

## 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.<sup>1</sup> The two-storeyed brick house had an area of 2400 square feet and was of 7 rooms.<sup>2</sup> John Worthington, a civil servant, owned and occupied Berwyn until it was purchased in the early 1920s by George Leslie Just, an electrical engineer.<sup>3</sup> The Just family occupied the property until the late 1930s.<sup>4</sup> Other owner-occupiers were Mrs. Nora J. Dumbrell in the late 1940s, early 1950s, and W.H. & C.W. Pond from the late 1950s.<sup>5</sup> Mrs. Dumbrell made alterations, designed by A.W. Plaisted, to the property in 1945-46.<sup>6</sup> 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, 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  
 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 1900<sup>1</sup>. G. Garrett was the builder<sup>2</sup>.

Later owners included J.R. Wood and P.R. Kershaw; the latter converting Wee Nestie to Karinyah private hospital in 1959<sup>3</sup>.

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 range<sup>4</sup>.

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

<sup>1</sup> *Historic Environment*, Vol.2, No.2, p.30 sites Ussher and Kemp as the architects

<sup>2</sup> BA 1899-1918, 142

<sup>3</sup> BA 1931, 2339; BA 1979, 25181

<sup>4</sup> SLVB cites Smith, *The Cyclopaedia of Victoria*