the pair was built, Edward Stafford was listed in business at stables in Russell Road, Hawthorn, while he lived in Oxley Road.⁶ (There were also the Stafford brothers, contractors, of nearby Richmond.⁷

Description

Half a pair, this is a two-storey highly ornamented stuccoed shop and residence with detailing deriving from the Italian Renaissance and a typically parapeted form. The elevation is distinctive because of the detached column couplets at each side of the building. The basis of the upper-level pseudo-trabeation, the columns support a decorated entablature and balustraded parapet which utilises the guilloche motif for balusters. The entablature is raised into an arched form at the centre of the parapet, with associated moulded architraves, acroterium? and supporting scrolls either side. The parapet urns have survived. Iron 'balustrading' at each balconette adds further detail, the balconettes being supported by brackets over a paneled entablature. The facade appears to be architect designed, (there was an architect, W.H. Stafford, of St. Kilda, practising at the time.⁸).

The upper-level colour is empathetic to the construction date.

External Integrity

The ground-level has been replaced in a manner unrelated to the original and a canopy added, presumably in place of a post-supported verandah.

Streetscape

The upper-level relates strongly to Victorian era sites further north in Burke Road, which all possess the central raised pediment motif. The replacement for 682 Burke Road demonstrates well the fallacy that a bland (glass-fronted) modern building cannot harm a highly decorated streetscape.

Significance

Architecturally, a highly decorated cemented facade which epitomises the boom era in which it was conceived and provokes questions as to why or how it was constructed after the 1893 bank moratorium officially marked the end of the boom era. It supports, well, a late Victorian era commercial streetscape.

Historically, of interest as the result of an investment by an established businessman from the next major suburb towards Melbourne (Hawthorn) and for its long-term (successful?)

1 D1895-D1940
 2 D1950
 3 RB1894-5, 728; RB1895-6, 682; RB1896-7, 682 (682); RB1899-1900, 682 (682)
 4 MMBW DRP 54196
 5 RB1917-18, 871
 6 D1895
 7 ibid.
 8 D1895

businesses focussing on the tobacconist and hairdressing trades.

Shops, Residences, 780-792 Burke Road, Camberwell



Study Grading: B

Precinct: 30.01 Streetscape: 2

Construction Date: 1910

First Owner: Green, F.R.

Builder: Green, F.R.

History

Prolific Camberwell builder, Frank R. Green, purchased Allotment 104 from the Federal Bank, Allotment 103 from Phillip D. Phillips, and Allotments 102 and 101 from Matthew O'Shanassy in c1900.¹ Green built a one-storeyed, brick dwelling of seven rooms on Allotment 104 in 1900.² This house remains, in part, at the rear of the corner shop (770 Burke Road).

In 1909 Green began building at 784 and 786 Burke Road, completing the two brick shops with dwellings in 1910.³ The two-storeyed buildings on Allotment 103 each had an area of 2300 square

feet.⁴ Green also built two shops with dwellings on Allotment 102 (782 and 790 Burke Road) and a shop and dwelling on part of Allotment 101 (792 Burke Road) in 1910.⁵ The three brick shops were each of seven rooms.⁶ Green retained ownership of the seven shops until after 1938.⁷

From the time it was first occupied until at least the early 1960s, 792 Burke Road was a butchers shop. The first proprietor was William John Shultz and other proprietors included William Stoner, T.B. Slater, J.W. Wyatt, G.W. Jamieson, T.P. Hickey and R. Hastings.⁸

The first occupant of 790 Burke Road was Annie Morphett, an artist.⁹ She was followed in quick succession by Helen Hitchend, a milliner, Charles Bebe, a manufacturer, then a tailor and, in 1915, by Sugdon & Heath, contractors and ladder manufacturers.¹⁰ Until the 1930s various women including Alma Kennon carried on dressmaking and costumery businesses at this location.¹¹ From the late 1930s until at least 1962, the shop was a ladies hairdressing salon under various proprietors.¹²

No. 788 Burke Road was first leased by Thomas McClelland, a tea merchant.¹³ However, by 1913 it had become a confectionery shop and remained so until at least the early 1960s with various proprietors including Naomi Lightfoot, Alexander Cottee, Mary Brack, and E. Greig.¹⁴

Carl Herbert, a cabinet maker, ran the Hebst Furniture Manufacturing Company from 786 Burke Road from the time it was built in 1909 until after 1915.¹⁵ Throughout the 1920s and early 1930s, Mrs. Mabel Warry and Mrs. Lily Davis had a costumers business here.¹⁶ A completely different type of business, electrical engineering, was conducted from this address by W. March from the late 1930s until at least 1962.¹⁷ March also tenanted 630 Burke Road (q.v.) over a long period.¹⁸

1 RB1899-1900, 958, 957, 956, 955; BR1900, 61

2 *ibid.*

3 BR1909, 1167; MMBW DPR 54195

4 BR1909, 1167

5 BR1910, 1343

6 RB1911-12, 1121, 1122, 1123

7 BA1938, 9902; BA1938, 9378; BA1936, 6864

8 RB1911-12, 1121; RB1922-23, 10437; RB1925-26, 13890; D1930; D1940; D1950; D1962

9 RB1911-12, 1122

10 *ibid.*; RB1913-14, 1576; D1915

11 D1920; D1925; D1930; RB1922-23, 10436

12 D1940; D1950; D1962

13 RB1911-12, 1123

14 1913-14, 1575; RB1922-23, 10435; D1930; D1940, D1950

15 RB1911-12, 1124; RB1909-10, 1035; D1915

16 RB1922-23, 10433; D1920; D1925; D1930

17 D1940; D1950; D1962

18 D1940-50

William Compton, a machine driver, occupied 784 Burke Road (possibly only the dwelling) for a short time after it was built.¹ The shop became a stationers, library and the Camberwell North Post Office by 1913 and remained as such until the late 1920s.² Various businesses, including a fruiterer, were conducted from here until, in the 1940s, it became St. Mark's Opportunity Shop and remained so at least until 1962.³

A school was the first tenant of 770-772 Burke Road after its construction in 1900.⁴ Miss H. Henry, Mrs. H.H. Thomson and Mr. William C. Thomson were teachers at the school, which occupied the residence until after 1905.⁵ By 1910, L.E. Burns leased the building for a dental surgery.⁶ Burns continued to practise here until after 1930.⁷ In 1938 a shop was added to the dwelling at an estimated cost of £1,700, matching closely the existing shop row.⁸ Miss May Waterson was another long-term tenant, running a frock shop at this address during the 1950s and early 1960s.⁹

Frederick R. Green was listed in Melbourne directories, around 1900, as a builder, care of Burke Road, Hawthorn.¹⁰ In Camberwell Green is also known for his shop rows in Maling Road (q.v.) and the nearby Cloville Flats (q.v.), 31-39 Cookson Street (1939) which, like the shop at 770 Burke Road, are deceptively young for their style.

Although Green maintained a long tenure over this row, tenants were varied although often the merchandise remained unchanged. For example, 792 was a butcher's shop from c1915 to c1950.¹¹ Camberwell Post Office's occupation of part of the row is also significant, albeit sharing with a library and a fancy goods shop,

Description

A parapetted and stuccoed shop and residence row of eight, which is surprisingly well preserved but conservatively designed for its age. Adopting the Italian Renaissance revival style used for commercial rows since the 1860s, the row has a balustraded parapet, extensive bracketing to the cornice, most of its parapet balls and ornate cemented detail around openings and on the dividing piers. The timber-framed post-supported

verandah and shopfronts are, unusually, also near intact.

Comparative Examples

The following sites may be compared with this site.

668-670, BURKE ROAD, 1895.
680, BURKE ROAD, 1895
893, BURKE ROAD, 1888.
901-913, BURKE ROAD, c1890.
921-927, BURKE ROAD, c1890.
941-957, BURKE ROAD, c1905.
756-768, BURKE ROAD, 1905c
108-112, MALING ROAD, 1915c
123-125, MALING ROAD, 1915c
1-5, THEATRE PLACE, 1910c
351-353, WHITEHORSE ROAD, 1915c

External Integrity

Generally original, except for a new shopfront at 792, built in c1936 and added illuminated signs.¹²

Streetscape

An important corner element in the Burke Road commercial streetscape, paralleling in period the domestic development extending up Broadway,¹³

Significance

Architecturally, a conservative design given the style and date but unusually well-preserved for a verandahed middle suburban shop row, including shopfronts and verandahs: of Regional importance.

Historically, an early row in the street's commercial development, as epitomized by use of one of its shops as the Camberwell Post Office, also linked with the local builder/entrepreneur, Frederick Green whose other contemporary shop & residence row, the Block in Maling Road, provides an interesting comparison with this row: of regional interest.

1 RB1909-10, 1036; RB1911-12, 1125
2 RB1913-14, 1573; D1915; D1920; D1925
3 D1950; D1962
4 BR1900, 61; D1905
5 *ibid.*
6 D1910
7 D1930
8 BA1938, 9902
9 D1950; D1962
10 D1900 also listed at Mayston Street, Hawthorn
11 D1915; D1950
12 see BA6864
13 see CCS Part One

**Shops, Residences,
796-798 Burke Road, Camberwell**



Study Grading: B

Precinct: 30.01 **Streetscape:** 2

Construction Date: 1936

First Owner: Chaley, Madame L.M.I.

History

Madame L.M. Chaley commissioned builder J.H. Richards to construct three shops with a combined area of 5472.6 square feet¹. The shops were estimated to cost £2,900². In 1937 Mrs. R.M. Richardson, the owner of the property, had garages built at an estimated cost of £125³. 796 Burke Road was leased by Miss Flora Greive in 1940, William A. Simon from the mid-1940s until after 1952 and in 1959 the E.S. & A. Bank Limited had purchased the property⁴. In 1975 at an estimated cost of \$14,000 part of the property was again altered into premises for real estate agent G. Hume⁵. Number 798 Burke Road was leased to Sylvia, a milliner(?), and Frank L. Moller⁶. By 1944-45 the property was leased to Edward F Edwards and by the early 1950s Regent Radio Pty. Ltd. used the premises as a radio rental shop, with Geoffrey D. Searle also leasing space there⁷.

Lilian Maud Chaley lived at 512 Toorak Road, Toorak and her occupation listed in the electoral rolls was home duties⁸. She was possibly related to Joseph Chaley of Joseph Chaley & Company Pty. Ltd., manufacturing agents, merchants and importers⁹. The company premises were at 353 Flinders Lane, Melbourne.

Description

Visually, configured as three two-storey shops (and residences?) the group is styled as Tudor revival or as the style was commonly called by contemporary estate agents, the 'Old English.' Half timbering, lead-light casement windows, the stepped party walls and clinker bricks evoke the use of rough natural materials, along with the gabled Marseilles terra-cotta tiled roof. The cantilever canopy (refaced), recessed entries and metal-framed shopfronts are from the period and heater-brick shopfront plinths reinforce the show of materials above.

Comparable 1930s Tudoresque shops exist in Toorak Road, Toorak, (Robert Hamilton - architect) and Whitehorse Road, Balwyn, among other places but, as a style-use group, it is not represented widely in the State, particularly in good condition.

Comparative Examples

The following Camberwell sites may be compared with this site.

625-631, CAMBERWELL ROAD, 1938.
10-10A, HIGH STREET, 1940c.
180-182, HIGH STREET, 1937c.
1388-390, TOORAK ROAD, 1940c.
1389-391, TOORAK ROAD, 1935c.
361-363, WHITEHORSE ROAD, 1934
417-423, WHITEHORSE ROAD, 1940c

External Integrity

New signs, air units added and canopies refaced.

Streetscape

Marks the end of the Burke Road (Camberwell), commercial streetscape.

Significance

Architecturally, a near intact Tudor revival style shop row which is one of a small group of shops conceived in this style in the State and it is a major contributor to the Burke Road commercial streetscape: of Regional importance.

Historically, paralleling the domestic Tudor revival of the 1930s used in Camberwell but expressed here in shops, by the use of the Anglo-nostalgic decoration of many private houses of the period it expresses effectively the continuing Anglophile character of the suburb: of regional interest.

1 BA 1936, 6824
2 ibid.
3 BA 1937, 7673
4 D1940; D1944-45; D1952; BA 1959, 24370
5 BA 1975, 57040
6 D1940
7 D1944-45; D1950
8 ER 1936
9 D1936

House, 930 Burke Road



Study Grading: B
Construction Date: 1922
First Owner: Farey, William A

History

William Farey, the owner of a Burke Road bakery, moved from his previous residence in Rae Street, Hawthorn to this 16 room house soon after World War One¹. The Melbourne Directory for 1919 is his first listing at this address (307 Burke Road) but his application to connect to the sewer was not recorded until 1922². Entries in 1931, list Farey as having retired, sharing his house with Jessie and Beatrice Farey.

Alterations done for Farey in 1946, cite the involvement of architects, Godfrey & Spowers, Hughes Mewton & Lobb³. Hence it is likely that the earlier design was done under the partnership of Butler and Martin (Mewton worked with Martin), and designed by Walter Butler. The front fence was also replaced at that time.

This is a larger and more architecturally sophisticated building than one might expect, given Farey's occupation and social position. It reflects the wealth and aspirations for social prominence of a leading local commercial figure.⁴

Description

Designed after the British architect C.A. Voysey's country house type, the house is typical of the large houses designed by Walter Butler and comparable to 21 Canterbury Road or Highton (q.v.), Mont Albert Road. Simple in outline and bold of form, the gable motif, so popular in Bungalows, is also used here. Placed in pairs or singly at one or two-levels, each roof gable is set against a high hipped roof, in a similar manner to the earlier and

more ornate Queen Anne style. One of the minor gables, facing the side boundary, marks a colonnaded entrance porch. A bold chimney element is used, Burley-Griffin style, under one gable and a two-level bowed balcony is disposed across another. Hence massive, geometric forms are applied against the finely judged roof line.

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
 12, HUNTER ROAD, 1918
 9, SEFTON PLACE, 1919-20
 6, CHRISTOWEL STREET, 1919
 718, RIVERSDALE ROAD, 1919
 33, BROADWAY, 1920
 158, MONT ALBERT ROAD, 1920
 11, PRETORIA STREET, 1920
 23, SUNNYSIDE AVENUE, 1920
 286, UNION ROAD, 1920
 44, CURRAJONG AVENUE, 1920c
 6, IRAMOO STREET, 1920c
 17, THREADNEEDLE STREET, 1920c
 65, YARRBAT AVENUE, 1920c
 42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPDENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, 1925(?)
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

Streetscape

The house is one of a line of large houses or flats set in generous grounds and from the period 1920-40 (938 is a renovated 19th Century house).

Significance

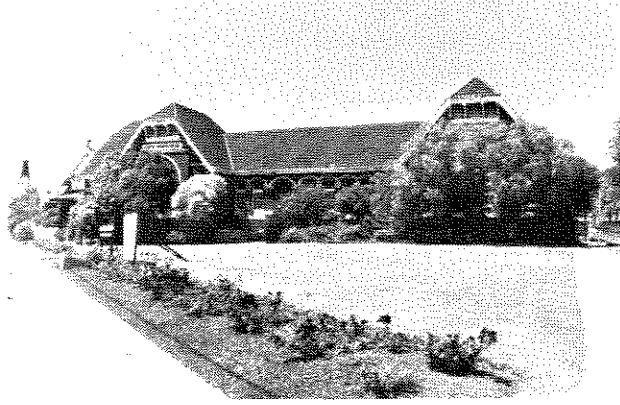
Architecturally, a skillful assembly of simple elements to create a picturesque composition which nevertheless retains the massiveness typical

1 D1918;
 2 MMBW DPA 126735
 3 BA 1946, 18602
 4 Farey's local role to be further investigated

of the era; of regional importance; also one of a group of large structures from a similar era.

Historically, the home of a successful local businessman of local importance.

**Camberwell Common School (Former),
now State School No. 888,
290 Camberwell Road**



Historic Buildings Register: R
Study Grading: A

Precinct: 32.00 Streetscape: 1
Construction Date: 1868-
First Owner: Colonial Govt.
Architect: Crouch & Wilson

History

After a public meeting held in 1866, several deputations and grant-seeking missions, a common school was opened in a timber building at Camberwell Road during 1867¹. Renowned architects, Crouch & Wilson designed the first, small but elaborate stage of Camberwell Common School in the Gothic manner (1868): a style used only by two other similarly sized schools in the Colony (Carlton, Echuca). Similarly the paucity of funds elsewhere seem to have precluded elaborate ornament and the complexities of the mansard roofs seen at Camberwell. The school was to house 150 pupils and like the old Faraday Street (Carlton) School, extended along the Camberwell Road elevation like a loggia between two protruding gabled bays.

By 1886, the effects of the suburban-wide population boom at Camberwell promoted the erection of a new free-standing class room to a Public Works Department design². Additions of

1891 linked the two earlier wings³. A major addition occurred in 1909 when a five class room infant school was opened on the east side of the 1868 building and linked to it by a lobby⁴.

Becoming a higher elementary school in 1926, meant internal renovations and probable tile recladding of the 1868 wing's roof by 1930⁵. A prior remodeling had occurred in 1923 and, in 1925, electricity connected⁶. The school reverted to primary status in 1970⁷.

Description

The 1868 wing survives to the west of the site. It is clad in polychrome brickwork (black, red, rubbed red and cream), and decorated and fenestrated in a modest Italian Gothic revival manner. Mansard shaped roofing, now reclad in tiles, dominates the elevation beneath it, with protruding gabled bays extending the coloured brickwork up under the deeply bracketed eaves. Cream brick string moulds link openings at sill and impost levels whilst red "rubbed" type bricks span them as pointed arches. A loggia device links the two bays and provides an off-centre entrance.

The other major part of the street elevation, is the infant school. An intermittent but prominent roof ridge-line links a number of different sized half-timbered and gabled roof bays and finishes with its own gabled face to Camberwell Road. Beneath this gable-end, a semi-circular brick form both echoes the axis of the roof above, enhancing the elevations symmetry, and counterpoints its angular character with an apse-like curve. A leaded glass window-strip separates this drum from the roof and provides plant-life ornamentation. Parallel to it, similar but more ornate plant motifs and the school's title are cast in a cement entablature which underscores the main gable. Appearing not to have been part of this addition, a link with the 1868 wing, with its transverse gabled roof, is a clumsy connection between the two buildings.

Notable parts of this extension include a wide Chinese arched window to the southernmost of the bays and the out-trigger gables seen on all of the bays. Perception of this (eastern) notable elevation has been made difficult by the extension of the church hall in 1933. A Pepper tree near the first stage may derive from early plantings.

1 CLFR21
2 *ibid.*
3 *ibid.*
4 *ibid.*
5 *ibid.*
6 *ibid.*
7 *op. cit.*, pp.13-15

Comparative Examples

The following Camberwell sites may be compared with this site but only in a chronological sense.

2, BERWICK STREET, 1859
 19, CANTERBURY ROAD, 1860
 9, BARNSBURY ROAD, 1861
 18, BALWYN ROAD, 1863
 8, AIRD STREET, 1870
 35, PROSPECT HILL ROAD, 1873-4

This school was considered elaborate compared to its contemporaries¹ and is noted as '..exceptional, even unique among Common schools, with its mansard roof and ecclesiastical Gothic fenestration. Gothic of any kind was rare in the Common school era...'. The Canterbury Molesworth Street school is comparable to the Edwardian additions

External Integrity

The 1868 wing roof has been tiled and rooms added to the west, south and south-east, albeit using sympathetic materials. Details only have been altered in the visible parts of the remaining wings. The yard fence has gone (picket).

Streetscape

A large, prominently sited complex which has unusual visual cohesion, despite its long period of development, and links to the other civic buildings adjoining via materials, form and style.

Significance

Architecturally, a prominent complex which possesses visual cohesion, despite a long development period, and contains two individually notable stages; one for its early prototype role in Victorian school design (polychrome, Gothic revival, considered 'unique') and the other for its obscured but noteworthy Edwardian free adaptation of Tudor precedents and fine cement detailing: of State importance.

Historically, an early surviving public building in Camberwell and one of a small group of surviving Common Schools in the state: of local importance and regional interest.

Camberwell Court House and Police Station, 311- 317 Camberwell Road



Study Grading: B

Precinct: 32.00

Construction Date: 1938-9

First Owner: Victorian Govt. Crown Lands D.

Architect: Everett, Percy (Chief Architect Public Works Dept.)

Builder: Medbury, W A

History

Hawthorn police station served this area from the 1860s until a constable was stationed at Hartwell. By 1875 a station was established on the west side of Burke Road near the junction. Three years later there were more ratepayer demands for better protection.

The station was in Fairholm Grove until 1888, when it moved to the south side of Riversdale Road: there it was joined by the fire station. Meanwhile the court house was established as part of the 1891 Shire Hall complex (see Boroondara Shire Hall citation).

The Crown Law Department requested a building permit for a police station, court house, residence and lock-up, in 1938: all for the estimated cost of £8,500. The builder was W.A. Medbury and the design came from the Public Works Department under Percy Everett².

Set on an angle on the site, the main building contained an entry flanked by offices for the clerk of courts and barristers, the main court room and the magistrate's chamber beyond it. Service areas were located on the east side. Appearing to be two-storey, the building was in fact just one, with a clerestory window strip on the upper wall. By its mere massing, it served the purposes of justice well.

The contract plans (signed 20 May 1938 by Medbury) showed the 'future sergeant's residence' adjoining on the west and, its mirror-image, the

¹ Burchell, *Victorian Schools*, p.86
² BA 1938, 9878A

'future police station' on the east side¹ At the rear of the site was the cell block (4 cells) with central exercise yard, garage and storage areas for blankets, stolen goods and bicycles².

The next contract was let in June 1938 to the same builder to complete the complex. The residence was two-storey, flat-roofed and very Modern looking, containing lounge, kitchen, and wash house on the ground-level and three bedrooms and a bathroom on the upper³. The station building had rooms for women police, senior constables, and the sergeant. There were also the muster room and watch house in the north-east corner. Upstairs the inspector's office, mess room, interrogation and detective rooms, the district sub-office and a long L-shape corridor were the main elements, each strategically located for their use.

Camberwell historian, V. Alexander Allan noted that when it opened in July 1939, it was '...one of the finest Court buildings in the metropolitan area...'. A similarly fine complex was constructed in Wangaratta during 1938 and another (renovation) at Geelong in the same period.

Description

Symmetrical about a diagonal axis, the design has many Percy Everett trademarks. Patterned brickwork (brown heelers against red bricks and manganese for the entry) provides visual emphasis to the entry and enhances the contrived horizontality of the ground-level which forms a podium for the contrasting masonry volumes above. These in turn differentiate the police station and court house functions within the complex. Parapeted, two-storey forms dominate the flanks of the composition whilst a centre pivot is implied by the hipped roof, visible above the entrance block. Curved volumes supplement the streamlining already achieved by the contrasting string-moulds.

