

15, ALMA ROAD, 1890
 544, BURKE ROAD, 1890
 27, INCLESBY ROAD, 1890
 7, VICTORIA AVENUE, 1890
 13, VICTORIA AVENUE, 1890
 57, YARRBAT AVENUE, 1890?
 7A, ALMA ROAD, 1891-2
 13, BALWYN ROAD, 1891-4
 73-79BALWYN ROAD, 1891
 320, CAMBERWELL ROAD, 1892
 622, RIVERSDALE ROAD, 1892
 6, TRAFALGAR ROAD, 1892
 125, WATTLE VALLEY ROAD, 1892
 136, CANTERBURY ROAD, 1893
 668-670BURKE 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, KASOLIKA ROAD, 1898
 150, MONT ALBERT ROAD, 1899
 26, VICTORIA AVENUE, 1899

External Integrity

(Obscured)

Generally original.

Streetscape

Isolated amongst relatively recent residential development, the house is both a physical and cultural landmark, showing clearly a previous development period in the area's history.

Significance

Architecturally, distinguished by its parapeted tower, the house is otherwise typical of many middle-suburban late Victorian era villas with valuable brickwork and iron detail: of Regional importance.

Historically, it is a landmark in the area showing clearly the existence of a previous subdivision by its scale, set-back and design: of regional interest.

House, 2 Lyric Grove, Camberwell



Study Grading: B

Precinct: 28.01 Streetscape: 2

Construction Date: 1933

First Owner: Roberts, Malcolm G.

Builder: Spargo, J.P.

History

J.P. Spargo, a prolific Camberwell builder, built a six-roomed brick house at this address in 1933.¹ Probably built for speculation, the dwelling had an area of 1626 square feet and was built at an estimated cost of £900.² By 1935, Malcolm G. Roberts had purchased the property and occupied it until after 1955.³ Roberts was a Registrar of the Cost Accountants Institution.

U.M. Wright owned the property by 1960 and employed builder, R.S. Nichols, to extend the house to include a sunroom with an area of 189 square feet, at an estimated cost of £1,000.⁴

Description

In the Old English manner, the stuccoed house has intersecting steeply pitched and tiled roof gables of differing proportions, some containing attic windows, others being dormer windows to attics. Diamond pane window sashes, ornamental wrought-iron lamps and vertical boarded gable-ends are among the details. The surrounding landscape is mature and of the house period.

The Tudoresque entry porch sets the style with clinker brickwork trim and salt-glazed heelers running around the architrave, and nearby diamond-pattern glazing, and in particular the garden with a sprinkling of traditional evergreen shrubs including Camellias and some mature trees including a Liquidamber and a creeper- covered

1 BA3417
 2 ibid.
 3 D1935; D1950; DRP192197
 4 BA26783

brick fence which turns the corner into Fairmont Avenue.

Comparative Examples

Few examples in greater Camberwell match this combination of style form and finish, the Old English style being usually carried out in clinker brick outside the Golf Links Estate. Similarly, judged among the contemporary houses in the surrounding estate, it is among the larger type.

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
 454, WARRICAL 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
 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
 31-39, 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, 1939*

External Integrity

Generally original, with possibly an extension on the north-west side, including a new pergola over the driveway.

Streetscape

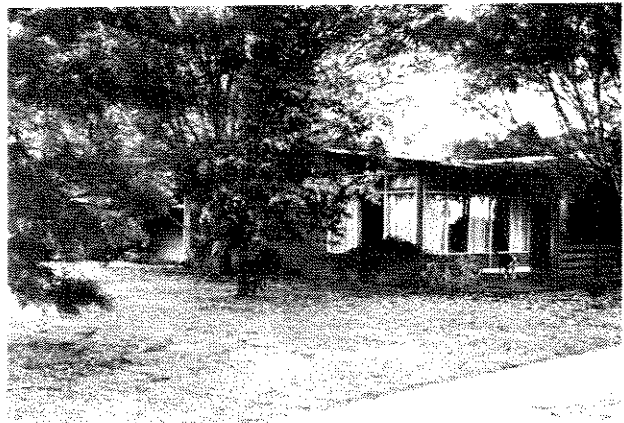
Contributing part of the notable Golf Links Estate, (precinct 28.01).

Significance

Historically, a superior product of a prolific Camberwell builder (Spargo), one of the designer-builders who gave form to Camberwell's population surge of the 1920s-30s: of local importance and metropolitan interest.

Architecturally, an unusual combination of the Old English style and stucco wall finish which plays a key role in the important Golf Links Estate: of regional interest and local importance.

House, 1 Madden Street, Balwyn North



Study Grading: C

Construction Date: 1952

First Owner: Heller, J.W.

Architect:

Builder: Heller, J.W.

History

Architect, John William G. Heller then of 3 Harold Avenue, East Malvern built a residence on this site for his own use in 1952¹. The brick, five roomed dwelling had an area of 1513 square feet and was estimated to cost £3,750². In 1972 Haller added another 1,332 square feet to the residence at an estimated cost of \$9,500³. A further 696 square feet were added to the residence in 1975, estimated to

1 BA 1952, 10932
 2 ibid.
 3 BA 1972, 51090