Symmetry is extended to the clipped privet shrubbery, flanking the entry, although the mature cypress, which appears to be from the construction period, lends a rather ragged pivot to the garden.

Comparative Examples

The following Camberwell site may be compared with this site.

Church of Christ Scientist, 41 Cookson Street.

Comparison may also be made to Everett's Angliss School, Lonsdale Street (1941), his public offices, Ballarat (1941) and the RMIT Buildings 5 and 9 (1937-8).

External Integrity

The building is generally original.

Streetscape

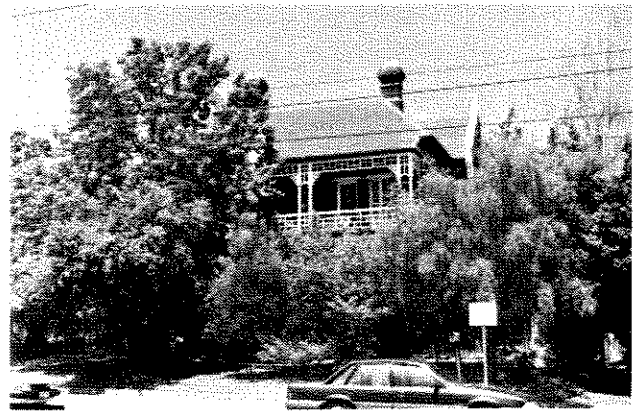
A design which recognizes its corner site by the diagonal plan axis and elevation treatment, although otherwise isolated as architecture but within the civic subprecinct of the study area.

Significance

Architecturally, skillfully massed and brick-clad, the complex utilizes fully and intelligently the latest stylistic fashions of the period (streamlined Moderne), is near to externally intact and successfully utilizes its corner site: of regional importance.

History, it is related by its proximity and scale, to other nearby public buildings: of local interest.

Wesleyan Manse, former, 316 Camberwell Road



Study Grading: B

Precinct: 32.00 Streetscape: 1

Construction Date: 1890

First Owner: Methodist Church

Architect: Reed Smart & Tappin

History

Early Methodist services were held at the house of Isaac Brooks in 1863 and, five years later, under trees on a reserve granted to the Wesleyans, next to the Common School. Today's church, now so sadly altered, was the second Methodist church at the junction, replacing the first wooden St. John's of 1871, in 1885.

1 PWD contract drawings 1937-8, 724

2 *ibid.*

3 PWD contract drawings

Architects, Wilson & Beswicke designed the second church; its construction preceding the advent of the Sunday School (1888) and the new manse (probably also Beswicke's design) in 1890. The manse cost £1400 and the reverends John Smith, Samuel Scholes and R. Ditterich were among the first to occupy it¹.

Description

Asymmetrically planned with two projecting gabled bays and a main hipped roof between, the manse is built of bichrome brickwork, and possesses a timber verandah, on two levels, with unusual Oriental inspired timber ornament in the balustrading, friezes and brackets. Cream brick voussoirs and bands are used against the dark brown body brick as are the stucco mouldings to the window oriels on the projecting room bays.

The massing and materials used here are similar to many other religious residences such as St. Columb's vicarage (Crouch & Wilson, 1896-7) whilst the unusual Oriental or strapwork verandah aligns with Reed Smart & Tappin's Moonee Ponds Presbytery (1901) and 150 Mont Albert Road (q.v.). Another example, also probably by Beswicke, is 13 Victoria Road. The use of timber verandah detail, face brick, and Medieval forms may be aligned with the emerging influence of the American Queen Anne revival in Australia. Queen Anne scrolling is evident under ground-level window sills.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANACH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, 1889 (?)
 25, ALMA ROAD, 1889 (?)
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRICAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890

544, BURKE ROAD, 1890
 27, INCLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895
 30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALEBRT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

The fence has gone.

Streetscape

The house relates well to the adjoining altered church and generally gabled, Medieval brick forms of the Sunday School and former Common School to the west. It contributes to an identifiable civic precinct and surrounding parklands, and is further distinguished by its corner site.

Significance

Architecture, a successful design after the distinctive Medieval inspired manner used for 19th century ecclesiastical residences and an early example after the American Queen Anne revival, which was to find much prominence in an amended form, early this century; also contributive to a civic precinct: of state importance.

History, a quasi-public building in a historically important civic group to Camberwell: of local importance.

¹ D1895, D1898, D1901

Boroondara Shire Town Hall And Offices, 360 Camberwell Road



Study Grading: A

Precinct: 32.00 Streetscape: 1

Construction Date: 1890-1

First Owner: Camberwell & Boroondara Shire

Architect: Gall, James

Builder: Holden, James

History

1

Architect, James Gall, called tenders for the erection of a "new Shire Hall, Police Court...at Camberwell" in March 1890, to replace the hall of 1871. His design was published in the Australasian Builder and Contractors News of August that year, and costs estimated at £8000. It was opened in 1891 after expenditure of around £10,000. Gall later sued the council for unpaid fees (£307), based presumably on a percentage of the unexpectedly high cost of the first design. His action fell short by £100.

Commencing as the Boroondara District Road Board, formed under the 1853 Act, it blossomed into the Boroondara Shire in 1871, as constituted under the Municipal Corporations Act (1863) and the Shire Statute of 1869. Camberwell and Boroondara was the style after 1902 until four years later when Camberwell Town was adopted. It became a city in 1914.

The hall, courthouse and offices were constructed after a period of massive growth which saw the population quadruple from the modest 1,525 persons of 1881. The number of houses built expressed this, being over 42 times that of the previous decade. This was after water had been extended to Camberwell junction by 1872 and gas

reticulated to the area, five years after. The tenders submitted, being between £17,000 and £18,000, inspired a hurried visit to the Malvern Town Hall by the Shire Secretary, and eventuated in the award of a revised contract to James Holden, priced near to £7,918. The foundation stone was laid in August 1890 after the decision to add area to the hall and a clock tower to its corner.

Later developments included the new city offices to the east, in 1924, and the conversion of the town hall to the central library, commenced by builder, J.L. Richards, in 1960. The cost was £5,820. The caretaker's cottage formerly at the rear south-west corner, was demolished c1968.

CHRONOLOGY.

June 1889.

James Gall architect, instructed by Shire Council to prepare plans for '...a building more in keeping with the dignity and increased importance of Camberwell.'² It was to incorporate a police court, attracting a 'grant in aid' from the Colonial government.

July 1889.

Gall's plan accepted, with estimate for £8000.

March 1890.

Gall calls tenders for erection of Shire Hall, Police Court, police station, etc. at Camberwell³

July 1890

Fresh tenders sought and received, after the first bids had ranged from £17,000 to £18,000. James Holden's tender of £7,917/19/- was accepted with amendment to £9,118 for enlarging the proposed building⁴. Wallach bothers supplied the furnishings, at an estimated £450, and blackwood and walnut joinery was proposed for the Committee Room, President's Room and Council Chamber⁵.

August 1890.

Shire President, Clarence Hicks, lays foundation stone

August 1891.

Health Department permit opening of new hall. Mr. and Mrs. Charles Shores are appointed caretakers, and corrugated galvanized iron perimeter fences erected around reserve, with two dividing picket fences⁶.

1 see also report presented to Camberwell Council 1990

2 Allan p237

3 ABCN 29.3.90 p.896; BEMJ 29.3.90, supp. p.3

4 Allan p.237

5 ibid.

6 ibid.

June 1892.

Gall sues Shire Council for unpaid fees relating to the first design; working drawings, specifications and supervision of the reduced design; and drawings for new police quarters. Council allow 'Library Room' to be used for Benevolent Committee meetings (starting November)¹.

November 1892.

W.S. Maling's £193/10/- tender accepted for erecting a caretaker's cottage, facing Inglesby Road².

May 1894.

H. Grist erects proscenium with scenery costing £57/10/-.

October 1894.

Town Hall forecourt loose screenings covered with asphalt.

April 1895.

Council Chamber lit with incandescent gas burners (two) and the council's first typewriter installed in the Shire Secretary's office.

1898.

Shelving and a table installed and linoleum laid at the town hall for a public library in the committee room suite (first floor) which was later (1910) to be used for the town clerk and surveyor's offices³.

1899.

Caretaker's residence enlarged by W.L. Vine for £133/1/3 later replaced by W.L. Sanderson's price of £144/16/-⁴.

June 1902.

Contract signed for added urinals and plan closets and other minor backstage alterations.

1904.

MMBW *Detail Plan* shows present Adult and Reference Libraries (former 'Recreation Hall' and Court House) as extent of building on the south and east sides; the Camberwell Road forecourt was asphalted; and a caretaker's cottage to the

south-west of today's reference library, with a small stable facing Inglesby Road.

1906

Earliest surviving MMBW property service plan prepared, showing connection to MMBW sewer⁵. Municipal 'Borough' status elevated to 'Town'⁶.

1911

Fences (iron?) around town hall reserve removed⁷.

1920

MMBW property service plan shows theatre extension (? see 1924) to recreation hall⁸.

May 1924.

New municipal offices foundation stone laid by Mayor Hocking after acceptance of W.H. Cooper's tender of £8,888 in March⁹.

July 1924.

Irwin & Stevenson, architects for the new offices, were commissioned to extend the stage and backstage of the old recreation hall. 'Sam' Lazarus family donate clock for town hall tower.

February 1925.

Drawings for further alterations to town hall, redeploying former office areas for ancillary rooms to recreation hall (cloak rooms ground floor, supper rooms first floor).

July 1935.

J.C. Aisbett retained as architect for proposed renovations of town hall; the scheme was disbanded in November¹⁰.

June 1938.

PWD submit plans for a new court house, police station and residence at the Camberwell Road and Butler Street corner (opened July 1939) which presumably left the town hall court room vacant¹¹.

1953

One-storey office extensions to 1924-5 municipal offices planned in Inglesby Road, near Camberwell Road corner, including town clerk and deputy town clerk's offices¹².

1 op. cit. p.239
2 ibid.
3 Allen p.320
4 op. cit. p.242
5 MMBW DRP 51023
6 Allan, p.245
7 Allan, p.245
8 MMBW loc. cit.
9 Allen, p.256
10 Allan, p.261
11 Allan, p.262
12 CCC

1958-9

Bookmobile suite built ¹ and new building put between recreation hall and 1925 offices ².

1960

Conversion of recreation hall, former court room and council offices to Junior, Adult and Teenage Libraries. New floor-level installed in backstage area to serve as store (upper) and lecture (lower) rooms.

1963

R.E. Gillies, architect, plans conversion of former backstage lecture room into theatrette.

1967

Minor alterations and office partitioning to library.

1975

Planning for new council offices began, the building opening in August 1978: architects Mockridge Stahle & Mitchell.

Description

Complimented by the later offices (1924) this French Renaissance revival stuccoed structure extends typically in five bays along Camberwell Road and a further three major bays, with verandah, on the west elevation. The corner tower is thrust forward from the west face but serves as a typical facade element on the north parapet pediments, raised over some bays, giving them prominence (corners, central bays) whilst the intervening facade has a modest balustraded parapet, interspersed with piers. Minor pediments at the storey-level string cornice signal entry points or where visual emphasis only is required, as at the tower base, with its arch-segment pediments over windows. The main facade is conservatively trabeated with shallow and austere mouldings. Conversely the deep verandah placed outside the former police offices, and courthouse on the west is both a traditional device associated with the law's processes and a successful visual counterpoint to the surrounding facade.

Smooth rustication is used sparingly at ground level, as is ornament generally with the exception of the generally structure-orientated mouldings (pilasters, podiums, keystones) and the police offices around the corner which possess multiple pilasters. Finer ornament such as the shallow brackets, supporting each pediment, and the wrought-iron balconettes, is also sparse. Attention therefore (perhaps intentionally) is drawn to the asymmetrically placed tower, with its

French-styled mansard roof and unusual cantilevered widow's walk, and the police offices and courthouse of the east facade.

Interiors:

1891 Offices and Hall.

Internally, the former hall has giant order Corinthian pilasters and a plain, coved ceiling. External detail includes encaustic mosaic tiling to the courthouse porch.

The court and magistrate's rooms, passage and stairways, former hall and a few offices (ie. former Rate Collectors Office, later librarians office) have retained their spatial and decorative integrity. Many alterations have occurred in detail, such as cutting away of archways, blocking of entrances and re-ceiling of most of the upper level spaces in 1925. With the uniting of rooms in the 1925 conversion, came the removal of fireplaces, with the exception of a white marble mantel in the upstairs annexe (former 1925 mayor's supper room), the former 1891 surveyor's, clerks and rate collectors offices. Sufficient ceiling details, skirting, door and architrave joinery survives to allow general restoration to the 1891 era, if desired, while special joinery such as the main stair, with its cast-iron balustrading, is near intact. Alterations in 1925 include the main stair windows and the back stair in the former lavatory spaces. Reputedly the former hall ceiling has also been replaced recently, apparently following a similar line to the original but in a presumably greatly simplified form. Nevertheless the giant order Corinthian pilasters which survive are notable, despite ad-hoc addition of air ducting along their length. Sundry alterations include new openings, glazed screens, and intrusive pendant fluorescent lighting.

Comparative Examples

The following sites may be compared with this site: Fitzroy, North Melbourne, South Melbourne, Collingwood and Northcote town halls, most earlier but more conservative within that overall grand-manner employed for municipal headquarters.

External Integrity

Parapet urns may have existed, glass doors have replaced timber paneled ones, a semi-cylindrical canopy added to the entrance, glazing details altered and reflective film applied to the glass. The bricks have been painted at the rear and an obtrusive addition placed at one corner.

Internally, mouldings have been cut back and unsympathetic finishes applied.

¹ CCC; MMBW DRP 51023, carried out July

² *ibid.*

Streetscape

With the 1924 neo-Grec office additions, the former town hall contributes to a notable classical revival civic streetscape.

Significance

Architecturally, the design falls in the mould of the Italian High Renaissance or French Renaissance styles used in earlier municipal offices such as at North Melbourne, Fitzroy, Collingwood and Northcote (incomplete). However, Gill's distinctive over-sized corner tower adds that touch of grandeur which evokes more of the boom era in which it was built than the more conservative if highly successful designs of the other examples.

Historically, it is the earliest municipal complex in the city and as such has been the vehicle for many of the area's most momentous decisions and civic occasions as well as its social role as an entertainment centre.

Significant 1891 spaces include the former public hall and communicating passages, stair hall, foyers and tiled entry loggia. The court and magistrates rooms, despite their c1925 ceilings, retain general finishes and forms sufficient to provide for historical expression of the presumed numerous events it has housed.

Architecturally Insignificant Areas or Buildings

Spaces of no obvious architectural or historically representative merit include:

theatrette (former backstage)

bookmobile dock

supper room (1960 plan)

annexe (1960 plan)

kitchen (1960 plan)

Similarly, whole building stages considered to be unimportant include: the 1948 (?), 1953, 1958-9 and 1963 wings.

Management

The 1891 building, in contrast, was best appreciated from the north and western viewpoints, austere red brickwork taking over from highly ornamented stucco on the east and south faces. Irwin & Stevenson's 1925 backstage entry addition is both unusually stylistically advanced for the date (anticipating the streamlined Moderne of the 1930s) and contextural, given the use of face brickwork in response to the substantially brick character of the Inglesby Road elevations. Similarly, the faceted plan shape also echoes that of the adjacent 1925 council chambers. Subsequently, the painting of the brickwork has induced another unforeseen layer of visual conformity. Demolition of the 1958-9 building

between the backstage area and former council chamber would greatly enhance the relationship between both buildings.

Camberwell City Offices, 370 Camberwell Road



Study Grading: A

Precinct: 32.00 Streetscape: 1

Construction Date: 1924

First Owner: Camberwell City Council

Architect: Irwin & Stevenson

History

(Refer to former Boroondara Shire Hall) Albert Hocking, mayor of Camberwell, laid the foundation stone for these offices, in 1924, commencing construction of a design by young architects, Leighton Irwin and Roy Stevenson. The presiding town clerk was R.W. Smellie.

The next offices built for the city were to replace both town hall and office annexe when opened in 1978.

Description

Typically for the period, neo-Grec or a stripped Greek revival style was chosen: the austere classicism and stucco finish providing a sympathetic and discrete neighbour to the more ornate town hall. Five bays of Tuscan pilasters and a single acroterion accompany sparse detail such as the saltire cross motif, used in the door lights, the entry top-light, the wrought iron balconette, and multi-paned casement windows. The link with the earlier building is achieved successfully with a regressed low-level section of the facade which adjoins flanking pavilions to the main facade.

Interior:

Most spaces are surprisingly near intact, including joinery, fittings and finishes. The council chamber also has an early (if not original) colour scheme

and is a notable and uniquely formed space, particularly given the surviving Adamesque Greek Revival ornament, joinery and original carpet remnants. Another notable aspect is the surviving stained and varnished doors, architraves, partitions and counters.

Comparative Examples

The following sites may be compared with this site: the Camberwell masonic hall, Emily McPherson school of Domestic Economy, the Police Hospital Administration block St. Kilda Road and school assembly halls such as at Essendon High school, designed under E E Smith.

Integrity

Windows (upper) have been reglazed and various air-units installed; a sign box has been added and a chimney cornice removed. Remnants of formal shrub planting survive in the front garden.

Streetscape

A successful stylistic and physical complement to the 1890-1 former town hall and, together, a distinctive civic streetscape.

Significance

Given the unusually near intact state of the 1924-5 office block, this integrity factor alone gives both architectural and potentially historical significance to the whole building. As well there is the notable streetscape contribution to the earlier building which in turn is evocative of the profession's concern with context at that time²

Significant individual spaces commence with the council chamber, main foyers and passageways (both levels) and stairway. Secondary areas are the historically representative only office spaces, with the general office area (under chamber) the most significant among them. Toilet areas are also significant because of their high integrity to their construction period ie. white tiles, marble urinal slabs.

Management

Externally, the 1925 offices suffer most from additions in Inglesby Road. The building's symmetrical plan and elevations, intended to be seen from at least three sides, is now visible only from Camberwell Road and even that view is compromised by the 1953 eastern addition. This should be remedied

House, 396 Camberwell Road



Study Grading: B

Precinct: 41.00 Streetscape: 2

Construction Date: 1930

First Owner: Holland, Rueben and Henry

Architect:

Builder: Holland, Rueben

History

Reuben Holland, a builder, already resided at 400 Camberwell Road, when Henry Holland, a retired contractor and builder of long standing in Camberwell, had 396 Camberwell Road built for his own use³. R. Holland (Henry's son?), was listed as the builder in the permit application⁴. The cost of the five room brick house was estimated at £1,100⁵.

After frequent attendance of picture shows held in the town hall, (near this site), Henry Holland is said to have been inspired to launch Camberwell's first picture theatre, in 1914, on a site in Burke Road. He was backed by David Lewis of the Prahran retailers, Love and Lewis, and undaunted by competition from McLeish's Rivoli cinema, he leased his building to Hoyts Theatres Ltd. in their first venture at Camberwell. Holland died in 1932; his theatre being subsequently leased as a G.J. Coles store.

Henry Holland was a key figure in local social and political life. He was involved in local progress associations and took an interest in garden displays. He apparently put on films for local groups and may have been behind the open-air film nights in Canterbury Gardens and provided films for fund-raising for group like the Boy Scouts in Camberwell. The house is a reminder of the influence of a few men like Holland in shaping the

1 blackwood?
2 see emergence of RVIA Street Architecture Medal in the late 1920s
3 BA 1930, 1595
4 ibid.
5 ibid.

social and physical character of Camberwell in the early twentieth century.

When alterations and additions were done in 1940, W.L. Payne was the builder and Mrs. Holland, now a widow, the accredited owner¹.

Description

One quarter larger than its near twin at 398, this house is a near original example of the Mediterranean or Italian villa style which had been popular since the late 1920's. Unpainted textured stucco and a combination of red and clinker brickwork provide laterally symmetrical horizontal layers, capped by a near symmetrical hipped terra-cotta clad roof. Pressed cement ornament is sparingly applied in the form of garlands whilst spiraled shafts and stylized Ionic capitals adorn squat columns at the verandah and colonettes at the windows. The fence repeats the stucco and red brick combination, and a palm once played a prominent role as the period garden.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
 92, MONT ALBERT ROAD, 1926
 14, PINE AVENUE, 1926c
 452, BURKE ROAD, 1927-28
 2, BARNSBURY ROAD, 1927
 360, BURKE ROAD, 1927
 47, CAMPBELL ROAD, 1927
 38, HICHFIELD ROAD, 1927
 1, MUSWELL HILL, 1927
 294, WARRIGAL ROAD, 1927
 3, ROCHESTER ROAD, 1928-30
 7, ROCHESTER ROAD, 1928-30
 2, HIGHTON GROVE, 1928-9
 27, YARRBAT AVENUE, 1928c
 21, CHRISTOWEL STREET, 1928
 26, CHRISTOWEL STREET, 1928
 17, LANSELL CRESCENT, 1928
 12, STODDART STREET, 1928
 8, CHRISTOWEL STREET, 1928c
 226, DONCASTER ROAD, 1929
 19, FAIRMONT AVENUE, 1929
 300, WARRIGAL ROAD, 1929
 34, ELLIOTT AVENUE, 1929c
 15, FREEMAN STREET, 1929c

External Integrity

The house is generally original

Streetscape

The house is in a row of similarly shaped, if not styled, houses and next to a near identical house, presumably by the same builder.

Significance

Architecture, a near original example of a typical suburban villa style: of regional interest and local importance.

History, for two years the home of Camberwell's father of picture theatre enterprises, a well known contractor in the area and, hence, highly influential in shaping the social and physical environment of Camberwell: of local importance and regional interest.

House, 458 Camberwell Road



Construction Date: 1933

First Owner: Woods, Frederick George

Builder: Smith, C J

History

Frederick G. Woods, an auctioneer, commissioned builder C.J.

Smith to erect this house in 1933-4². It was to cost £1,290 and house over 20 squares of floor area³.

Description

Neo-Tudor in style, this house retains much of its original appearance through the surviving dark stained timbering, white painted "rough-cast" backing and the choice of garden shrubs around the frontage. The matching garage and rear garden gateway reinforce the period expression of the house.

Parallel with the use of Tudoresque elements such as the half-timbering, terra-cotta shingles and herringbone brickwork, is the combination of one and two storey height sharply pitched gables, oriel bays, chimney shafts and clinker brick walling to produce successful massing.

The fence is original

¹ BA 1940, 13187

² MMBW DPA 192486; BA 1933, 3575; ER 1934

³ BA 1933, 3575

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YULLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

The house is generally original despite the addition of an attic awning and possible alteration to the window area below it.

Streetscape

The house adjoins and is adjacent to contemporary villa development which however is more of the Italian or Mediterranean Villa style (see Acheron Avenue for more neo-Tudor).

Significance

Architecture, a successful and near intact variation on a popular suburban villa style which is enhanced by landscape and matching ancillary buildings: of regional importance.

History, little is known of Woods in the Camberwell context.

House, 460 Camberwell Road



Study Grading: C

Construction Date: 1930

First Owner: Lovig, Evelyn Veronica

Builder: McMillan, A M

History

Harold Lovig, a carrier, occupied this house after its construction in 1930 by builder, A. Mortimer McMillan, for the listed owner, Mrs. E.V. Lovig¹. The house was to cost £2,700 and possess seven main rooms². McMillan designed and built other similar Camberwell villas, particularly in the Golf Links Estate opposite (see 1 Fairmont Avenue).

Description

Hip-roofed and clad in textured stucco, the Cordova pattern tiles lend this house a Spanish flavour within the general Mediterranean villa category. The clinker brick base walls probably originally played more of a co-ordinated role in a collection of "natural" finishes (prior to painting the stucco) culminating with the terra-cotta of the roofing. The Palladian, serlian window assembly (almost an essential part of this style) occurs here; once in fact and once by implication (two

¹ BA 1930, 1794; ER 1931

² BA 1930, 1794

rectangular lights, either side of arched glazing to a secondary entrance door).

The surrounding planting is sympathetic and the original fence exists at the frontage, clad in textured stucco and provided with garland details.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
 92, MONT ALBERT ROAD, 1926
 14, PINE AVENUE, 1926c
 452, BURKE ROAD, 1927-28
 2, BARNBURY ROAD, 1927
 360, BURKE ROAD, 1927
 47, CAMPBELL ROAD, 1927
 38, HIGHFIELD ROAD, 1927
 1, MUSWELL HILL, 1927
 294, WARRICAL ROAD, 1927
 3, ROCHESTER ROAD, 1928-30
 7, ROCHESTER ROAD, 1928-30
 2, HIGHTON GROVE, 1928-9
 27, YARRBAT AVENUE, 1928-c
 21, CHRISTOWEL STREET, 1928
 26, CHRISTOWEL STREET, 1928
 17, LANSELL CRESCENT, 1928
 12, STODDART STREET, 1928
 8, CHRISTOWEL STREET, 1928c
 226, DONCASTER ROAD, 1929
 19, FAIRMONT AVENUE, 1929
 300, WARRICAL ROAD, 1929
 34, ELLIOTT AVENUE, 1929c
 15, FREEMAN STREET, 1929c

External Integrity

The house is generally original

Streetscape

The house is a prominent part of a precinct comprised of contemporary villas in Italian Villa and Old English Styles (see 464 Camberwell Road and 2 Acheron Avenue).

Significance

Architecture, a near original and prominent example of a common suburban villa type which contributes to a precinct: of local importance and regional interest.

History, little is known of Lovig but the builder, McMillan, is well represented in the suburb and has shown in many of Melbourne's middle suburbs that he was skilled in the designer-builder role: of local and regional interest.

Kalorama, now demolished 47 Campbell Road



Study Grading: C

Construction Date: 1927

First Owner: Caldwell, Alan Bisset

History

An accountant, Alan B. Caldwell, was the first owner of this house after its construction in 1927¹. It was described as of five rooms and clad with weatherboard².

Description

A typical suburban Bungalow in style, this house typically retains the original dark stained finish to both boarding and shingling. The archetypal gabled porch, set into a transverse main gabled roof form, is simply ornamented with Chinese brackets and provided with a slatted balustrade. The garden planting appears to be of the period and lacks only a fence.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
 92, MONT ALBERT ROAD, 1926
 14, PINE AVENUE, 1926c
 452, BURKE ROAD, 1927-28
 2, BARNBURY ROAD, 1927
 360, BURKE ROAD, 1927
 38, HIGHFIELD ROAD, 1927
 1, MUSWELL HILL, 1927
 294, WARRICAL ROAD, 1927
 3, ROCHESTER ROAD, 1928-30
 7, ROCHESTER ROAD, 1928-30
 2, HIGHTON GROVE, 1928-9
 27, YARRBAT AVENUE, 1928-c
 21, CHRISTOWEL STREET, 1928
 26, CHRISTOWEL STREET, 1928
 17, LANSELL CRESCENT, 1928
 12, STODDART STREET, 1928
 8, CHRISTOWEL STREET, 1928c
 226, DONCASTER ROAD, 1929
 19, FAIRMONT AVENUE, 1929
 300, WARRICAL ROAD, 1929
 34, ELLIOTT AVENUE, 1929c

¹ ER 1931; MMBW DPA 149153
² BA 1933, 3244

15, FREEMAN STREET, 1929c

External Integrity

The house is generally original; the trim colours are sympathetic.

Streetscape

The property adjoins and is adjacent to similarly styled detached Bungalows and villas from the 1920s and 1930s.

Significance

Architecture, an intact example of a common residential form used early this century which is enhanced by its landscape setting and contributes to a streetscape of regional interest and local importance.

History, little is known of the Caldwells in the Camberwell context.

**Linda House (former), Canterbury Family Care Centre,
19 Canterbury Road**



Australian Heritage Commission: R
National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 1665

Study Grading: A

Precinct: 16.00 Streetscape: 2

Construction Date: 1860-88

First Owner: Priestley, Alfred

History

Linda commenced as a single-storey house owned by Alfred

Priestley, a bank manager and local road board member (1860-1)¹. Patrick Perkins, a brewer, was the next owner, who leased what was described as a house and 12 acres to David

Evans, Edmond Gleeson, and Thomas Willis². He was followed by William John Craig, an importer, in 1885³. The Craig family retained possession of what had become a seven and a half acre property until the 1920's⁴. By 1928-9 Linda had become part of the Presbyterian Babies Home⁵.

An auction notice of 1876, described Linda as "a stuccoed brick residence with a 10 feet wide verandah to three sides...the villa retreat of Patrick Perkins, Delaney's Road, Upper Hawthorn"⁶. Rate book descriptions cite a valuation increase from £180 to £460 in 1888 and it is likely that the house had been expanded to 24 rooms in that era⁷. In fact, the architect, James Wood called tenders on behalf of Craig, for the renovation of Linda in 1885⁸.

Alfred Priestley was accountant to the National Banking Company of Australasia⁹. He also listed, in the early 1860's, as secretary to the Melbourne Gas and Coke Company; his private residence being cited as at Boroondara. As well as serving on the road board he was one of its auditors in 1867 and the new shire's auditor of 1872. He was also active in Anglican matters and elected to the Board of Advice for the Camberwell Common School (1888).

William Craig was in his late 40s when he extended Linda. At his death, in 1899, he was pronounced as having "...successfully built up one of the largest retail businesses in Australia..." (Craig, Williamson Pty. Ltd., drapers): branches existed in Elizabeth Street, Ballarat and Bendigo¹⁰. Shortly before his death he was elected to the Melbourne City Council, having already been active in the Chamber of Commerce.

Description

Symmetrically composed about a pedimented central bay the stuccoed facade extends in a bayed form at either end of a two-level arcaded verandah. A massive hipped and slated roof follows the bayed plan-form. Balustrading and other typical Renaissance derived ornament is used

- 1 NTA FN.1665
- 2 RB 1972-3, 208; NTA FN.1665
- 3 RB 1885-6, 644, 646; NTA FN.1665
- 4 NTA FN.1665
- 5 *ibid.*
- 6 *Argus*, 25.11.1876, p.2
- 7 *ibid.*; RB 787
- 8 MUAJ
- 9 NTA FN.1665
- 10 *Australian Storekeeper's Journal*, July 1899, p.180

together with an unusual serlian arch configuration in the verandah arcade. Reputedly the stair and entrance hall are notable interior elements, as is the superposed verandah arcade.

The original grounds are shared with 21 Canterbury Road (q.v.) and contain both mature and sympathetic plantings (boundary hedge, Moreton Bay Fig, Cedar), whilst an accompanying square-top picket and fence is related to the period, if not the original modified.

Comparative Examples

The following Camberwell sites may be compared with this site.

2, BERWICK STREET, 1859
9, BARNESBURY ROAD, 1861
18, BALWYN ROAD, 1863
290, CAMBERWELL ROAD, 1868-
8, AIRD STREET, 1870
35, PROSPECT HILL ROAD, 1873-4

External Integrity

The house is generally externally original (front elevation); new visually unrelated structures have been added at the front of the block and adjacent to the house.

Streetscape

The house relates to its historical successor, number 21, by the set-back and extensive grounds and to lesser late Victorian houses in the vicinity.

Significance

Architecture, a distinctive, large, near intact, and successful adaptation of the Italian Renaissance style to villa design in Victoria which is enhanced by the survival of its grounds and elements of the garden: of state importance.

History, closely associated with a nationally prominent retailing figure (Craig) and community services within Camberwell: of state and local importance.

Marcellin College Junior School, former House, 21 Canterbury Road



Study Grading: B

Precinct: 16.00 Streetscape: 2

Construction Date: 1923

First Owner: Craig, William E

Architect: Purchas & Teague

History

Architect, John W. Wright, of¹Purchas and Teague, designed this house for William E. Craig in 1921². Prior to this the Craig family resided at the late Victorian period Linda House (q.v.) which adjoined on the west. This late Victorian period house was bequeathed to the Presbyterian Church in 1925 for a babies home, possibly awaiting the completion of 21 Canterbury Road³.

An article on the house, published in 1926, told of the old house which had preceded it, its garden having been carefully preserved during the building works. The former house had also belonged to a vigneron who had appointed it with a deep cellar. The new house was deemed a success at fitting in to the old garden setting...

'The gardener must be justly proud of the display which the garden makes with its flaming masses of flowers and soft green lawns, the admiration of the passers-by, even tempts them to pass through the fine double entrance gates of paneled wood and wrought iron..'

The article described the warm blended terra-cotta shingles to the attic roof, the tiled porch, South Australian marble steps, the porte-cochere facing south and the gravel motor drive which led to the stables and garage behind the house. The entrance hall was in the manner of the Medieval great halls, a large room rather than a passage, with an expansive fireplace, beamed ceiling and double glass door pairs leading into the main receiving rooms. In passing, the writer noted what some

1 AHB 12.4.26, p.17
2 MMBW DPA 64542
3 NTA FN.1665
4 AHB 12.4.26 p.18

regarded was the finest private art collections in the state: this explained the absence of the typical polished timber wall- paneling which usually adorned houses of this period. Instead there were the light buff-coloured walls but still there was the polished, generally blackwood, timber door and skirting joinery. Missing today is the glass house which attached to the west side of the house. From within this provided a green glow into the drawing room which connected to it with double glass doors. There was also the owner's Adam style bedroom suite, with dressing room alcove complete with fireplace, which possessed (as most of the bedrooms did) its own bathroom, this one being a generously sized and well-equipped space¹.

Around 1947, the Marist Brothers acquired the property: creating Marcellin College, and commencing a number of additional buildings (dated 1949,1952,1965,1971,1978,1980-3) which flank the original house on all three sides².

Description

Built in an English domestic revival attic-bungalow form, the house strongly expresses its construction date, owing mainly to its unpainted stucco which contrasts successfully with the terra- cotta shingles on the roof. Composed in the common Bungalow format of a wide spreading gable intersecting with another placed transverse to it, an unusual feature is the massive, skillion- roofed attic which is placed symmetrically about the axis of the entrance porch below, and a saddled attic gable-end which appears above it. The volume possessed by this attic element affects the usual interplay of simply gabled forms, lacking a closing element (such as chimney) on the west end of the elevation (once a conservatory was attached). The western elevation utilizes the Bungalow's more typical symmetrical approach: this and the eastern elevation are obscured by added buildings to both west and east of the house.

The spacious grounds between both buildings and the lot frontage, are enhanced in their expression of the large period house, (at 21) by the palms and mature shrubs at the fence-line but much of the old garden noted in 1926 has been replaced by school buildings.

Inside, there has been little change with polished timber joinery, lead lights, and ornamental plaster all still evident.

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
12, HUNTER ROAD, 1918

¹ *ibid.*
² MMBW DPA 64542; BA 1949, 3893

9, SEFTON PLACE, 1919-20
6, CHRISTOWEL STREET, 1919
718, RIVERSDALE ROAD, 1919
33, BROADWAY, 1920
158, MONT ALBERT ROAD, 1920
11, PRETORIA STREET, 1920
23, SUNNYSIDE AVENUE, 1920
286, UNION ROAD, 1920
44, CURRAJONG AVENUE, 1920c
6, TRAMOO STREET, 1920c
17, THREADNEEDLE STREET, 1920c
65, YARRBAT AVENUE, 1920c
42, SPENCER STREET, 1921-3
899, TOORAK ROAD, 1921
930, BURKE ROAD, 1922
210, WHITEHORSE ROAD, 1922
16, ALMA ROAD, 1923
648, BURKE ROAD, 1923
31, DEEPDENE ROAD, 1923
7, WARWICK AVENUE, 1923
90, MONT ALBERT ROAD, 1924-5
168A, MONT ALBERT ROAD, 1924-5
9, ROCHESTER ROAD, 1924-6
630-638, BURKE ROAD, 1924
322-394, CAMBERWELL ROAD, 1924
12, MONT ALBERT ROAD, 1924
10, FITZGERALD STREET, 1924c
11, ALMA ROAD, 1925(?)
269, UNION ROAD, 1925-6c
10, DONNA BUANG STREET, 1925
2, MARTIN ROAD, 1925
4, ST. ANDRIES STREET, 1925
1, THREADNEEDLE STREET, 1925
931, TOORAK ROAD, 1925
118, WATTLE VALLEY ROAD, 1925
55, BATH ROAD, 1925c
77, GREYTHORNE ROAD, 1925c
1, THREADNEEDLE STREET, 1925c
359, WHITEHORSE ROAD, 1925c
513, WHITEHORSE ROAD, 1925c
146, YARRBAT AVENUE, 1925c

External Integrity

The house is generally original, as observed from the street with the exception of the new fence and largely paved front garden.

Streetscape

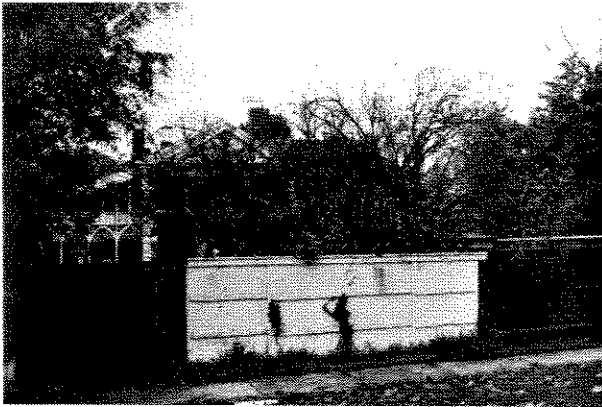
The house relates to number 19 by its siting and the extensive grounds.

Significance

Architecture, a near intact, austere and partly obscured house design which follows a distinctive approach to the Common Bungalow form and is set in generous grounds, relating to its historical precursor at number 19: of regional and local importance.

History, identifiable still as related to the earlier 19 Canterbury Road, briefly associated with an early and notable Camberwell family and having provided a community facility in two aspects, the first made the more pressing by the advent of World War One (see also 9 Boston Road): of local importance and regional interest.

Coolattie, 29 Canterbury Road



Study Grading: B

Construction Date: 1897

First Owner: Gutheridge, Richard Snr.

Architect: Gutheridge, R M

History

Richard Gutheridge, described in the 1890's as a gentleman (retired), acquired land from the Victorian Permanent Building Society and commissioned the construction of a ten room brick house there in 1896¹. Richard M. Gutheridge, an architect and likely designer of the house, took the ownership in 1902, possibly on the death of his father, and remained there until c1908².

Gutheridge Snr. along with Arthur Gutheridge, appear to have constituted Gutheridge & Co, saddlery ironmongers, manufacturers and importers of Lonsdale Street Melbourne³.

Both Gutheridges resided in Grace Park, Hawthorn prior to Collattie; Richard possibly involving himself in minor land development in that suburb.

Richard Jnr was active professionally it seems for a brief period (1895-1906). He designed brick warehouses, mainly in King Street, Melbourne, including one for Gutheridge and Co. in Goldie Alley.

Description

This is an extensive red brick and stucco house styled after the English Queen Anne manner and formerly sited in extensive grounds. Set on a rambling plan and with references to the suburban Italianate, the house shares little with the similarly styled builder-designed villas in the locality, possessing a relatively irregular profile. Two projecting but differing bayed and hip-roofed rooms guard the entrance to one elevation, and

similar but gabled bays protrude from the side and rear elevations; the latter once trimming the end of a service verandah (now rebuilt?).

Foliated impost friezes, rough-cast stucco between the eaves brackets, and foliation within the pediment tympanums are set in contrast to the coloured brickwork around them, and an entrance porch on open work cast-iron supports is distinctive but somewhat cramped by the adjoining bay.

External Integrity

The house is generally original except for the high fence at the frontage (the original gate appears to have been reused to close off the driveway at the rear).

Streetscape

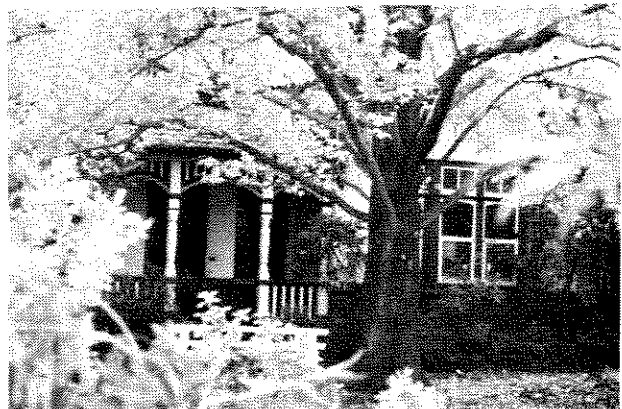
The Bungalow styled 27 Canterbury Road and number 58 opposite are complementary in materials, form (in part) and siting.

Significance

Architecture, a distinctive (albeit sometimes clumsy) design after a minority residential style (English Queen Anne) which is near to original and complemented by adjacent detached houses: of regional and local importance.

History, built for a regionally known businessman: of local importance and regional interest.

House, 31 Canterbury Road



Study Grading: A

Construction Date: 1909

First Owner: Parsons, Herbert F

Architect: Ussher & Kemp

¹ RB 1895-6, 51; RB 1896-7, 51,52; RB 1898- 9, 54

² RB 1902-3, 58; ER 1908

³ FWD 1893-4

History

Herbert F. Parsons, of Parsons Brothers & Co., spice merchants, commissioned architects, Ussher & Kemp to design this house in 1909¹. The house was complete by the end of that year. Parsons remained there until well into the 1930's².

Description

With its broad, half-timbered and gabled main roof form and the skirt-like flared hip covering the verandah, this house approaches more than most Ussher & Kemp designs, the Far Eastern tea house prototype, so appropriate for this owner. Offsetting this tea-house symmetry is the gabled room bay, at the front elevation which terminates the slatted return verandah. A long verandah section opens onto the adjoining tennis court, whilst the section facing the front surveys a lawn and mature trees from the period. An extensive half-timbered gable juts out to the east, dormers in the rear roof look to the north and a single-storey verandah service wing extends out towards a sympathetically designed garage. Mature trees at the front and side and a Cordyline at the rear are supportive of the period as are paint colours to the house.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOCAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909

¹ MMBW DPA 67187; WD 1899-1900
² D1935

External Integrity

The fence has been replaced, steel windows fitted to the eastern gable and a window wall to a minor wing of the south elevation.

Streetscape

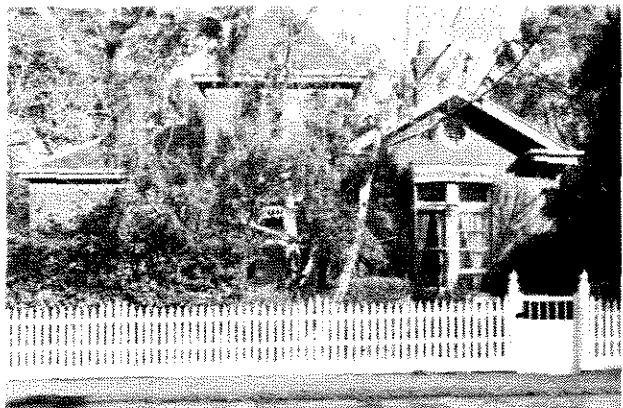
Masked by the mature garden and high fence, the main impact of the house is to the east (due to the skewed site placement) where its neighbours are of mixed period, mainly 20th century. In theory it relates to the opposing corners, a Bungalow (60) and the Queen Anne flavoured design at 58 (q.v.) also the houses adjoining on the west (numbers 29 and 27).

Significance

Architecture, a successful and intact design from the masters of the American born Queen Anne villa style (Ussher & Kemp) which, on its corner site, is well disposed for viewing the four elevations of its design and complementary to nearby individually notable and near contemporary houses: of state importance.

History, the owner represents the mainstream of the study area's Edwardian influx by his occupation and choice of house style: of local importance.

Rosstrevor, 58 Canterbury Road



Precinct: 26.03 Streetscape: 2
 Construction Date: 1901
 First Owner: Watts, Thomas J

History

Thomas J. Watts was the first rated owner of this eight room brick house, in 1901, leasing it to an insurance inspector, Arthur J. Murray and subsequently to the Flinders Street indian-rubber

manufacturer Ernest C. Perdriau¹. Thomas Watts was a newsagent and crockery dealer of East St. Kilda².

Description

Aptly designed for its corner site, the house nevertheless belies its construction date by the use of a design more typical of the previous decade. The tower with its squat hipped roof nevertheless conveys the French influence seen in the contemporary Queen Anne style as do the corbelled chimney tops and red brick walls. However the verandah and main roof forms echo the previous Italianate style although the cast-iron pattern is typical of c1900. The gabled bays, with their louvred roof vents centred on each wall, are distinctive.

The fence is sympathetic to the original, as is the garden. A mature gum in the rear yard is notable for its apparent age.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INCLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INCLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912

648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The house is generally original, with the exception of the fence.

Streetscape

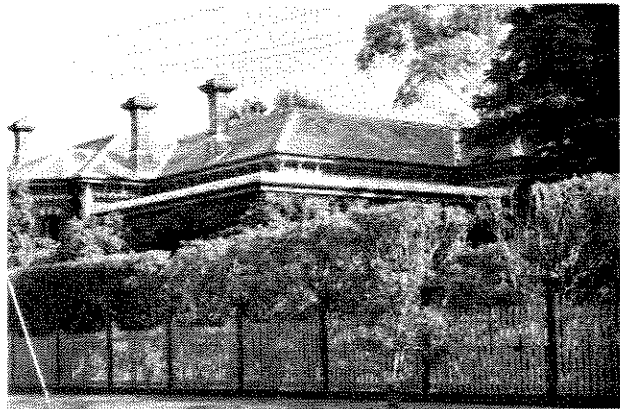
Set on a corner and best viewed from the downhill eastern approach, the house's towered form is both prominent and visually suitable. Late Victorian period villas are opposite and adjacent to the house.

Significance

Architecturally, of a later or transitional stylistic theme but nevertheless distinctively designed (presumably by an architect), well suited to its site and near original; of regional importance.

Historically, little is known of Watts or his tenants in the context of Camberwell.

Ericstane, 136 Canterbury Road



Study Grading: B
 Construction Date: 1893
 First Owner: Grieve, John

History

John Grieve, who was described as a gentleman (retired), owned and occupied this nine room brick house, on allotments 1 and 22 of the Griffin Estate, from 1893 until 1898 when it was leased to manufacturer Burdett Laycock³. After a short

1 RB1901-2, 1152; RB1903-4, 1206; WD1899-1900
 2 WD1899-1900
 3 RB1893-4, 1123; RB1898-9, 1036; RB1899-1900, 1114

period of re-occupation by John Grieve, the *Melbourne Directory* replaces him with Mrs. Annie Grieve, possibly after his death¹.

Grieve may have been of Connibere, Grieve and Connibere, warehousemen, of Melbourne. The architect, Beverley Ussher, worked for the Grieve family in the area during 1907².

Description

This is a large polychrome brick Italianate house with a return cast-iron verandah, a bull nose profile verandah roof and cast-iron verandah detailing. A relatively large front yard contains mature period elements, such as a palm, conifers and perimeter pittosporum hedge, and sympathetic paving. The boundary fence has been renewed sympathetically as have the house trim colours.

Comparative Examples

The following Camberwell sites may be compared with this site.

35, PROSPECT HILL ROAD, 1881
 630, RIVERSDALE ROAD, 1882
 2, BERWICK STREET, 1885c
 53, PROSPECT HILL ROAD, 1886-7
 320, CAMBERWELL ROAD, 1886
 3, FERMANAGH ROAD, 1887
 57, SEYMOUR GROVE, 1887
 33, ALMA ROAD, 1888
 19, CANTERBURY ROAD, 1888
 46, PARLINGTON STREET, 1888
 635, RIVERSDALE ROAD, 1888
 89, UNION ROAD, 1888
 2, PEPPIN STREET, 1889 (?)
 25, ALMA ROAD, 1889(?)
 54, MONT ALBERT ROAD, 1889-9
 36, ALMA ROAD, 1889
 208, CANTERBURY ROAD, 1889
 15, IRILBARRA ROAD, 1889
 21, IRILBARRA ROAD, 1889
 43, KENT ROAD, 1889
 2, MOLESWORTH STREET, 1889
 137, MONT ALBERT ROAD, 1889
 32, PROSPECT HILL ROAD, 1889
 10, TRAFALGAR ROAD, 1889
 26A, WANDSWORTH ROAD, 1889
 50, WANDSWORTH ROAD, 1889
 42, WARRIGAL ROAD, 1889
 322-394, CAMBERWELL ROAD, 1890-1
 262, UNION ROAD, 1890/1900
 15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INGLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890c?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-079, BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670, BURKE ROAD, 1895
 680, BURKE ROAD, 1895
 816-822, RIVERSDALE ROAD, 1895

1 D1905; D1906
 2 MUAI
 3 D1914; MMBW DPA 66078; BA 1899-1918, 1108

30, HOWARD STREET, 1895c
 29, CANTERBURY ROAD, 1897
 52, PROSPECT HILL ROAD, 1897
 15, KASOUKA ROAD, 1898
 150, MONT ALEBRT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

The house is generally original except for painted brickwork at the rear.

Streetscape

The house is on a hillside corner site opposite a notable Queen Anne villa (138) and adjoining a Queen Anne row on the west.

Significance

Architecturally, a large and intact example of a common late 19th century suburban villa style which is enhanced by its period landscape setting and hillside, corner site; of regional local importance.

Historically, probably associated with a prominent Melbourne businessman (further work required); of probable regional and local importance.

House, 138 Canterbury Road



Study Grading: B

Construction Date: 1908-9

First Owner: Richardson, C H

Architect: Richardson, C H

Builder: Richardson, C H

History

Preston architect, C H Richardson, designed and built this house for his own use in 1909, remaining there until c1914³. The house was to be of brick, 26

squares area and two storeys¹. A series of owners followed, including William McCleary, William Bedford, a Mrs. L. Talbot and Percy K. Watts².

Description

This is a Queen Anne styled villa clad with red brick rough-cast stucco and Marseilles pattern roof tiles. Outrigger half-timbered gables, a high main hipped roof, slatted and arched verandah details and a corner conical tower, are all typical attributes of the style, shown here to good advantage on a corner site. The fence is original, the trim colours sympathetic, and the Maidenhair creeper perimeter hedge of the period.

At the rear a later garage has been skillfully integrated with the house.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
41, INGLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLESBY ROAD, 1909-10
71, BROADWAY, 1909
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913

1 BA 1899-1918, 1108
2 D1915; D1920; D1925; D1935
3 RB1904-5, 38; D1905; MMBW DPA 57777
4 BA 1899-1918, 385

8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915
347-349, WHITEHORSE ROAD, 1915c
353, WHITEHORSE ROAD, 1915c
150, WINMALEE ROAD, 1915c

External Integrity

The house is generally original

Streetscape

In a line of notable Queen Anne villas (excepting 36).

Significance

Architecturally, an intact and adept design in the popular Queen Anne manner which is enhanced by its period setting, a corner site and adjacent Queen Anne streetscape; of regional and local importance.

Historically, of a villa type synonymous with Camberwell; of local interest.

House and Surgery, 169 Canterbury Road



Study Grading: B

Construction Date: 1903-4

First Owner: Armstrong, George W

Architect: Ussher & Kemp

Builder: Lyon, E & N

History

Surgeon, George H. Armstrong practised from this house after its construction for him, in 1904, to the design of renowned domestic architects, Ussher & Kemp³.

The builders were E. and N. Lyon⁴. Armstrong remained there until the 1920's when Emily Scipell

of Box Hill owned the house¹. A later owner was the Baptist Union of Victoria².

Ussher & Kemp designed a less extensive, but similar surgery- residence in Bellair Street Kensington, five years previously.

Description

More in the Tudor or European medieval revival mode, rather than the more typical American Queen Anne Style, the house possesses a dominant, overhanging half-timbered gable set against the high-hipped main roof, oriel form windows, and a bayed, partly open timber verandah, with a corner turret. Terra-cotta roof tiles and shingled walls complete the image derived from the Medieval prototypes. An unusual aspect is the built-in lower level of the two-level verandah. A tree (Lillipilly?) and some shrubs survive as period landscape.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEPTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912

648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced and some timber detailing is missing.

Streetscape

Isolated in a largely redeveloped streetscape with the altered Victorian period pair (159-161) the only empathetic neighbours.

Significance

Architecturally, typically an adept and distinctive design in the general Queen Anne mode from its most adroit practitioners which is near original; of regional and local importance.

Historically, as a surgery over a period the house has achieved some public building status; of local interest.

Canterbury Post Office, 206 Canterbury Road



Study Grading: A

Precinct: 22.00 Streetscape: 2

Construction Date: 1909

First Owner: Commonwealth Govt.

Architect: Mackennal, H J (Works Director, Dept. of the Interior)

History

Mail came down Burke Road for the first time in 1868 when a post office agency, held through the 1860s-1870s by a newsagent

1 MMBW DPA 57777
 2 ibid.

named Keen, commenced delivery¹. The agency was opposite the Town Hall gardens. This was when *The Victorian Gazetteer* noted it as, 'a small postal hamlet...in the village of Boroondara' with a population of 'about 350 souls'. An electric telegraph service was thought to have commenced two years later. After a proposal in 1886 to incorporate a post office in the town hall complex, the Camberwell post office was erected in 1890 at the Burke and Camberwell Roads' corner².

At Canterbury, a 'telephone exchange and public bureau' was erected in 1900 with 23 subscribers: this was presumably in Canterbury Road, at the post and telegraph office, west of the Rochester Road corner³. It was criticized then as being too congested.

Drawings were prepared in 1908 for the present, more central, post and telegraph office, under Works' Director of the Home Affairs Department, H J MacKenna, and countersigned by the Victorian Works director, Thomas Hill⁴.

They illustrated a public office where a counter divided the

space from a large mail room which, in turn, communicated with a

larger 'battery terminal and celdes room' (later a lunch room)⁵. A 'mens' retiring or lunch room was also provided (later a tea room), under another at first floor level⁶. A Miss M Francis was one of the post mistresses to preside at the office soon after it opened.

The post office is significant for its siting and its effect on the subsequent development of the Maling Road shopping area. Its location on the south side of the railway contributed to the division of the Canterbury shopping precinct and the survival of the Maling Road shops. It is important as a 'gateway' to the shopping strip.

Camberwell's local shopping strips are important elements in the appearance of the municipality; their creation makes an important theme in the suburb's history. This building appears to have been crucial in shaping one suburban shopping area; in particular it demarcates the division between nineteenth and twentieth century shopping zones.

Description

Included under the general category of the Edwardian Baroque, this post office like many others was very much a free adaptation of the English Baroque of Vanbrugh and Hawksmoor. Four brick

piers, with implied rustication support the two 'retiring room' levels on the north, offering counterpoint to the large bifocated arched window adjoining; a device repeated on the Maling Road elevation. However, the main stylistic device is a minor rotunda which rounds the apex of the triangular site and provides a sheltered entry for both staff and the public. Above its parapet, the various main roof bays are, deported in the typical Dutch hip or tea-house form associated with the contemporary and related Queen Anne villa style.

This post office compares with the many other Baroque revival designs executed by federal government architects: these include post offices at Brighton, South Melbourne (perhaps the best) and defence installations such as HMAS Cerberus. The Canterbury example has the advantage of a semi-island site which allows full articulation of three-dimensional devices, such as the semi-circular porch and roof forms, whilst the implied eclectic detail is seen to relate to all elevations.

Comparative Examples

The following post office sites may be compared with this site:

Ballan, Beulah, Birchchip, Boort, Carlton North, Clifton Hill, Cobram, Cohuna, Corryong, Elmore, Fairfield, Glen Iris, Hopetoun, Merino, Parkville, Rainbow, Rupanyup, Rutherglen, South Melbourne, Stanhope, St Arnaud and St Kilda Road among others which utilised this neo-classic style in red brick and cement. Another early government example was 4 Treasury Place (Commonwealth Govt. Offices) which was also designed under Murdoch (Canberra). Canterbury was among the earliest group.

External Integrity

Generally original, given above changes.

Streetscape

It successfully introduces and adjoins- notable contemporary commercial streetscape.

Significance

Architecturally, a successful, early and near intact, design in a neo-Baroque style which was a dominant style among Federal government buildings until World War Two. Here the design's success is underscored by a notable adjoining contemporary streetscape; of high regional importance.

1 Allan, J.A. p175

2 op. cit. p.287

3 op. cit. p.306

4 Australian Archives Drawing Collection, Dmg. No. 63/11/2

5 ibid.

6 ibid.

Historically, one of Camberwell's older public buildings and significant in its effect on the Canterbury shopping precinct; of local importance.

Malone's Family Hotel
208 Canterbury Road, Canterbury



Historic Buildings Register R
National Trust of Australia (Class/Rec.): R
NTA File Number: 4908
Study Grading: A
Precinct: 22.00 Streetscape: 2
Construction Date: 1889
First Owner: Malone, William
Architect: Wolf, William G
Builder: Edmond, J
Contract Price: £6646/00/00¹, 17.8.89, p165
Fitout cost: £313/10/5²

History

The MMBW *Detail Plan* 1976 (c1905?) shows the hotel as is with single storey wing united with main building by a continuous L-shape verandah, stable and earth closet wing extending east to street, three fenced lots adjoining the hotel and stable on the west and one adjoining the stable and earth closets on the south. Villas with names such as Waratah, Penrith, Edith Villa and Ellesmere, adjoined in Sutherland Street (Wattle Valley Road) to the south.

The MMBW *Property Services File* on the site starts in 1908 when Collins Street architect, John Stanley Jenkins, supervised work for Malone which involved the initial connection to the sewer with subsequent disconnection of most of the south boundary closets and general replacement of troughs and basins. It was then Hodgens Hotel.

The stable was noted as 'not in use', the bar sink was to be replaced and the cellar (north east corner) was 'dry' (meaning dismantling of a 'Yan Yean syphon'). What appear to be two small light wells are shown on upper floors where plumbing fixtures were also concentrated. Adjoining vacant lots were all fenced, indicating some use requiring protection from wandering stock.

By 1921-2 the owner was still William Malone of 56 Stanhope Street, Malvern but the style was now The Canterbury Club Hotel.³ This was the era of the Anti-Liquor League and widespread hotel closure. At that date the existing troughs (rear wing and south boundary), baths (at south end of rear wing verandah?) and water closets (at the south boundary) were abolished or renewed, being replaced inside the building. The addition to the east of the stable was done at this time, replacing the previous row of earth closets.

Seven years later baths and basins were added at the 1st and 2nd levels and baths on the ground and 2nd floors plus a basin and a set of troughs were abolished. Lillian Branagan of 'Hollywood' in St. Kilda was the owner and Collier & Clare, also of St. Kilda, were the agents for the next plumbing alteration. This plan showed new garages on the west and south boundaries (west one is now used for accommodation). Extensive plumbing renewal works were done in 1955, mainly in the rear wing where the concrete floor was introduced to what was termed a 'polluted area'. The Metropolitan Tramways Board was the owner.⁴

Malone was listed as licensee and owner until Frederick Goldhawk (1896-1899), then Annie Larkin (1899-1900) and Alfred Hodgens (1903-) became licensees.⁵ The description was 40 rooms in 1899 and 47 rooms from 1900: the Nett Annual Value was unchanged at £200 during that period.

Boorandara Standard did not report the laying of the first stone but instead carried the advertisement of the rival 40 room Surrey Family Hotel opening by A McNeill (formerly of the Royal Sailor, Richmond)⁶ A retrospective 1934 account in the *Canterbury Advertiser* recalled that both the Canterbury Cricket and Football clubs formed in 1888 and c1891 respectively and played their early matches at the rear of Malone's hotel.⁷

Ernest Swan in his *Half-way up the Hill* recalls Malone's Hotel as the only one for miles around, opening from 9 a.m. to 11 p.m., '...many a drunken lout have I seen ejected to the gutter towards Midnight.' Brian Carroll's *Camberwell Sketchbook* cites the anti-liquor leagues of the 1920s and their

1 *Australian Building & Contractor's News* 2.3.89, p218
2 *ibid.*
3 MMBW 64559
4 associated field books have not been sighted
5 RB 1896-7, 1410; RB 1899-1900, 1419; RB 1901-2, 2011; RB1902-3, 2058
6 *Boorandara Standard* 26.4.89
7 *The Canterbury Advertiser* 7.11.34, p.4

particularly large following in Camberwell. By popular vote Camberwell's seven hotels and two wine saloons were closed. Malone's suffered the same fate, Malone receiving £1700 compensation as owner-licensee. Increased residential amenity followed in the 1921-2 works cited above where the light wells had been closed in and extra plumbing fixtures installed for the new role played by the building. Leaded lights in the former corner bar reflect this period.

The Camberwell Library local history collection has several views of the hotel. One taken c1906 is from the west, showing 'HODGENS HOTEL' prominently displayed on the side wall and what appears to be an ornamental garden on the building's west side. The stable and single storey wing are shown. Another from a similar time show its east elevation, again as is except for what appears as a gap between the main building and the south wing. No gap appears in a clearer view from a similar date.

Illustrations: *Building & Engineering Journal* 23.02.89 p.138 showing hotel basically as is with single storey wing and flagpole to tower.

Description

The hotel is finished in stucco, is parapetted, occupies three levels with a corner tower and basement, and has a face-brick rear stable and fenced stable yard. Stylistically it is inspired by the Italian Renaissance, with applied cement mouldings of pediments, swags, architraves and cornice and string mouldings. Similarly window openings are arched or rectangular, with vertical window bays introduced into the elevations on the two upper levels, using attached columns.

Notable Interior Elements¹:

Main entrance hall with marble and slate paving, upper halls, stair hall coloured glass windows and the stair with associated former parlors/bar rooms opening off main hall.

Typical Interior Elements:

Rear wing rooms, skirtings, architraves, four-panel doors, plaster mouldings (centre flowers).

Landscape:

Probable c1922 planting most evident (palm, privet) with the 19th century garden represented by the Cordyline.

External Integrity

Stable-earth closet wing, north wall relocated, openings blocked in stable east wall (c1922), coach house entry arch fallen and various signs added.

Hotel exterior (single-storey wing):

openings altered on west wall with new concrete floors (1955), window joinery (part), added south skillion and some new wall vents, verandah detail missing (restorable given surviving detail) and western leg of verandah demolished for new fire-escape to main building (1922), stone string-mould painted over on east face, parapet orbs missing;

main wing:

added 1922 fire escape and trellis work on west face, 1922 leaded glazing (corner, ground) and corner glazed door (original 6-panel with top-light), painted over basalt string-mould as above;

Interior-

new exposed service lines, new partitions in main entry hall, stair-well and elsewhere, fountain removed from pedestal in entry.

Context

The hotel is at the entry point to Maling Road, providing a gateway element in conjunction with the post office. Its height, towered form, and scale make the hotel a dramatic visual urban element, made more so by the hillside siting.

Significance

The building is significant architecturally: as a free-standing building and as an hotel (given the altered state of other suburban hotels, particularly at ground floor level) and as a major streetscape element, visible from all directions, particularly from the west and east.

The building is locally significant historically as one of two early surviving hotels in the Canterbury area, as the typical early meeting place for social groups and particularly as the venue for both the first football and cricket club activity in the area.

As an historical expression of this important era (prior to delicensing in the 1920s), the building is well preserved inside and out (except for internal decorative wall and ceiling finishes) and is particularly enhanced by the survival of the stable and stable yard, the stable being a picturesque form in its own right with its unusual gabled parapet and Dutch-hip roof combination. The main rooms (meeting rooms, parlors and bar room) were the focus for this social activity and take on special significance in contrast to the accommodation rooms which are typical only. Nevertheless some indication of their configuration, size and finish should be maintained, particularly as the Surrey Family Hotel as been completely gutted.

The 1922 renovation is evident in the external escape, the closing-off of part of the back stair, bathroom fittings, the glazing done at ground level,

¹ Inspection (2.3.89)

new corner door and a new garden created to the west.

Restoration:

Conservation, including restoration, is recommended for the external original fabric; the original stable, fence and yard; the remnant mature planting (palm, Cordyline); the stair and lobbies at all levels and the entrance hall, bar and parlor rooms and a representative section of the typical accommodation rooms.¹

House, 2 Carrigal Street, Balwyn



Study Grading: B
Construction Date: 1954
First Owner: Kelly, H.A.
Builder: Kelly, H.A.

History

Hugh Alexander Kelly built this residence in 1954 to the design of Frank C. Dixon for his own use². The eight roomed, brick veneer house was estimated to cost £5,00³. Kelly, a manager, owned and occupied this property with Aileen Norman Kelly⁴.

Description

Low-key in its street character, this painted brick design is early for what became an established vernacular in Modern house design viz. the shallow skillion roof taken over an adjoining car bay next to the entrance and a courtyard beyond. At the front there is the block-shaped mail box, as featureless as the house itself, and no fence.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
1, MONTANA STREET, 1940
1297, TOORAK ROAD, 1940
91, MAUD STREET, 1940c
133, MAUD STREET, 1940c
56, RIVERSIDE AVENUE, 1940c
15, WALBUNDY AVENUE, 1940c
417, WHITEHORSE ROAD, 1940c
113, YARRBAT AVENUE, 1940c
123, MONT ALBERT ROAD, 1941-2
2, BEATRICE STREET, 1941
6, BULLEEN ROAD, 1941
171, DONCASTER ROAD, 1941
4, MAYSIA STREET, 1941
46, THE BOULEVARD, 1941
1, KELBA STREET, 1941c
666, RIVERSDALE ROAD, 1946-7
119, DONCASTER ROAD, 1948
1, KALONCA ROAD, 1948c
166, WHITEHORSE ROAD, 1951-2
2, TAURUS STREET, 1951c
32, URSIA STREET, 1951c
6, CARRICAL STREET, 1952
43, KIREEP ROAD, 1952
1, MADDEN STREET, 1952
2, CARRICAL STREET, 1954
16, CARRICAL STREET, 1954
129, WINMALEE ROAD, 1954
14, ORION STREET, 1954c
32, BALWYN ROAD, 1955c
45A, NARRAK ROAD, 1955c

External Integrity

Generally original.

Streetscape Contribution

Contributes to a notable 1950s streetscape: one of many Dixon-designed houses in this street, all pursuing aspects of post-war Modernist house design. It is perhaps one of the State's best streets of early Modern houses.

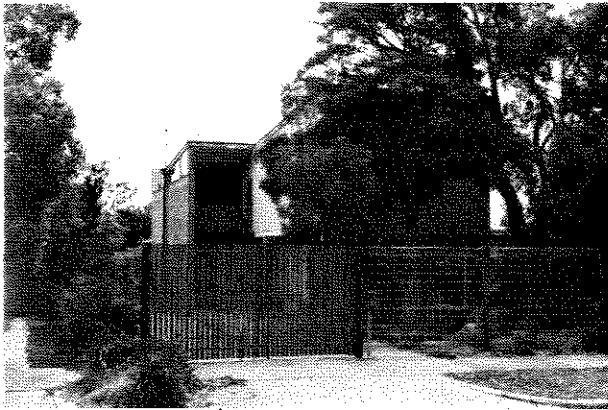
Significance

Historically, valuable in demonstrating the manner in which one architect characterized a street. It represents the character of Balwyn in the 1950s and the special role it had in the metropolis: of Regional interest.

Architecturally, the house exemplifies the Modernist ideals of the period and as well is distinctive as an approach to design inspired by engineering rather than purely architectural solutions. Streetscape: of Regional importance.

1 Conservation may include restoration, preservation, reconstruction and general enhancement and the scope includes all original elements and finishes in the areas cited
2 BA 1954, 14061; MMBW DPA 276261
3 BA 1954, 14061
4 ER 1959; D1962; D1974

House, 6 Carrigal Street, Balwyn



Study Grading: A
Construction Date: 1952
First Owner: Dixon, F.C.
Architect: Dixon, F.C.

History

An architect-engineer, Frank William C. Dixon designed and built a brick house on this site in 1952 for his own use¹. The six roomed, two storied house was built on steel beams and columns and was estimated to cost £6,000². Aileen M. and Frank W. Dixon owned and occupied this house for many years and now live at 4 Carrigal Street³.

Description

Owner-occupied by its designer, this house is not surprisingly a bold design, particularly given the early date.

The permit drawings show the design's simple Mondrian-like combination of forms and wall-planes under the unequal butterfly roof. Bravely, a timber-framed window-wall faces the Dandenongs and north sun with no hint of sun protection for the kitchen, living and three bedrooms which occupied the upper level. The south side was the logical place for service rooms and the main stairway. Another elegantly detailed wrought-iron stair descended from the balcony joined to the north wall of the dining and living rooms. Underneath, store, laundry and 'heater' rooms joined the car space. Typically for Dixon and the period, the structure was expressed and a major determinant in the design. As with number 2, the mail box is a simple masonry block and the fence discreetly low.

Comparable houses include: Peter McIntyre's own house (later), in Kew, and his North Balwyn projects (i.e. Stargazer house at 2 Taurus Street and

14 Orion Street, q.v.), also Robin Boyd's second house for himself in South Yarra. The recent demolition of John Mockridge's Tuxen Street house (Balwyn) removed one of the more directly comparable examples.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
 1, MONTANA STREET, 1940
 1297, TOORAK ROAD, 1940
 91, MAUD STREET, 1940c
 133, MAUD STREET, 1940c
 56, RIVERSIDE AVENUE, 1940c
 15, WALBUNDY AVENUE, 1940c
 417, WHITEHORSE ROAD, 1940c
 113, YARRBAT AVENUE, 1940c
 123, MONT ALBERT ROAD, 1941-2
 2, BEATRICE STREET, 1941
 6, BULLEEN ROAD, 1941
 171, DONCASTER ROAD, 1941 *
 4, MAYSIA STREET, 1941
 46, THE BOULEVARD, 1941
 1, KELBA STREET, 1941c
 666, RIVERSDALE ROAD, 1946-7
 119, DONCASTER ROAD, 1948
 1, KALONGA ROAD, 1948c
 166, WHITEHORSE ROAD, 1951-2
 2, TAURUS STREET, 1951c
 32, URSA STREET, 1951c
 6, CARRIGAL STREET, 1952
 43, KIREEP ROAD, 1952
 1, MADDEN STREET, 1952
 2, CARRIGAL STREET, 1954
 16, CARRIGAL STREET, 1954
 129, WINMALEE ROAD, 1954
 14, ORION STREET, 1954c
 32, BALWYN ROAD, 1955c
 45A, NARRAK ROAD, 1955c

External Integrity

Generally original, except for minor internal alterations by Dixon in 1955, 1959 and 1961.

Streetscape

One of many Dixon-designed houses in this street, all pursuing aspects of post-war Modernist house design. It is perhaps one of the State's best streets of early Modern houses.

Significance

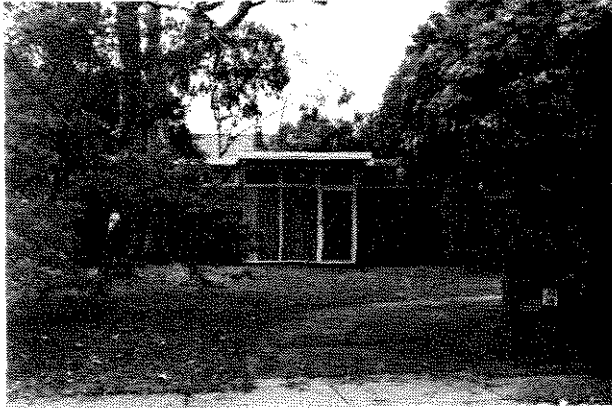
Architecturally, an early and intact design in the distinctive butterfly roof form and possibly the State's most significant in this structure-born style, also the major contributor in perhaps the State's best post-war Modern residential streetscape which is also valuable in demonstrating the manner in which one architect characterized a street. The house exemplifies the Modernist ideals of the period and is distinctive as an approach to design inspired by engineering rather than purely architectural solutions. It is representative of the

¹ BA 1952, 9406; ER 1959; MMBW DPA 268697
² BA 1952; 9406
³ *ibid.*; ER 1959; D1962; D1974; D1990

character of Balwyn in the 1950s: of State importance.

Historically, Dixon's (the designer) own house for many years and hence presumably an exemplar of Modernist ideals of the era, as well as a document of the designer's life style. : of Regional importance.

House, 16 Carrigal Street, Balwyn



Study Grading: C

Construction Date: 1954

First Owner: Baquie, J.D.

Architect: Dixon, Frank

Builder: Baquie, J.D.

History

John Daniel Baquie was the accredited builder of this house to the design of Frank Dixon. Estimated to cost £3,800, the brick veneer house was of five rooms¹. A garage was later added at an estimated cost of £700². John, a certified practicing solicitor, still owns and occupies this property³.

Description

Now appearing as a much larger concept than the original 32 X 37 feet plan, the house was linked to a new garage in c1962 by a hit-and-miss screen wall, in matching red brick. Placed on a triangular site, the almost square house dutifully faced north but, on this occasion, with more of a roof overhang than 6 Carrigal Street (q.v.). A combined living and dining area was separated from an L-shaped passage by built-in cupboards, rather than walls, and a brick fireplace bridged the gap to join the master-bedroom wall and provide an almost central focus to the living space. At one end of the four-square space the kitchen opened over benchtops, linking to the service rooms along the south side. The elevations were typically simple:

either Stegbar highlight, full-height or mid-height windows, all set on a 3 feet 4 inch (or one-metre equivalent) module. Walls were also set out on the grid, being the magic 4 inches (or 100mm) thick. Dixon preceded metrication's adoption of similar modules by many years.

Other innovatory elements were the concrete slab placed on a 'no-fines' concrete base, a butterfly roof porch and a near flat roof, clad with aluminium foil over six-inch decking.

The addition of the garage and screen wall created a private northern courtyard, like the Grounds' design at nearby Reed Street had achieved in the 1930s. Set-back from the street, the house and its private court give over the deserted grassed frontage to be as public landscape, completing the trend from Griffin's public landscaped suburbs via the nature strip to the post-war courtyard designs which had no need of public open-space but had to provide the set-backs required by law.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
1, MONTANA STREET, 1940
1297, TOORAK ROAD, 1940
91, MAUD STREET, 1940c
133, MAUD STREET, 1940c
56, RIVERSIDE AVENUE, 1940c
15, WALBUNDRY AVENUE, 1940c
417, WHITEHORSE ROAD, 1940c
113, YARRBAT AVENUE, 1940c
123, MONT ALBERT ROAD, 1941-2
2, BEATRICE STREET, 1941
6, BULLEEN ROAD, 1941
171, DONCASTER ROAD, 1941
4, MAYSIA STREET, 1941
46, THE BOULEVARD, 1941
1, KELBA STREET, 1941c
666, RIVERSDALE ROAD, 1946-7
119, DONCASTER ROAD, 1948
1, KALONGA ROAD, 1948c
166, WHITEHORSE ROAD, 1951-2
2, TAURUS STREET, 1951c
32, URSIA STREET, 1951c
6, CARRIGAL STREET, 1952
43, KIREEP ROAD, 1952
1, MADDEN STREET, 1952
2, CARRIGAL STREET, 1954
16, CARRIGAL STREET, 1954
129, WINMALEE ROAD, 1954
14, ORION STREET, 1954c
32, BALWYN ROAD, 1955c
45A, NARRAK ROAD, 1955c

External Integrity

Generally original, given garage addition.

Streetscape

Major contributing part of an important post-war Modernist streetscape.

1 BA 1954, 14969
2 BA 1962, 30850
3 ER 1959; D1962; D1990

Significance

Architecturally, not as dramatic as 6 Carrigal Street, but nevertheless it illustrates well the structure-born, sun-oriented rigor of house designs in the 1950s and Dixon's own contributions to this ilk. It also contributes to an important post-war Modernist residential streetscape.

It is valuable in demonstrating the manner in which one architect characterized a street and exemplifies the Modernist ideals of the period and as well is distinctive as an approach to design inspired by engineering rather than purely architectural solutions: of regional interest.

Historically, the house epitomizes (with the street) the area's 1950s growth period: of regional interest.

House, 14 Cascade Street, Balwyn North



Study Grading: C

Precinct: 1.00 Streetscape: 2

Construction Date: 1939

First Owner: Shannon, Alfred R. public serv

Architect: Ballantyne & Wilson

Builder: McDonald, T E Pty. Ltd.

History

In 1939 Alfred Ronald Shannon, a public servant, commissioned J.F.W. Ballantyne of Ballantyne & Wilson to design an eight roomed brick house¹. Ballantyne was a prolific architect from the late 1920s to the early 1940s². T.E. McDonald Pty. Ltd. built the house that was estimated to cost £2,000³. Alfred Shannon lived with Mavis Shannon at this address until the late 1960s⁴. Mavis Shannon owned and occupied the property in the early 1970s⁵.

Description

Unlike the post-war Modernist designs, this face red-brick Georgian revival house does not pay as close an allegiance to the sun. Bedrooms face north but the lounge also achieves some sun exposure, above a flower-box, although the terrace and dining room face south. The kitchen is self-contained and well-placed near the side entry. A maid's room was tacked on at the end of the house and included a bath, built-in robes and bed space. Rear entry was via the laundry which, in turn, was entered from the service lobby, on the opposite side of the house to the formal entry. Such was the careful planning for formal/informal uses, each separate, provided by experienced architects during the 1920-30s. All built-ins were depicted in the contract drawings, ensuring a thoroughly designed house throughout.

The external elevations were gabled, the windows multi-paned and equipped with 'Georgian' shutters, and the brickwork a mixture of plain and patterned, with header courses for the window boxes.

The design is a conservative one for the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c

1 MMBW DPA 216116; BA 1939, 11856; ER 1945
 2 MUAI, P.11
 3 BA 1939, 11856
 4 D1945; D1950; D1962; ER 1945
 5 D1974

361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-39, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

Generally original.

Streetscape

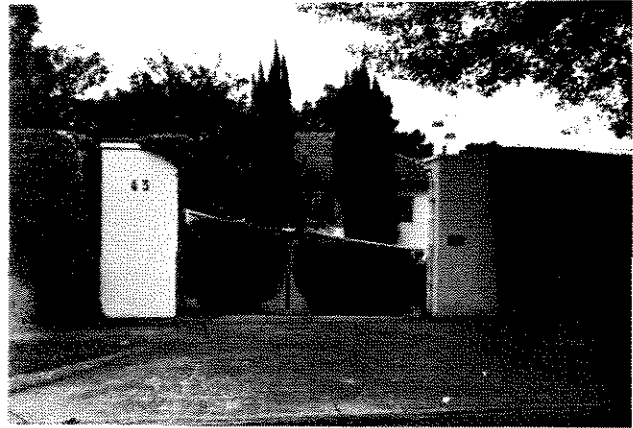
Typical of and contributing to the Riverside/Queen's Park estate.¹

Significance

Architecturally, well-preserved and designed thoroughly, although conservatively, by a firm experienced in a wide field of architecture, also contributing to a notable estate: of local importance.

Historically, the owner is typical of white collar occupations of the residents of the surrounding estate: of local importance.

House, 43 Cascade Street, Balwyn North



Study Grading: C

Construction Date: 1939

First Owner: Parker, G. & M.T. machin & h/d

History

T.F. Crabb built a two storied house on this property for George Parker, a director and Margaret Tait Parker in 1939². Estimated to cost £2,600 the brick residence was of 12 rooms³. Margaret Parker and Gillian Margaret Parker, a machinist and possibly Margaret's daughter, lived here in 1945⁴. By 1950 the property had been purchased by Grevor Chilton Molyneux, an engineer, who has resided there with Patricia M. Molyneux since⁵.

Description

(obscured-inspection needed)

The two storey stuccoed and tiled roof house appears to be Georgian Revival in style and set in generous grounds with period landscaping which includes mature Italian Cypress specimens. A stuccoed masonry parged fence and hedge provide an empathetic face to the street.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2

1 LPs 6651, 6652
 2 BA 1939, 11173; MMBW DPA 214500
 3 BA 1939, 11173
 4 ER 1945
 5 ER1952; D1962; D1974; D1990

1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-39, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YULLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

Appears to be near original but further inspection needed.

Streetscape Contribution

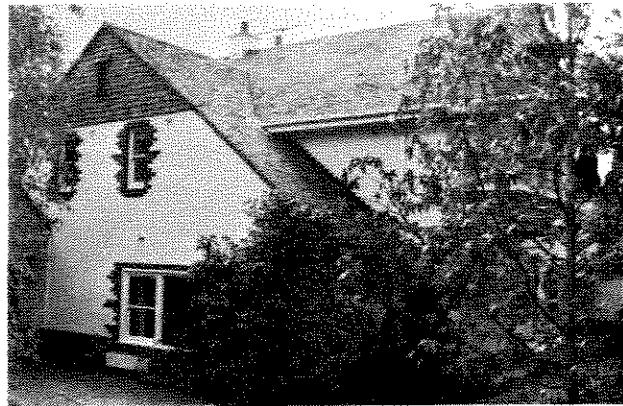
Contributing part of a surrounding contemporary residential precinct.

Significance

Historically, expressive of the white-collar residents of this part of Camberwell and with its garden setting a valuable expression of the period's larger housing; of local importance.

Architecturally, a large and possibly complete example of the Georgian Revival, built at a time when the style was assuming a second wave of popularity and typical of the earlier houses in the surrounding estate; of regional interest.

Park Holme, 11 Chatfield Avenue



Study Grading: B

Precinct: 18.00 **Streetscape:** 2

Construction Date: 1932-3

First Owner: Burnham, W H C

Builder: Medbury, W A

History

Oakleigh builder, W A Medbury, constructed Park Holme for insurance company manager Walter Henry Burnham for an estimated cost of £3,700¹. Burnham and family occupied the house for house for at least a further 40 years.

Walter Burnham was born and educated in Castlemaine², being 50 years of age when he built Park Holme². He became director of both the Farmers and Settlers Co-operative Insurance Co. of

Australia Ltd. and the Australian and Mew Zealand branches of the Pearl Assurance Co. Ltd., after commencing in the insurance business soon after 1900³.

Description

In company with other neo-Tudor houses in this estate, Park Holme exhibits a skillful variation from this prevalent suburban type.

Terra-cotta shingling has been applied to a varied assembly of gables and as the roof cladding, contrasts with the textured stucco of the main wall finish. Creating a Dutch gable, the roof flares out to cover a bracketed window bay at the entrance and visually balances the gabled forms at the other end. Mature planting, sympathetic to the period and the original fence, provide further enhancement to the house's period expression.

1 MMBW DPA 190819; BA1932, 2847
 2 SLVB 500 Victorians, Grant, C.A.
 3 ibid.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

The house is generally original.

Streetscape

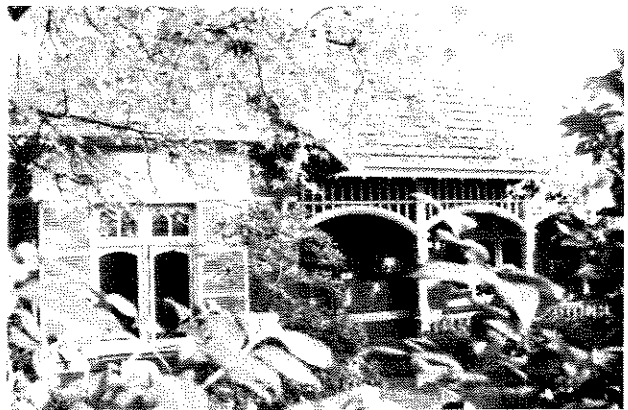
Part of a dominantly neo-Tudor styled estate and located at its focus, given its corner site adjacent to a lamp standard placed on a centre median.

Significance

Architecturally, an outstanding and near complete example of the neo-Tudor or Old English suburban villa styles prevalent in the area and era associated with this house; also contributive to neo-Tudor styled precinct; of regional importance.

Historically, built for a prominent business figure; of regional interest and local importance.

Ospringle, 24 Chaucer Crescent



Study Grading: B

Construction Date: 1905

First Owner: Newbold, Rebecca

Builder: Currie, James

History

Mrs. Rebecca Newbold commissioned Camberwell builder, James

Currie, to erect this eight room brick house in 1905¹. It was subsequently leased to Andrew Newbold Phair, a warehouse assistant and probable relative, whilst Rebecca lived next door at 26 Chaucer Crescent². Another Andrew Phair, (Andrew Thomas) who worked with the railways, also lived in Chaucer Crescent (son and father?) also the similarly named Christiana and Chrissie Phair, a stenographer (mother and daughter?)³. The Phair family occupied the house through the 1920s-30s.

Description

In the Queen Anne villa style, the Ospringle's walls are a combination of red brick and rough-cast

1 MMBW DPA 48426; BA 1899-1918, 533
 2 ER 1912; D1925
 3 RB1905-6, 1276; D1915; D1935

stucco; it has a multi-gabled A Marseilles tile clad roof, details such as the chimney which almost penetrates a dormer gable in its upward path and the heavy verandah arches are typical of the Ussher & Kemp architectural practice. Mature exotic trees shadow the house on its north side, and its companion houses retain many of their stylistic traits, except for the unfortunate painted brickwork and altered windows of number 26. An extensive rear wing is just visible beyond the house, sharing its stylistic traits and adding further picturesque attributes to the complex.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANCARRA ROAD, 1905-6
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 31, CHAUCER CRESCENT, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13
 54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced and trim repainted in a sympathetic manner; the rough-cast stucco is atypically painted pink.

Streetscape

One of several Queen Anne styled houses in the crescent including nos. 26, 22 (Voysey character) and 31.

Significance

Architecturally, a near original and successfully designed house a in style popular in Camberwell which contributes to a like streetscape and possesses an extensive and picturesque complex at the rear; of regional importance.

Historically, linked with the Newbold family, long time residents in this street; of local interest.

Restoration

Consider rebuilding the fence and repainting stucco as original or typical (cement colour or paint).

Invicta, 31 Chaucer Crescent



Study Grading: B

Construction Date: 1907

First Owner: Rowe, William C

Architect: Rowe, William C (engineer)

History

William C. Rowe, an electrical engineer, was the firstowner- occupier of Invicta, a six-room timber house, in 1907¹. He and his family remained there until at least the 1950's².

Rowe was reputedly a consulting engineer who specialized in heating and ventilation, his

¹ ER 1908; RB1907-8, 1325; RB1908-9, 1365
² MMBW DPA 56882

basement serving as his workroom¹. The former national heating and ventilation firm of H. Rowe and Co. who produced the "Rowco" brand of wall convection heaters may have been connected with W.C. Rowe². Rowe is also said to be the designer of the house³.

Description

Clad in weatherboards and terra-cotta roof tiles, the house is Queen Anne in style and sited unusually close to the frontage. The plan is irregular but compact, without the typical Queen Anne room bays. The hipped roof shapes follow its course, creating a mildly unusual form. A chimney plays a role in the front elevation's composition (although painted out), as does the unusual arched porch and varying shaped windows. The triangular plan of the porch has a modest resemblance to the work of architect Desbrowe-Annear, as does the deep but simply contrived verandah arches. Details such as the intricate coloured glazing are valuable.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
 20, BRYSON STREET, 1900
 608, RIVERSDALE ROAD, 1900
 1, SALISBURY STREET, 1900
 5, VICTORIA ROAD, 1900
 11, LUENA ROAD, 1900c
 42, BRYSON STREET, 1901
 58, CANTERBURY ROAD, 1901
 6, KINTORE STREET, 1901
 23, ROYAL CRESCENT, 1901
 35, BROADWAY, 1902
 39, PROSPECT HILL ROAD, 1902
 169, CANTERBURY ROAD, 1903-4
 6, LOGAN STREET, 1903
 142, MONT ALBERT ROAD, 1904
 7, MANGARRA ROAD, 1905-6
 24, CHAUCER CRESCENT, 1905
 633, RIVERSDALE ROAD, 1906-8
 27, BALWYN ROAD, 1906
 58, BROADWAY, 1906
 65, MONT ALBERT ROAD, 1906
 73-75, BROADWAY, 1907
 17, THREADNEEDLE STREET, 1907
 18, PEPPIN STREET, 1907c
 138, CANTERBURY ROAD, 1908-9
 41, INGLESBY ROAD, 1908-9
 10, SEFTON PLACE, 1908
 41, INGLESBY ROAD, 1909-10
 71, BROADWAY, 1909
 73, BROADWAY, 1909
 31, CANTERBURY ROAD, 1909
 206, CANTERBURY ROAD, 1909
 22, VICTORIA ROAD, 1909
 1293, TOORAK ROAD, 1910-
 8, ST. GEORGES CRESCENT, 1910
 2, CLAYTON ROAD, 1910c
 199, WHITEHORSE ROAD, 1910c
 24, ALBION STREET, 1911
 17-19, BROADWAY, 1911
 96-98, UNION ROAD, 1911
 24, KENT ROAD, 1912-13

54, BROADWAY, 1912
 35, MATLOCK STREET, 1912
 648, BURKE ROAD, 1913-18
 6, KITCHENER STREET, 1913
 8, FITZGERALD STREET, 1915-20c
 127, WINMALEE ROAD, 1915-20c
 27A, ALMA ROAD, 1915
 76, ATHELSTAN ROAD, 1915
 347-349, WHITEHORSE ROAD, 1915c
 353, WHITEHORSE ROAD, 1915c
 150, WINMALEE ROAD, 1915c

External Integrity

The fence has been replaced unsympathetically; the bricks have been painted.

Streetscape

Sited at the top of a rise and at a corner the house is prominent and its elevations address these views. Similarly styled houses adjoin but do not interact directly, given the differences in grade and aspect.

Significance

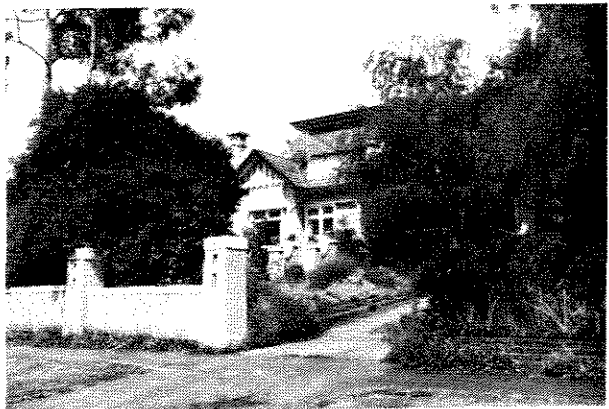
Architecturally, an uncommon variation on a popular villa style in Camberwell which resembles the work of the notable designer Harold Desbrowe Annear; of regional importance.

Historically, little definite is known of the major owner in the Camberwell context.

Restoration

Rebuild the fence as typical or original; remove paint from bricks by an approved method.

House, 8 Christowel Street



Study Grading: C

Precinct: 28.02 Streetscape: 1

Construction Date: 1919

First Owner: Carter, Edgar J

Architect: Sloan Goss & Jenkinson

1 *Free Press*, 28.5.1969 p.12
 2 *ibid.*
 3 *ibid.*

History

Built: 1918-19

Architects, Sloan Goss & Jenkinson, designed this house for Ruby and Edgar J. Carter, a business manager, where they lived with another Edgar Carter a warehousemen¹. Edgar J Carter remained at the house until the 1940's whilst Edgar Leigh Carter (son) moved to 21 Orrong Crescent, Camberwell, and in his place Geoffrey Johnston Carter, a compositor, took up residence.

Edgar J.

Description

Transitional in style, this stucco and brick house has the Edwardian projecting half-timbered gabled bay, with a shingled window hood under, combined with the broad main gabled roof and stout porch piers of the Californian Bungalow. The same bold geometric detail used on these piers is also seen on the chimneys. A large skillion-form attic cum sleepout-porch has been placed in the roof, belying by its mass the typical attic treatment for either Californian Bungalow or Queen Anne style attics. The roof is clad with the Marseilles pattern tile.

The notable stuccoed pier and panel fence is original and the garden setting retains its original character.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, THE RIDGE, 1916
- 12, HUNTER ROAD, 1918
- 9, SEFTON PLACE, 1919-20
- 718, RIVERSDALE ROAD, 1919
- 33, BROADWAY, 1920
- 158, MONT ALBERT ROAD, 1920
- 11, PRETORIA STREET, 1920
- 23, SUNNYSIDE AVENUE, 1920
- 286, UNION ROAD, 1920
- 44, CURRAJONG AVENUE, 1920c
- 6, IRAMOO STREET, 1920c
- 17, THREADNEEDLE STREET, 1920c
- 65, YARRBAT AVENUE, 1920c
- 42, SPENCER STREET, 1921-3
- 899, TOORAK ROAD, 1921
- 930, BURKE ROAD, 1922
- 210, WHITEHORSE ROAD, 1922
- 16, ALMA ROAD, 1923
- 648, BURKE ROAD, 1923
- 21, CANTERBURY ROAD, 1923
- 31, DEEPDENE ROAD, 1923
- 7, WARWICK AVENUE, 1923
- 90, MONT ALBERT ROAD, 1924-5
- 168A, MONT ALBERT ROAD, 1924-5
- 9, ROCHESTER ROAD, 1924-6
- 630-638, BURKE ROAD, 1924
- 322-394, CAMBERWELL ROAD, 1924
- 12, MONT ALBERT ROAD, 1924
- 10, FITZGERALD STREET, 1924c
- 11, ALMA ROAD, 1925(?)

- 269, UNION ROAD, 1925-6c
- 10, DONNA BUANG STREET, 1925
- 2, MARTIN ROAD, 1925
- 4, ST. ANDRIES STREET, 1925
- 1, THREADNEEDLE STREET, 1925
- 931, TOORAK ROAD, 1925
- 118, WATTLE VALLEY ROAD, 1925
- 55, BATH ROAD, 1925c
- 77, GREYTHORNE ROAD, 1925c
- 359, WHITEHORSE ROAD, 1925c
- 513, WHITEHORSE ROAD, 1925c
- 146, YARRBAT AVENUE, 1925c

External Integrity

The house is generally original.

Streetscape

At the Bungalow end of Christowel Street, this house contributes in form, siting and materials.

Significance

Architecturally, a near original and uncommon form of the popular suburban Bungalow also contributory to a Bungalow

precinct; of regional interest and local importance

Historically, little is known of the Carters in the context of Camberwell.

House, 21 Christowel Street



Study Grading: B

Precinct: 28.01 Streetscape: 1

Construction Date: 1928

First Owner: Bailey, Robert

Architect:

Builder: Buckle, T

History

Robert Bailey, a pastry cook, commissioned builder, T. Huckle, to construct this six-room brick house in 1928². It was estimated to cost £2300³. This was on the Golf Links Estate.

1 RB1917-8, 272; RB1918-19, 349; MMBW DPA 108840
2 ER 1931; BA1928, 2482
3 ibid.

Description

Truly Mediterranean Villa in style, this house takes full advantage of its corner site with its L-shape plan and splayed corner entry. Dovecote chimneys placed above Cordova patterned roofs, add the provincial details to the Mediterranean mood, already set by the imposing arched gateway. Baroque scrolling describe both this portal's outline, and the minor parapets set into the dominantly hipped roofline. Textured stucco and many-paned windows, with fanlights, underscore the romantic eclectic borrowings which commence at the scrolled wrought iron gate.

The garden, whilst not 'Mediterranean' is substantially from the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
 92, MONT ALBERT ROAD, 1926
 14, PINE AVENUE, 1926c
 452, BURKE ROAD, 1927-28
 2, BARNBURY ROAD, 1927
 360, BURKE ROAD, 1927
 47, CAMPBELL ROAD, 1927
 38, HIGHFIELD ROAD, 1927
 1, MUSWELL HILL, 1927
 294, WARRIGAL ROAD, 1927
 3, ROCHESTER ROAD, 1928-30
 7, ROCHESTER ROAD, 1928-30
 2, HIGHTON GROVE, 1928-9
 27, YARRBAT AVENUE, 1928-
 26, CHRISTOWEL STREET, 1928
 17, LANSELL CRESCENT, 1928
 12, STODDART STREET, 1928
 8, CHRISTOWEL STREET, 1928c
 226, DONCASTER ROAD, 1929
 19, FAIRMONT AVENUE, 1929
 300, WARRIGAL ROAD, 1929
 34, ELLIOTT AVENUE, 1929c
 15, FREEMAN STREET, 1929c

External Integrity

Generally original.

Streetscape Contribution

Major part of the notable Golf Links Estate.

Significance

Architecturally, a superior example of one of the less well-represented suburban villa styles of the Between Wars period which benefits from its corner siting, physical integrity and the surrounding estate.

Historically, a faithful expression of a suburban villa type, in this case (with the rest of the estate)

representing one of the last crown sections to be subdivided close to the railway.

House, 23 Christowel Street



Study Grading: C

Precinct: 28.01 Streetscape: 1

Construction Date: 1936

First Owner: Reilly, Matthew H

Builder: Dawes, F A

History

Matthew H. Reilly had builder, F A Dawes, construct this seven room brick house for his retirement home, during 1936¹. The estimated cost was £1672². Reilly subsequently converted the garage into a bedroom in 1940³. Other owners or occupiers include C D Johnstone and Mrs. D F Ariell⁴.

This group of buildings (23-27 Christowel Street) is important in representing the Camberwell building boom of the later 1930s. They also contrast with Nos. 6 and 21, reflecting an earlier building type. No other municipality outside the city of Melbourne had more building starts than Camberwell in the depression. The Golf Links estate was something of a flagship development and these buildings in their detailing and in the buyers they attracted represent the image which Camberwell councillors and builders hoped to present. They reveal Camberwell at the leading edge of suburban style and the suburb's successful role in attracting upper-middle class residents soon after the Depression, (in a similar fashion to the role of the houses in Broadway after the 1890s depression).

1 BA 1936, 6738
 2 ibid.
 3 BA 1940, 40215
 4 BA 1966, 40215; D1962

Description

Clad in red clinker bricks and in the neo-Tudor style, the house has the broad gables common to the style but not the half-timbering. Eaves also have been eliminated creating an early example of the more rationalized phase of this style, where form and finish predominated over eclectic detail. Pronounced voussoirs over the arched entry and soldier-course brickwork over other openings lends the rustic surface texture demanded by the style.

The fence and nature landscaping are from the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938

66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

Streetscape Contribution

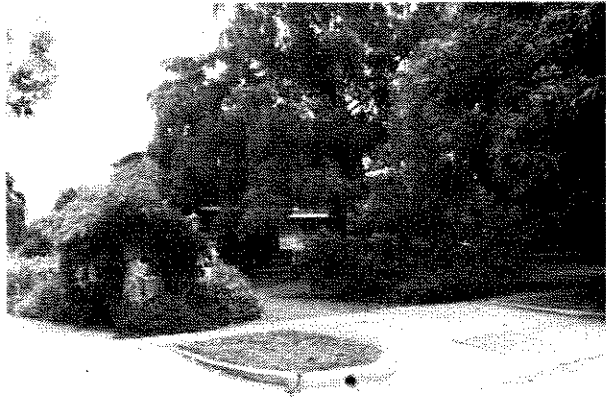
A minority style in the Golf Links Estate but it represents the second major building stage of the estate.

Significance

Architecturally, a good example of a suburban style which was popular over a short period just prior to the Second War (neo-Tudor or Old English) and a major house in the notable Golf Links Estate.

Historically, built for one of Camberwell's rising professional classes.

House, 24 Christowel Street



Study Grading: C

Precinct: 28.01 Streetscape: 1

Construction Date: 1939

First Owner: Dunn, Alfred E

Builder: Humphries, J A

History

Builder, J.A.E. Humphries of 36 Christowel Street (Barry Humphries' father) erected this house for Alfred C. Dunn, an accountant, in 1939-40¹. The cost was to be £2,500, and the extent seven rooms and two storeys².

The Dunn family remained there over a long period.

This group of buildings (23-27 Christowel Street) is critical in representing the Camberwell building boom of the later 1930s. They also contrast with

¹ ER 1939; BA 1939, 11630
² *ibid.*

Nos. 6 and 21, reflecting an earlier building type. No other municipality outside the city of Melbourne had more building starts than Camberwell in the depression. The Golf Links estate was something of a flagship development and these buildings in their detailing and in the buyers they attracted represent the image which Camberwell councillors and builders hoped to present. They reveal Camberwell at the leading edge of suburban style and the suburb's successful role in attracting upper-middle class residents soon after the Depression, (in a similar fashion to the role of the houses in Broadway after the 1890s depression).

Description

Moderne in style, the house is clad with the salt-glazed manganese bricks favoured in that era. It had a flat-roof and open terrace, metal-framed windows and modern horizontality. Another more showy sample of Humphrey's work, is at 123 Mont Albert Road.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937

517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939?

External Integrity

New cement balustrading is antipathetic to the house's period.

Streetscape Contribution

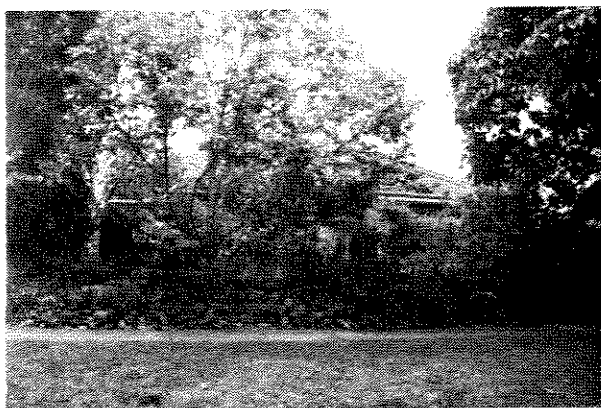
A minority style in the Golf Links Estate but it represents the second major building stage of the estate.

Significance

Architecturally, a good example of a suburban style which was popular over a short period just prior to the Second War (Moderne) and a major house in the notable Golf Links Estate.

Historically, one of the Camberwell builder, J. Humphries' houses and typically built for one of Camberwell's rising professional classes.

House, 26 Christowel Street



Study Grading: C

Precinct: 28.01 Streetscape: 1

Construction Date: 1928

First Owner: Hudson, Edward H

Builder: Wright, A

History

Edward H. Hudson, a barrister of Little Collins Street, Melbourne was the first owner of this eight

room brick house¹. His builder was A. Wright (probably a relation by marriage) and the estimated cost - £2,500².

Hudson served in the second war, rising to the rank of Group-Captain in the RAAF, after which he became Judge Advocate-General in the RAAF, resuming his practice in 1946. He was appointed Judge of the Supreme Court in 1946 and continued to reside at 26 Christowel Street.

This group of buildings (23-27 Christowel Street) is critical in representing the Camberwell building boom of the later 1930s. They also contrast with Nos. 6 and 21, reflecting an earlier building type. No other municipality outside the city of Melbourne had more building starts than Camberwell in the depression. The Golf Links estate was something of a flagship development and these buildings in their detailing and in the buyers they attracted represent the image which Camberwell councillors and builders hoped to present. They reveal Camberwell at the leading edge of suburban style and the suburb's successful role in attracting upper-middle class residents soon after the Depression, (in a similar fashion to the role of the houses in Broadway after the 1890s depression).

Comparative Examples

The following Camberwell sites may be compared with this site.

354, BURKE ROAD, 1926
92, MONT ALBERT ROAD, 1926
14, PINE AVENUE, 1926c
452, BURKE ROAD, 1927-28
2, BARN'SBURY ROAD, 1927
360, BURKE ROAD, 1927
47, CAMPBELL ROAD, 1927
38, HIGHFIELD ROAD, 1927
1, MUSWELL HILL, 1927
294, WARRICAL ROAD, 1927
3, ROCHESTER ROAD, 1928-30
7, ROCHESTER ROAD, 1928-30
2, HIGHTON GROVE, 1928-9
27, YARRBAT AVENUE, 1928-c
21, CHRISTOWEL STREET, 1928
17, LANSELL CRESCENT, 1928
12, STODDART STREET, 1928
8, CHRISTOWEL STREET, 1928c
226, DONCASTER ROAD, 1929
19, FAIRMONT AVENUE, 1929
300, WARRICAL ROAD, 1929
34, ELLIOTT AVENUE, 1929c
15, FREEMAN STREET, 1929c

House, 27 Christowel Street



Study Grading: C

Precinct: 28.01 Streetscape: 1

Construction Date: 1932

First Owner: Naylor, William T

Builder: Broom, C W

History

Builder, C W Broom, constructed this eight room brick house in 1932-3, for an estimated cost of £2,025³. The owner-occupiers were William Charles and William Thomas Naylor; both were engineers⁴.

This group of buildings (23-27 Christowel Street) is critical in representing the Camberwell building boom of the later 1930s. They also contrast with Nos. 6 and 21, reflecting an earlier building type. No other municipality outside the city of Melbourne had more building starts than Camberwell in the depression. The Golf Links estate was something of a flagship development and these buildings in their detailing and in the buyers they attracted represent the image which Camberwell councillors and builders hoped to present. They reveal Camberwell at the leading edge of suburban style and the suburb's successful role in attracting upper-middle class residents soon after the Depression, (in a similar fashion to the role of the houses in Broadway after the 1890s depression).

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
396, CAMBERWELL ROAD, 1930
460, CAMBERWELL ROAD, 1930
16, MUSWELL HILL, 1930
3, BRENBEAL STREET, 1930c
177, DONCASTER ROAD, 1930c

1 D1931
2 BA 1928, 3031
3 BA 1932, 3044
4 ER 1934

816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, CLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

Henrietta Flats, 45 Christowel Street



Study Grading: C

Precinct: 28.01 **Streetscape:** 1

Construction Date: 1935

First Owner: Bell, H E

Builder: Rodgers, Stantin

History

Builder, Stantin Rogers, constructed what was described as of five rooms, brick and was to cost £1250¹. The *Melbourne Directory* of 1937, first listed the building as Henrietta Flats. The owner was H E Bell and a Miss Sylvia Bell occupied the flats, as did John H. Chesterfield, for a short period².

Flats made an important innovation in the character of inter-war suburbs in Melbourne, but few were built in Camberwell. Resisting flat building was for many years a sign of Camberwell's determination to preserve its expansive suburban character. This building reflects, in its scale and house form, the prevailing antagonism to multi-occupancy building in Camberwell.

Description

Appearing as a house, rather than flats, the building is two-storied, neo-Tudor in style and finished in textured stucco. The typical clinker brick trim is kept to a minimum being at footing level and constituting the front fence. Now painted the one colour, the stylized half-timbering of the gables is not immediately evident; this fact adding to the overall severity of the building.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930

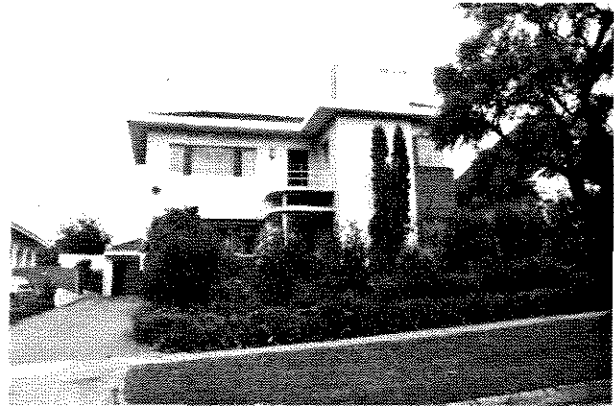
396, CAMBERWELL ROAD, 1930

460, CAMBERWELL ROAD, 1930

1 BA 1935, 5192
 2 *ibid.*; D1938

16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILE STREET, 1939
 43, CASCADE STREET, 1939?

House, 46 Christowel Street



Study Grading: C

Precinct: 28.01 **Streetscape:** 1

Construction Date: 1937

First Owner: Spargo, J C?

Builder: Spargo, J C

History

Builder, J.C. Spargo, constructed this seven room brick two- storey house in 1937 at an estimated cost of £1,400¹. Later occupiers included Dr. G J Campbell and C W Wright².

Description

Contrasting with the Mediterranean manners so amply displayed around it, this house opts for an adaptation of European Modern attributes to clothe an enlarged version of the traditional asymmetrically planned stuccoed villas, so common in the late 19th century. Horizontal window slots, projecting eaves, curved concrete and the bold expression of the chimney shaft, place this house abreast with the new Moderne style. The landscaping is sympathetic to the era, particularly the cypress.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932

1 BA 1937, 8043
 2 D1952-62

3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939-?

External Integrity

The house is generally original

Streetscape Contribution

A minority style in the Golf Links Estate but it represents the second major building stage of the estate.

Significance

Architecturally, a good example of a suburban style which was popular over a short period just prior to the Second War (Moderne) and a major house in the notable Golf Links Estate.

Historically, occupied by members of Camberwell's rising professional and middle classes.

House, 56 Christowel Street



Study Grading: C

Precinct: 28.01 Streetscape: 1

Construction Date: 1933

First Owner: Amery, H J & J W

Builder: Amery, H J & J W

History

H.J. and J.W. Amery applied for the permit needed for this seven room brick house in 1933¹. The cost was estimated at £1500 and an application to build a garage followed after a month². However, it was Lewis G. Wilson who first occupied the house, to be followed by P.J.R. Clark in 1936³.

Description

Neo-Tudor in style, the house possesses the pseudo half-timbered gables, herringbone brick, balustrading and multi-paned windows associated with 15th century northern European housing. Clinker bricks add to this rustic quality but the textured stuccoed walls, with their bracketed sills and flashes of tapestry brickwork, refer back to the Mediterranean villa style, introduced in Victoria during the late 1920's. The gabled garage follows the house's general form, as do the front fence piers with their multi-faceted gabled form.

The mature elements of the garden are typical of the period ie. cypress.

Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930
 3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c

1 BA 1933, 3103
 2 ibid.; BA 1933, 3164
 3 D1935; D1937

816-822, RIVERSDALE ROAD, 1930c
 454, WARRICAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 31-30, COOKSON STREET, 1938-39
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939?

External Integrity

The house is generally original except for painted brickwork (fence).***

St. Catherine's Home For Aged, 1 Clayton Road, Balwyn



Study Grading: B
 Construction Date: 1904c
 First Owner: Porter, John

History

An eight roomed, brick house was built c1904 for John Porter on the corner of Belmore and Clayton Roads¹. Porter resided here until his death in 1930 when the property became vacant whilst owned by Porter's executors².

By 1935 the property was owned and occupied by flour miller James E. Minifie³. Enid K. Minifie resided here with James and the property was named Belmore Grange⁴. James Minifie lived here until after 1950⁵ when (by 1952) the property's address had become 1 Clayton Road its name St. Catherine's Home for the Aged⁶.

John Porter was a partner in Birtchnell Brothers and Porter, Agricultural Farm Salesmen and Valuers, of 82 Swanston Street, Melbourne⁷. The business was established in 1888 by James and Lawrence Alfred Birtchnell, as general auctioneers and agents, with city and suburban offices⁸. In 1890 John Porter joined the partnership. After carrying on a general business for some years, the firm began to specialize in closer settlement on agricultural lands, eventually dealing solely with this area of real estate⁹. Whilst associated with all the principal farming districts in Victoria, the firm are probably best known for the redevelopment into smaller farms of the Carrum district. Birtchnell Brothers and Porter also published a handbook dealing with soil and produce which was praised by the Press in Australia and in

1 RB 1902-3, 2046, 2047; RB 1903-4, 917; RB 1904-5, 927
 2 RB 1930-31, 7643; D1930
 3 D1935
 4 ER 1938
 5 D1950
 6 D1952
 7 The Cyclopedia of Victoria, Vol.1, pp. 481-2
 8 ibid.
 9 ibid.

England, and gave rise to the subdivision of many large estates for the purpose of small farming industries¹.

James Minifie was employed by W.S. Kimpton as head miller in 1898. In 1906 Minifie began his own business James Minifie and Company and set up his own mill in Lloyd Street, Flemington. He had silos constructed in 1910 by Edward Giles Stone famed for the Denny Lascelles wool store in Geelong, using the Considiere's System of spirally wound steel reinforced concrete. By 1915 408 Collins Street, Melbourne housed the firm's head office whilst the mill remained at Flemington². In 1969 Minifies amalgamated with Kimptons forming KMM and the plant ceased milling instead specializing in manufacturing O-So-Lite baking flour and cake mixes.

Description

Set out like a fan, this American Queen Anne revival style red- brick villa is composed between two large gabled bays. A look- out tower sits at the apex of the main hipped roof which provides the axis for the fan-like slatted verandahs, either side of the steep stairway. Placed asymmetrically within this framework are minor roof gables, roof turrets and tall ribbed chimneys. A finely fretted roof gable frieze covers the stairway, containing sun motifs and what may be Australian elements. Half-timbering, casement window bays and the Marseilles pattern terra-cotta tiles complete the image.

Set on an elevated site, formerly approached from Belmore Road, the house is well positioned to display all of the attributes of this fanciful style.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907

17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
138, CANTERBURY ROAD, 1908-9
41, INGLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLESBY ROAD, 1909-10
71, BROADWAY, 1909
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON ROAD, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913
8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915
347-349, WHITEHORSE ROAD, 1915c
353, WHITEHORSE ROAD, 1915c
150, WINMALEE ROAD, 1915c

External Integrity

Major unrelated additions have been made to the east, much of the ornamental garden is now the Minifie Reserve and other minor buildings have been added to the site on the west. Detail alterations have resulted from the house's conversion to a nursing home.

Significance

Historically, institutional use and associations with industrialist family gives added significance to the building. Representative of a common process in Camberwell and other middle suburbs: a house developed for a wealthy resident which eventually passes on to a religious user: of Regional importance.

Architecturally, a fully realized American Queen Anne Revival villa, formerly exposed on three sides to the public view but now obscured in part by extensive additions. Despite these, the house is still a valuable example of a style which is synonymous with Camberwell: of Regional importance.

¹ *ibid.*
² D1915

Camberwell Railway Station Complex and Precinct, Cookson Street



Study Grading: B

Precinct: 30.01 **Streetscape:** 2

Construction Date: 1919

First Owner: Victorian Government

Architect: Harding, J W (Chief Architect)

History

The Camberwell railway line opened on 3 April, 1882, as part of the line to Lilydale with later stations in Camberwell at Canterbury, East Camberwell and Chatham. In 1873 railway engineer-in-chief, Thomas Higinbotham, supported a circular rail link between Oakleigh and Spencer Street station, thus overcoming the problem of privately-owned rail lines between Oakleigh and the city. Despite government control over the private lines after 1878 and a new link between the Spencer Street and Flinders Street terminals, an Outer Circle lobby group continued to argue for a link through Camberwell from Oakleigh to the northern suburbs and then to Spencer Street. Work was completed on the line in 1890. By then it could attract few passengers or goods traffic. Various sections were closed for short periods and up to the early twentieth century the line failed to attract much traffic.

The first wave of rail electrification began with the Sandringham to Essendon route, open in 1919¹. The main east-west line through Camberwell was electrified soon afterwards with associated grade-separation works and new station buildings. The contract for Camberwell station was let in September 1918, being part of the Malvern group of station designs². This group included Armadale (1904), Hawksburn (1914), Caulfield and Toorak (1913): comparative analysis has judged Camberwell as 'important' with only Caulfield and Malvern being superior, as 'very important'³ Of the

other railway stations in the city, Riversdale was a special design and also was judged as 'important'.

In 1925 the Outer Circle between Ashburton (the then southern terminal) and Camberwell was electrified. The northern section remained steam-powered and was thus discontinued. The Ashburton line was extended to Alamein after the Second World War and new traffic was attracted after the opening of the Golf Links Estate and a new station at Hartwell. However, the line is always on the short-list for closure whenever Victorian governments decide on cutting railway costs.

Steep gradients had meant slow journeys on the Camberwell line up to the First World War⁴. Following electrification, the line was lowered and ran from East Camberwell through to the Yarra River in a cutting. The new station and its approaches were designed to bring pedestrians down to the new level and to allow for a rail juncture with the Ashburton line.

Description

The Camberwell Railway Precinct is bounded by Burke Road on the west, 'Railway Walk' on the south, the extended alignment of Thorn Street on the east and Cookson Street on the north. The significant elements within this precinct are:

1. Commercial buildings on Cookson Street (northern frontage).
2. Exotic plantings between northern station platform boundary and Cookson Street.
3. Network of pedestrian walkways extending from Cookson Street with descending access to northern platform, elevated walkway to island platforms and elevated booking office, elevated walkway to Railway Parade, Railway Walk.
4. Platforms and station buildings; elevated booking office; triple-tiered roofing and walkway leading to platform level. Platform work spaces; gateways and glass display cases on platforms.
5. Iron storage sheds to south of platforms.
6. Burke Road railway bridge.
7. Track work.

The main red brick and stucco station buildings are distinctive within the precinct because of the grade separation and the consequent unusual approaches (by ramps) and views afforded to the building. The roofline is exposed and picturesque with its arched and nested monitor roof forms and, under, the exposed lattice trusses and sheet-iron valences. The building's style follows its contemporaries and earlier, using the bungaloid tiled hip as the

1 see Butler, Jolimont Car Sheds Conservation Analysis, for the Historic Buildings Council, 1985
 2 Ward & Donnelly, Victoria's Railway Stations, 1981 Vol. 1
 3 ibid.
 4 see Allan

primary roof-form with parapet gables, with archways, set against it. As well as its style group examples, it resembles Heidelberg and Box Hill stations. All possess a visually dynamic form because of the grade separation and greater emphasis on roofline, ramp detailing and canopy design.

Nearby, the coal store is a large open corrugated-iron clad shed with a multi-gabled roofline.

Comparable Examples

Box Hill, Malvern, Caulfield, Heidelberg, Armadale and Toorak railway stations.

Landscape

It is assumed that as the route was electrified in c1919 and the cutting created, major landscaping works were carried out on most of the railway reserves although only remnants remain. Remnant examples of the style also occur in other municipalities, most notably Malvern, Caulfield, Flemington, and Jolimont (the selection of plants such as *Pinus canariensis* may reflect an earlier planting period, c1880s). Plants characteristic of these reserves and typical of those common plantings of the 1920s are *Phoenix canariensis*, *Agapanthus*, *Cotoneaster*, *Cupressus sp.*, *Coprosma*, *Schinus molle var. areira*, Tamarisk, *Washingtonia filifera*, *Photinia*, and rows of *Cupressus torulosa*. These plants grew well on the generally dry, under-nourished soils, were self-sustaining and required minimal maintenance. They were moderately drought tolerant which explains their survival rate.

On the north side of the reserve (Cookson Street) planting of mixed exotic trees and shrubs dating from c1920 includes a row of *Phoenix canariensis* alternating with *Washingtonia filifera*, privet (*Ligustrum spp.*), *Agapanthus*, *cotoneaster*, oak (*Quercus sp.*), *Photinia*, *Coprosma*, pampas (*Cortaderia selloana*), tamarisk, *Prunus spp.*, *Cupressus sempervirens* and *C. macrocarpa*.

On the southern side of the reserve, there is a little remnant planting on the embankment but the majority of the planting is recent and of a different character to the Edwardian style of Cookson Street. The Edwardian character should be maintained and enhanced in future planting schemes.

Streetscape

The Cookson Street buildings, especially Davies Building (1-9) and the present Camberwell Antique Centre building (25-29) Cookson Street were constructed after the electrification of the line. Neighbouring structures have been identified as having individual significance in the 1986 City of Camberwell Conservation Study.

Significance

The buildings on the Cookson northern frontage form an important element in the townscape. They rise on a ridge and form a line facing south overlooking the station. These make a strong visual impression from the south and link station entrances to Burke Road. They reflect the historic role of the electrified railway in stimulating more intensive commercial land-use in the northern sections of Burke Road commercial district and introduced a wider range of commercial building form and activities to this part of the City.

The station design, the alteration of levels from Cookson Street to the platforms, the raised walkways, plantings and booking hall reflect the importance of the railway to suburban life in the age of electrification. The complexity of these structures and the pattern of pedestrian access contrast strongly with other parts of the suburb and with other less lavish station designs elsewhere in Camberwell.

Camberwell's growth in the 1880s depended essentially on the rail link with the city and a large part of renewed expansion after the Second World War depended on electrified rail lines. The Outer Circle was itself one of the most unusual rail developments in Victorian history and one of the most telling constructions of the 1880s railway expansion. The station precinct is an important reminder of the central importance of the initial railway and later electrification in the 1920s in shaping the character of Camberwell and in defining the commercial character of Burke Road.

Other Sources

Volume One: Camberwell Environmental History and Blainey, *History of Camberwell*.

Cloville Flats, 31-39 Cookson Street



Study Grading: C

Precinct: 26.02 **Streetscape:** 2
Construction Date: 1939
First Owner: Green, Frederick R & I M
Builder: Green, F R

History

Frederick R. Green, was the builder and owner of these flats, in association with Isabel M. Green¹. Estimated to cost over £4,000, the four flats each contained six rooms and an area of 17 squares². Garages with one room over each, were added in 1940, together with an 'office and lookout'³.

The flats were renovated extensively, but sympathetically in 1982-3, and another flat created from one of the outbuildings⁴.

Green was well known in Camberwell, with offices in Burke Road, South of Auburn Parade and a residence also equipped with a flag pole, in Brinsley Road. He was an important builder and this block of flats is a reminder of his work in the city. The combination of conservative style (Queen Anne) and innovative use (apartment living) reflects Camberwell's long resistance to any change in domestic land-use and the resulting need for flat building to conform, at least in external form, to the surrounding suburban style. Another interesting reminder of the long debates about flats in Camberwell and in other middle-ring suburbs.

Description

Appearing to date from the late Edwardian period, with its tea-house hipped roofs, terra-cotta ridges, cast-iron balustrading and look-out, these flats are an anachronism. Details, such as leaf-pattern terra-cotta wall ventilators, the marble and slate verandah paving, gable shingling, or the leaded lights to windows, all relate to the first generation of this century. A red brick, hit-and-miss pattern perimeter fence encases the property, having a series of angled garages, some still with loft doors at the first level, entered from a driveway off Lilly Street.

As a whole, the complex hinges on the look-out with wide hipped roof and verandahed pavilions either side. The style being alike to the Indian Colonial Bungalow type. Shingled gables to Lilly Street reinforce this link with the Bungalow.

Comparative Examples

The following Camberwell sites may be compared with this site at least in a chronological sense, although having little resemblance.

9, BOSTON ROAD, 1930
 396, CAMBERWELL ROAD, 1930
 460, CAMBERWELL ROAD, 1930
 16, MUSWELL HILL, 1930

1 MMBW DPA 212866; BA 1938, 9573
 2 ibid.
 3 BA.1940, 12864, 12988
 4 BA 1982, 71731, 72252

3, BRENBEAL STREET, 1930c
 177, DONCASTER ROAD, 1930c
 816-822, RIVERSDALE ROAD, 1930c
 454, WARRIGAL ROAD, 1930c
 359, WHITEHORSE ROAD, 1930c
 397-399, WHITEHORSE ROAD, 1930c
 497, WHITEHORSE ROAD, 1930c
 35, BALWYN ROAD, 1931-2
 1292, TOORAK ROAD, 1931-2
 11, CHATFIELD AVENUE, 1932-3
 27, CHRISTOWEL STREET, 1932
 3, FINSBURY ROAD, 1932
 7, MURIEL STREET, 1932c
 4, FINSBURY WAY, 1933
 125, HIGHFIELD ROAD, 1933
 1, MAPLE CRESCENT, 1933
 14, STODDART STREET, 1933
 7, MANGAN STREET, 1933c
 11, FAIRMONT AVENUE, 1934-5
 87-87A, BOWEN STREET, 1934
 458, CAMBERWELL ROAD, 1934
 201, WHITEHORSE ROAD, 1934c
 45, CHRISTOWEL STREET, 1935
 46, CHRISTOWEL STREET, 1935
 56, CHRISTOWEL STREET, 1935
 1, FAIRMONT AVENUE, 1935
 9, MARLBOROUGH AVENUE, 1935
 13, MARLBOROUGH AVENUE, 1935
 3, SALISBURY STREET, 1935
 177, GLEN IRIS ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 361, WHITEHORSE ROAD, 1935c
 796-798, BURKE ROAD, 1936
 23, CHRISTOWEL STREET, 1936
 41, COOKSON STREET, 1936
 9, JUDD STREET, 1936
 49, THE RIDGE, 1936
 20, WALSH STREET, 1936
 8, REID STREET, 1937-8
 716, RIVERSDALE ROAD, 1937
 517, WHITEHORSE ROAD, 1937c
 311-317, CAMBERWELL ROAD, 1938
 2, FAIRMONT AVENUE, 1938
 24, FINSBURY WAY, 1938
 32, HORTENSE STREET, 1938
 4, MARLBOROUGH AVENUE, 1938
 26, REID STREET, 1938
 660, RIVERSDALE ROAD, 1938
 66, THE BOULEVARD, 1938
 136, WHITEHORSE ROAD, 1938
 14, CASCADE STREET, 1939
 24, CHRISTOWEL STREET, 1939
 1, MOUNTAIN VIEW ROAD, 1939
 43, YUILLE STREET, 1939
 43, CASCADE STREET, 1939c?

External Integrity

The renovation has added a bagged brick inner fence, supplemented by pickets, provides courtyards for each flat, glazed entrance porches to Lilly Street, and the conversion of some garage upper levels to other purposes. The colours are sympathetic to the period but presumably considerable internal alterations have been made.

Streetscape

Isolated by the Second Church of Christ Scientist from Bungalow housing, further to the east, the

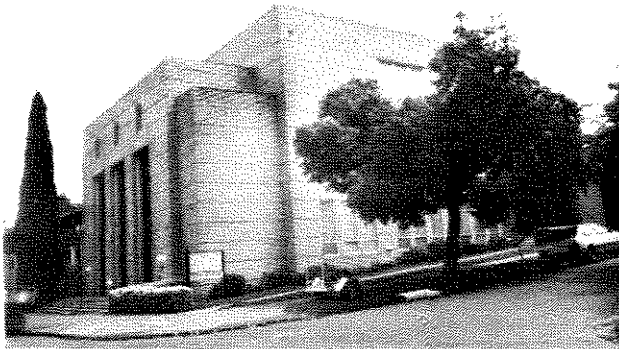
flats are more related (particularly in scale) to the red brick commercial architecture on its west and the Camberwell Railway Station opposite.

Significance

Although built many years after the popular use of its adopted style, this block of flats is distinctive as a fully articulated and near intact example of the transition from the Queen Anne influence to that of the Bungalow in domestic architecture. It is of special interest as such an anachronism that it provokes speculation on the designer-builder's intent; of regional and local importance.

Historically, a large and near intact example from the hand of a prominent local builder, which may reflect the need for conservative design in a city which discouraged flat development; of local importance.

Second Church of Christ Scientist, 41 Cookson Street



National Trust of Australia (Class/Rec.):
Classified

NTA File Number: 49

Study Grading: A

Precinct: 26.02 Streetscape: 2

Construction Date: 1936

First Owner: Second Church of Christ Scientist

Architect: Bates, Smart & McCutcheon

Builder: Hansen & Yuncken

History

Churches of Christ began as an offshoot of Protestant religions, in the 1830s, focusing on the New Testament as their inspiration. In Australia the first church congregation was established in Adelaide in 1846, followed by Sydney (1852), Melbourne (1853), Tasmania (1871), Queensland (1882) and Perth (1891).

A further evolution occurred when Mary Baker Eddy formed the first Christian scientist church in Boston in 1879. Her philosophy centred on Christianity as the sole healer of sickness as well as absolver of sin. Introduced in Australia by visiting Americans in the 1890s, the first Melbourne services were held in 1898 and, in Sydney, in 1900. The first Church of Christ Scientist was built in St. Kilda Road during the early 1920s, followed by this church and the Third Church, in Elsternwick. By the 1970s there were 57 churches and societies in Australia, all under the Boston Mother Church but autonomous in their internal affairs. By-laws, sermon-readers and officers are elected by the Church and there are no clergy.¹

A special meeting of the First Church membership, in 1924, resolved that members from the Kew, Hawthorn and Camberwell areas should seek to form a second church. They did so in June 1924, electing office bearers and directors and commenced holding their meetings in a leased Masonic Hall, Hawthorn. The first service was held there on 29 June, 1924².

Money raised in the interim allowed purchase of the site in 1933 and the architects for the First Church, Bates Smart & McCutcheon commenced designs for the Second, after their appointment in August 1934. The design was accepted in early 1935 and its construction followed the contracting of builders, Hansen and Yuncken P/L, in 1936 for a price of £13,998.

Prior to its erection, the directors of the Second Church

Christ Scientist included Elizabeth Wright, Charles Hancock, Lotty Doughty, Walker Gass, and Maggie Tilley: all from the Hawthorn and Camberwell areas.

The opening services, in November were popularly attended by which time the total cost of church, fittings and organ had risen to £19,660 awaiting another nine years before the debt was cleared³.

The awarding of the Royal Victorian Institute of Architects' Street Architecture Model for 1938 was the third given to Bates Smart & McCutcheon in six years (1932, 1934) and the first given outside of Melbourne city. It was acclaimed for "...the architectural dignity which may be achieved with simplicity of massing,

well proportioned voids and the judicious placing of

appropriate enrichment"⁴.

1 T.V. Sommers, 'Christian Scientists' in *Religions in Australia* (1966), as summarized in *The Australian Encyclopaedia*, Vol.2, p.17f
2 CLF P71
3 NTA FN 4985; *ibid.*
4 *ibid.*

Description

Following a variation on the European Modern movement's functional and spartan geometric shaped designs, this church varies greatly from the neo-Byzantine cum neo-Grec styled First Church. Its non-eclectic solution instead used the geometric massing and naked brickwork of the Modern movement, e.g. Dudok. However, the symmetrical formalism of the composition and the sparse but similarly symmetrical ornamentation (doors, grilles) places this building into a neoclassic variation of the Modern theme.

The complex contains a Sunday School at ground level, administration at the rear, and the church at first floor level. The privet hedges, and the cypress remain from earlier, once symmetrical, planting.

Comparative Examples

The style and use combination is startling, compared to the designs for other denominations of the era. Where churches were still being designed in a stripped Gothic revival, this church-hall was starkly modern and more comparable with complexes like the Heidelberg Civic Centre. Another comparison would be with the McPherson Robertson Girls High School in South Melbourne, albeit not directly comparable within the use. The building's very differences with other churches and its secular equivalents, probably earned it the award.

External Integrity

The church is generally original except for signs.

Streetscape Contribution

Isolated, given its monumental form, echoing the commercial strip further west from the building rather than the adjacent Bungalow-era residences.

Significance

Architecturally, one of the State's best designs in the Moderne- Classical manner, designed by the distinguished firm of Bates Smart & McCutcheon and the winner of acclaim from the architectural profession in the form of the RVIA Medal.

Historically, a prominent expression of a minority Christian faith in the metropolitan area and perhaps the first Modern/Moderne church design in the State.

House, 49 Cookson Street.



Study Grading: B

Precinct: 26.02 Streetscape: 2

Construction Date: 1923

First Owner: Shellnack, T.J. & Sarah

Builder: Gibson, F.

History

Hawthorn resident, J.G. Norris, sold Allotment 36 Cookson Street to Sarah Jane Shellnack in 1922.¹ A year later, F. Gibson built a two-storeyed dwelling on the allotment for T.J. and Sarah Shellnack.² The eight roomed, brick dwelling had an area of 1763 square feet and was estimated to cost £2850.³ Ferdinand and Clara Shellnack were the owners of the property by 1925 and occupied it until the early 1940s.⁴ Other occupants were Douglas T. Farndon in the mid-1940s and Miss I.M. Trezise in 1950.⁵

Description

An unusual red brick and stuccoed house in an Oriental Bungalow manner, which has a picturesque hipped and gabled roof form, the gable roofs being on projecting room bays and an arched porch being between the two projecting bays. Wedged above the porch is a dormer window with shingling, possibly a sleepout porch at some stage. Window bays are bowed in form, with diamond pattern glazing and double-hung sashes. Two boxed bays extend along the west side of the house.

The roofing tiles are terra-cotta Marseilles pattern and the fence is a swagged form with a notable pergola entry portal and chain wire and scrolled iron gate. Between the swags are capped piers with projecting brick corbels, set within each cap. Elements of the garden are mature and of the period, including a silver birch.

1 RB1921-22, 2178; RB1922-23, 10392
2 RB1923-24, 14388; RB1923, 3289
3 *ibid.*
4 RB1925-26, 19140; D1925; D1940
5 D1944-45; D1950

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
 12, HUNTER ROAD, 1918
 9, SEFTON PLACE, 1919-20
 6, CHRISTOWEL STREET, 1919
 718, RIVERSDALE ROAD, 1919
 33, BROADWAY, 1920
 158, MONT ALBERT ROAD, 1920
 11, PRETORIA STREET, 1920
 23, SUNNYSIDE AVENUE, 1920
 286, UNION ROAD, 1920
 44, CURRAJONG AVENUE, 1920c
 6, IRAMOO STREET, 1920c
 17, THREADNEEDLE STREET, 1920c
 65, YARRBAT AVENUE, 1920c
 42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 31, DEEPDENE ROAD, 1923
 7, WARWICK AVENUE, 1923
 90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, 1925(?)
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, GREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

An addition to the west side and possible glazing in of the sleepout porch in the roof dormer.

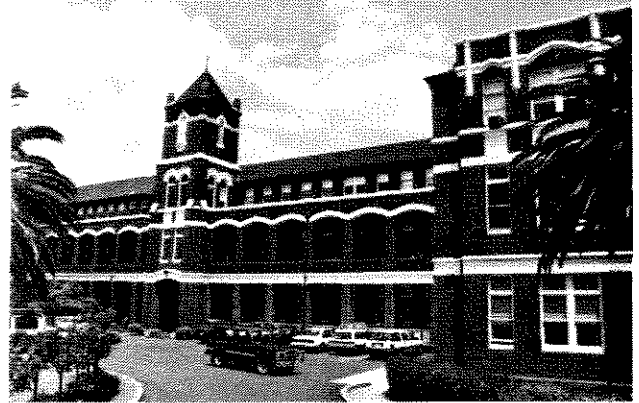
Streetscape

Predominantly Bungalow period housing, many individually notable examples extending from Thorne Street to the east.

Significance

Architecturally, an unusual and successively designed house in the Bungalow manner with distinctive details such as the roof forms, fence and porch also a contributing part of a strong Bungalow-era streetscape: of regional importance.

Nazareth House, 16 Cornell Street.



Study Grading: C

Construction Date: 1933-4.

First Owner: Catholic Church

History

In 1929 the Archbishop of Melbourne invited the Sisters of Nazareth to establish a home in Melbourne for aged persons and orphaned children¹. The Sisters purchased Allotment 46 and 47 from William Gallus, a gardener². The combined allotments gave the Sisters a property of approximately 18 acres and a six roomed weatherboard cottage³. A weatherboard building of nineteen rooms was added to the property, now named Nazareth House, as a temporary home for infirm men and women, while the sisters dwelt in the cottage⁴. Reverend Mother Henrietta Green and the Sisters erected a fence, planted a cypress hedge and established a small farm on the property⁵.

The Archbishop of Melbourne blessed and laid the foundation stone of a new building on 5th November 1933⁶. Estimated to cost £40,000 the new building was part of a building plan entailing an intended expenditure of £90,000⁷. W.P. Conolly designed and Messrs. Massey & Sons Pty. Ltd. built the new seventy-eight roomed, brick Nazareth House at an eventual cost of £50,000⁸.

On April 4th, 1948 Archbishop Mannix laid and blessed the foundation stone of an addition to Nazareth House. The addition was to be a children's wing for 150 immigrant (British) children⁹.

1 *The Advocate*, 9.11.1933, p.10
 2 RB 1925-26, 15380, 15381; RB 1928-29, 17040, 17041
 3 *ibid.*
 4 RB 1929-30, 17117; *The Advocate*, 9.11.1933
 5 *ibid.*
 6 *ibid.*
 7 *ibid.*
 8 *ibid.*; *The Advocate*, 8.4.1948, p.3
 9 *ibid.*

Description

Set in period landscape, comprised of palms and cypress, the red and clinker brick three storey building adopts a typical E-plan with typical forward wings taking on aspects of the earlier Edwardian Baroque (ox-bow or centred segment-arch form parapet). Fenestration of secondary wings is regular and the general treatment austere, with cement string moulds and banded brickwork marking off the storeys. However, the centre wing provides the architectural focus with its segment-arched arcade and Norman-like centre bell-tower.

Another tower marks the end of the chapel which takes on a traditional pier-buttressed form facing to the west of the complex.

Comparative Examples

A contrasting catholic complex is Siena convent in Riversdale Road (q.v.) which is in a Byzantine revival style and very unlike this design although near contemporary. Another slightly earlier catholic complex is at Rosanna Road, Rosanna (1929), which is in a Tudor revival form¹. Another is the Box Hill St. Paschal's seminary and college (1934-6) which also takes on some Byzantine characteristics. This example is distinct among comparable contemporary complexes.

External Integrity

Generally original in the street view with only minor additions visible.

Streetscape Contribution

A major element in a contemporary residential domain which dominates by its scale and mature landscape.

Significance

Historically, of interest for its association with the immigration scheme and its long quasi-public building status in the area.

Architecturally, a large and well-preserved adaptation of traditional forms to current architectural styles, set in a related and notable landscape. Also a dominant streetscape presence in a low-scale residential area: of regional interest.

Kareela, 2 Craig Avenue.



Study Grading: B

Precinct: 27.02 Streetscape: 1

Construction Date: 1903

First Owner: Wasley, Josiah Stephen

Builder: Rolfe, Alfred

History

In 1903 Josiah Stephen Wasley, a barrister, commissioned Alfred Rolfe to build a two-storeyed dwelling on land he owned in Prospect Hill Road (before the construction of Craig Avenue).² Named Kareela, the 9-roomed brick dwelling had an area of 2509 square feet and was estimated to cost £1406, without fencing.³ Josiah Wasley owned and occupied Kareela until the early 1940s.⁴

After four decades under one owner, Kareela had a number of owners over the next two decades. These included Charles Dawson in 1950, M.L. Walters in the late 1950s, and Mrs. B. Robinson in the late 1960s.⁵ By 1968 the property had been subdivided into three lots.⁶

Judge Josiah Stephen Wasley was born in Ballarat in 1865.⁷ He was educated at the Mt. Pleasant State School, Grenville College, Ballarat, and the Melbourne University.⁸ A brilliant scholar, he completed the Bachelor of Arts course at the age of 18 and then studied law, qualifying for his LL.B. degree before he reached 21 years.⁹ He was admitted to the Bar when he was 21 years old and practised mainly in the County Court.¹⁰ He was appointed to the Victorian County Bench in 1912

1 Butler, Heidelberg Conservation study part 1, site 122

2 RB1901-2, 690; RB1903-4, 716; RB1903, 338

3 *ibid.*

4 D1910; D1920; D1930; D1940

5 D1950; DRP48172

6 *ibid.*

7 *Argus*, 19/5/53, p.7

8 *ibid.*

9 *ibid.*

10 *ibid.*

and was an Acting Justice of the Supreme Court from 1927 to 1934.¹

Judge Wasley retired from practice in 1940 and died on July 18 1953, at the age of 88 years.²

Description

This is a Queen Anne styled two-coloured brick house with shingling and half-timbering in the gables. There are terra-cotta Marseilles pattern tiles to the roof and a return segment-arched verandah supported on timber posts. Chimneys have ribs running up the shafts to cement cornices and ornamented terra-cotta pots at top. The main roof form is typically hipped with the gabled bays terminating the verandah's extent. Leaded glass is also used. The dormer windows have shingled walls and possibly the north-facing bay may have been added to but the dormers retain symmetry of placement.

Comparative Examples

The following Camberwell sites may be compared with this site.

69, BROADWAY, 1900-1
20, BRYSON STREET, 1900
608, RIVERSDALE ROAD, 1900
1, SALISBURY STREET, 1900
5, VICTORIA ROAD, 1900
11, LUENA ROAD, 1900c
42, BRYSON STREET, 1901
58, CANTERBURY ROAD, 1901
6, KINTORE STREET, 1901
23, ROYAL CRESCENT, 1901
35, BROADWAY, 1902
39, PROSPECT HILL ROAD, 1902
169, CANTERBURY ROAD, 1903-4
6, LOGAN STREET, 1903
142, MONT ALBERT ROAD, 1904
7, MANGARRA ROAD, 1905-6
24, CHAUCER CRESCENT, 1905
633, RIVERSDALE ROAD, 1906-8
27, BALWYN ROAD, 1906
58, BROADWAY, 1906
65, MONT ALBERT ROAD, 1906
73-75, BROADWAY, 1907
31, CHAUCER CRESCENT, 1907
17, THREADNEEDLE STREET, 1907
18, PEPPIN STREET, 1907c
138, CANTERBURY ROAD, 1908-9
41, INGLESBY ROAD, 1908-9
10, SEFTON PLACE, 1908
41, INGLESBY ROAD, 1909-10
71, BROADWAY, 1909
73, BROADWAY, 1909
31, CANTERBURY ROAD, 1909
206, CANTERBURY ROAD, 1909
22, VICTORIA ROAD, 1909
1293, TOORAK ROAD, 1910-
8, ST. GEORGES CRESCENT, 1910
2, CLAYTON STREET, 1910c
199, WHITEHORSE ROAD, 1910c
24, ALBION STREET, 1911
17-19, BROADWAY, 1911
96-98, UNION ROAD, 1911
24, KENT ROAD, 1912-13
54, BROADWAY, 1912
35, MATLOCK STREET, 1912
648, BURKE ROAD, 1913-18
6, KITCHENER STREET, 1913

8, FITZGERALD STREET, 1915-20c
127, WINMALEE ROAD, 1915-20c
27A, ALMA ROAD, 1915
76, ATHELSTAN ROAD, 1915
347-349, WHITEHORSE ROAD, 1915c
353, WHITEHORSE ROAD, 1915c
150, WINMALEE ROAD, 1915c

External Integrity

The original picket fence has been replaced by a high brick wall, obscuring a view to the house and the north face of the house has been altered, with new windows and additions. What would have been the garden presumably, on the south side, has now been developed in an unrelated fashion.

Streetscape.

Contributing part of the important Queen Anne/Edwardian style streetscape in Royal Crescent.

Significance

Historically, significant for the long residence of Judge Josiah Stephen Warley, a figure of regional/local importance.

Architecturally, the design is a fine example of a style associated across the State with Camberwell and addresses well its former corner site with picturesque room bays and roof dormers. It possesses distinctive detailing in the form of shingling and ogee roof brackets, while the display of natural materials (shingles, terra-cotta, cement and brick) are consistent with the style and the philosophies of the period. It is also a contributing part of an important Queen Anne villa precinct: of high regional importance.

House, 44 Currajong Avenue.



Study Grading: B
Precinct: 8.00 Streetscape: 2

¹ *ibid.*, *Herald*, 26/6/1931, p.8
² *Argus*, *op.cit.*

Construction Date: 1919-20
First Owner: Storie, John F clerk

History

In 1919 John Francis Storie, a clerk, purchased Allotment 71 from Amelia Tallis who resided in Prospect Hill Road, Camberwell, with George Tallis, a manager¹. Storie had a brick, five roomed house built on the property². John and Iris J. Storie lived here until the early 1960s³.

Description

This is a well-preserved typically formed, medium-sized clinker and red-brick Californian Bungalow which is greatly enhanced by a Japanese return pergola-verandah, with related details and eaves strutting. Otherwise there is textured stucco, shingling and boarding in the gables, Marseilles pattern tiles, and the gable vent. The colours and fence are empathetic and the garden setting has original elements.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 19, THE RIDGE, 1916
- 12, HUNTER ROAD, 1918
- 9, SEFTON PLACE, 1919-20
- 6, CHRISTOWEL STREET, 1919
- 718, RIVERSDALE ROAD, 1919
- 33, BROADWAY, 1920
- 158, MONT ALBERT ROAD, 1920
- 11, PRETORIA STREET, 1920
- 23, SUNNYSIDE AVENUE, 1920
- 286, UNION ROAD, 1920
- 44, CURRAJONG AVENUE, 1920c
- 6, IRAMOO STREET, 1920c
- 17, THREADNEEDLE STREET, 1920c
- 65, YARRBAT AVENUE, 1920c
- 42, SPENCER STREET, 1921-3
- 899, TOORAK ROAD, 1921
- 930, BURKE ROAD, 1922
- 210, WHITEHORSE ROAD, 1922
- 16, ALMA ROAD, 1923
- 648, BURKE ROAD, 1923
- 21, CANTERBURY ROAD, 1923
- 31, DEEPDENE ROAD, 1923
- 7, WARWICK AVENUE, 1923
- 90, MONT ALBERT ROAD, 1924-5
- 168A, MONT ALBERT ROAD, 1924-5
- 9, ROCHESTER ROAD, 1924-6
- 630-638, BURKE ROAD, 1924
- 322-394, CAMBERWELL ROAD, 1924
- 12, MONT ALBERT ROAD, 1924
- 10, FITZGERALD STREET, 1924c
- 11, ALMA ROAD, 1925(?)
- 269, UNION ROAD, 1925-6c
- 10, DONNA BUANG STREET, 1925
- 2, MARTIN ROAD, 1925
- 4, ST. ANDRIES STREET, 1925
- 1, THREADNEEDLE STREET, 1925
- 931, TOORAK ROAD, 1925
- 118, WATTLE VALLEY ROAD, 1925
- 55, BATH ROAD, 1925c
- 77, CREYTHORNE ROAD, 1925c

- 1 ER 1912; RB 1917-18, 605; RB 1919-20, 689; D1919
- 2 RB 1924-25, 21398; D1925
- 3 D1940; D1950; D1960; D1974
- 4 LP7596
- 5 RB1923-4, 2401; RB1925-6, 2145; RB1926-7, 2440

- 1, THREADNEEDLE STREET, 1925c
- 359, WHITEHORSE ROAD, 1925c
- 513, WHITEHORSE ROAD, 1925c
- 146, YARRBAT AVENUE, 1925c

External Integrity

Generally original.

Streetscape

Contributory part of an important Bungalow-era suburb, (Sunnyside Estate).⁴

Significance

Architecturally, a well-preserved Californian Bungalow example in a notable Bungalow estate: of regional interest.

Mallow, 33 Deepdene Road



Study Grading: B

Construction Date: 1923

First Owner: Browne, Charles Foster

History

Charles Foster Browne, alternatively described as a banker or a manufacturer was the first owner-occupier of Mallow, then a twelve room brick house⁵.

Browne began his career in 1905 by acquiring the Mount Hope grazing property at Barfold, with his brother A.V. Browne. This company purchased Delmo Brothers (formerly Macaroni manufacturers at Ringwood) in 1906-7 and created T.W. Cotton Pty. Ltd. (ventilating engineers), in association with its namesake, during 1918. Charles Browne became managing director of Delmo Bros. then broadened to Cereal Food Manufacturers (macaroni) and the Australian Heel Company Pty.

Ltd., after partnering A.C. Farrow in the formation of the company in 1920. His grazing interests continued into the 1930's at Mayfield Station near Albury¹.

Browne typifies a certain Melbourne business type of the later nineteenth century. His career commenced with a large rural holding which he linked to processing industries in food and metal work. His move to this suburban address apparently came after his urban business interests flourished, yet he maintained an interest in pastoralism. The building has historical interest as representing the domestic style of an entrepreneur of the early twentieth century, with a foot in both urban and rural holdings; his home makes a clear contrast with the rural homesteads of an earlier generation of pastoralists and investors. His house illustrates Camberwell's role in providing a home to members of this later group of urban and rural entrepreneurs.

Description

Hip-roofed and symmetrically arranged, the house has the contemporary Californian Bungalow's massiveness but possesses none of its gabled roof and verandahed character. Instead the Indian Bungalow has been the inspiration, drawing from the tea planters' colonial Bungalow forms rather than the Japanese. However, the Japanese/Chinese inspired gate, glazing patterns and the Chinese arch used at the porch show further stylistic sources; the suburban Bungalow having also drawn from these inspirations in the evolution of its popular prototypes.

Unpainted stucco and a sympathetic garden setting enhance the house's period expression.

Comparative Examples

The following Camberwell sites may be compared with this site.

19, THE RIDGE, 1916
 12, HUNTER ROAD, 1918
 9, SEFTON PLACE, 1919-20
 6, CHRISTOWEL STREET, 1919
 718, RIVERSDALE ROAD, 1919
 33, BROADWAY, 1920
 158, MONT ALBERT ROAD, 1920
 11, PRETORIA STREET, 1920
 23, SUNNYSIDE AVENUE, 1920
 286, UNION ROAD, 1920
 44, CURRAJONG AVENUE, 1920c
 6, IRAMOO STREET, 1920c
 17, THREADNEEDLE STREET, 1920c
 65, YARRBAT AVENUE, 1920c
 42, SPENCER STREET, 1921-3
 899, TOORAK ROAD, 1921
 930, BURKE ROAD, 1922
 210, WHITEHORSE ROAD, 1922
 16, ALMA ROAD, 1923
 648, BURKE ROAD, 1923
 21, CANTERBURY ROAD, 1923
 7, WARWICK AVENUE, 1923

90, MONT ALBERT ROAD, 1924-5
 168A, MONT ALBERT ROAD, 1924-5
 9, ROCHESTER ROAD, 1924-6
 630-638, BURKE ROAD, 1924
 322-394, CAMBERWELL ROAD, 1924
 12, MONT ALBERT ROAD, 1924
 10, FITZGERALD STREET, 1924c
 11, ALMA ROAD, 1925(?)
 269, UNION ROAD, 1925-6c
 10, DONNA BUANG STREET, 1925
 2, MARTIN ROAD, 1925
 4, ST. ANDRIES STREET, 1925
 1, THREADNEEDLE STREET, 1925
 931, TOORAK ROAD, 1925
 118, WATTLE VALLEY ROAD, 1925
 55, BATH ROAD, 1925c
 77, CREYTHORNE ROAD, 1925c
 1, THREADNEEDLE STREET, 1925c
 359, WHITEHORSE ROAD, 1925c
 513, WHITEHORSE ROAD, 1925c
 146, YARRBAT AVENUE, 1925c

External Integrity

Generally original.

Streetscape Contribution

Major element in a similar era of housing.

Significance

Architecturally, an intact and impressive example of the Indian Bungalow form in a similarly aged residential area.

Historically, built for and lived in by a prominent businessman, Charles Browne, who typifies those with rural and urban interests who chose the now suburbanized Camberwell for a city residence.

Xanadu, House, 119 Doncaster Road.



Study Grading: B

Precinct: 2.00 Streetscape: 2

Construction Date: 1948

First Owner: Lockwood, R

Architect: Pretty, Arthur

Builder: Prentice Builders

¹ 1929 *Who's Who*, p.896

History

In 1941 R. Lockwood commissioned Arthur E. Pretty to design a residence¹. Pretty designed a seven roomed timber dwelling that was estimated to cost £1,950². However the building application was canceled in the same year, 1941, possibly because of the war³.

By 1948 the allotment had been acquired by Dr. Alexander F. Roche who resided at the time at Yanaacoona, Healsville⁴. Prentice Builders built the two storey, brick house of seven rooms that was estimated to cost £5,400⁵.

Dr. Alexander Roche was a medical practitioner who lectured at the Melbourne University Medical School. In 1962 he was appointed reader of anatomy in the school⁶.

Description

Xanadu is a two-storey, cream brick Georgian revival villa, set facing on to Sunburst Avenue. With its cement balustrading and scrolled pediment over the porch, the house has the typical near symmetrical hipped-roof elevation of the type. Fine wrought-iron balconettes adorn upper windows and terra-cotta shingling to the roof provides subtlety of finish and detail. Other elements include the stylized mutules at the eaves, keystone motifs over each upper window and what may be an original timber picket fence along Sunburst Avenue.

Comparative Examples

The following Camberwell sites may be compared with this site.

- 106, WHITEHORSE ROAD, 1940-1
- 1, MONTANA STREET, 1940
- 1297, TOORAK ROAD, 1940
- 91, MAUD STREET, 1940c
- 133, MAUD STREET, 1940c
- 56, RIVERSIDE AVENUE, 1940c
- 15, WALBLINDRY AVENUE, 1940c
- 417-, WHITEHORSE ROAD, 1940c
- 113, YARRBAT AVENUE, 1940c
- 123, MONT ALBERT ROAD, 1941-2
- 2, BEATRICE STREET, 1941
- 6, BULLEEN ROAD, 1941
- 171, DONCASTER ROAD, 1941
- 4, MAYSIA STREET, 1941
- 46, THE BOULEVARD, 1941
- 1, KELBA STREET, 1941c
- 666, RIVERSDALE ROAD, 1946-7
- 119, DONCASTER ROAD, 1948
- 1, KALONGA ROAD, 1948c
- 166, WHITEHORSE ROAD, 1951-2
- 2, TAURUS STREET, 1951c
- 32, URSULA STREET, 1951c
- 6, CARRICAL STREET, 1952

- 1 BA 1941, 14608
- 2 ibid.
- 3 ibid.
- 4 BA 1948, 1173; MMBW DPA 241493
- 5 BA 1948, 1173
- 6 Russell, K.F. *The Melbourne Medical School 1862-1962*, p.187
- 7 BAs 12360, 30617

- 43, KIREEP ROAD, 1952
- 1, MADDEN STREET, 1952
- 2, CARRICAL STREET, 1954
- 16, CARRICAL STREET, 1954
- 129, WINMALEE ROAD, 1954
- 14, ORION STREET, 1954c
- 32, BALWYN ROAD, 1955c
- 45A, NARRAK ROAD, 1955c

External Integrity

Generally original, except for the conversion of the basement in c1962 and erection of a garage in c1953.⁷

Streetscape

Contributory to a similar period residential precinct and prominently sited at the corner.

Significance

Architecturally, an accomplished if late medium-scale Georgian revival design, prominently sited and near externally intact: of regional interest.

Historically, built for a medical practitioner and academic noted for his work in a major metropolitan educational institution: of Regional importance.

House, 171 Doncaster Road.



Study Grading: C

Construction Date: 1941

First Owner: Cameron, Alex sawmiller

Architect: Adam, L.J.

Builder: Adam, L.J.

History

L.J. Adam, a builder from Abbotsford, built this two storey eight-room brick house for Alexander Cameron, a sawmiller, in 1941¹. Alexander and Donna Cameron lived at this address well into the 1950s².

Description

A cream brick Moderne style house with a hipped and tiled roof and Corinthian-column porch. The porch is the basis for an upper level terrace with scrolled wrought-iron balustrading. It is set within a garden and fence of the period.

Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1
 1, MONTANA STREET, 1940
 1297, TOORAK ROAD, 1940
 91, MAUD STREET, 1940c
 133, MAUD STREET, 1940c
 56, RIVERSIDE AVENUE, 1940c
 15, WALBUNDRY AVENUE, 1940c
 417-, WHITEHORSE ROAD, 1940c
 113, YARRBAT AVENUE, 1940c
 123, MONT ALBERT ROAD, 1941-2
 2, BEATRICE STREET, 1941
 6, BULLEEN ROAD, 1941
 171, DONCASTER ROAD, 1941
 4, MAYSIA STREET, 1941
 46, THE BOULEVARD, 1941
 1, KELBA STREET, 1941c
 666, RIVERSDALE ROAD, 1946-7
 119, DONCASTER ROAD, 1948
 1, KALONCA ROAD, 1948c
 166, WHITEHORSE ROAD, 1951-2
 2, TAURUS STREET, 1951c
 32, URSIA STREET, 1951c
 6, CARRICAL STREET, 1952
 43, KIREEP ROAD, 1952
 1, MADDEN STREET, 1952
 2, CARRICAL STREET, 1954
 16, CARRICAL STREET, 1954
 129, WINMALEE ROAD, 1954
 14, ORION STREET, 1954c
 32, BALWYN ROAD, 1955c
 45A, NARRAK ROAD, 1955c

External Integrity

Generally original.

Streetscape Contribution

One of a number of large 1920-40s houses set on the north side of Doncaster Road, within contemporary estates (see 177, 119).

Significance

Architecturally, a typical well-preserved medium-sized Moderne style house, in its period setting, and as such one of a minority style of the period: of regional interest.

House, 177 Doncaster Road.



Study Grading: C

Construction Date: 1929

First Owner: Cox, Stephen

History

A brick house of twelve rooms was built on this site in 1929 and remained vacant for a time³. Stephen Cox occupied the property from 1930 until 1933 when Mrs. Adeline Cox was given as the occupant⁴. The property was occupied by George C. Dummett, a manufacturer, in 1934 but was again vacant in 1935⁵. Albert V. Renowden, a manager, had become the owner-occupier by 1937 and remained there until after 1940⁶. By 1942 the property had been purchased by Mrs. Lillian Margaret Murdoch and L. French⁷. Lillian Murdoch occupied the property until after 1952⁸. Later owners were G.F. Carboon in the early 1960s and the Marist Brothers by 1974⁹.

Description

A two storey textured stucco (unpainted) house composed in a hipped-roof Indian Bungalow form with a massive two storey porch cum sleep-out balcony centred on the main elevation. The main box-type¹⁰ windows are paired while simpler windows open to the side. The tiles are cement, the

- 1 ER 1945; BA 13946; MMBW DPA 223644
- 2 ER 1945; D1944-45; D1952
- 3 D1929; BAC
- 4 D1930-33
- 5 D1934; D1935
- 6 D1937-40; ER 1938
- 7 MMBW DPA 229298; D1942
- 8 D1952
- 9 D1962; D1974
- 10 protruding windows, as if a shallow glazed box had been planted on the wall