

Significance

Architecturally, an unusual style (albeit altered) for a Camberwell flat block, being dedicatedly Modernistic in contrast to the Old English style so often employed in the city: of regional interest.

Historically, significant as among the small number of flat blocks built in the city and at a time when war-time materials restrictions still existed for private speculation: of regional interest.

**House,
4 Maysia Street****Study Grading: C****Precinct: 15.00 Streetscape: 2****Construction Date: 1941****First Owner: Plottel, Joseph****Architect: Plottel, J****Builder: Simmie & Co.****History****Built: 1941**

Architect, Joseph Plottel, designed this six-room brick house (perhaps speculatively) in 1941 but Plottel was nevertheless the listed owner at construction¹. Builders, Simmie and Co. built a little over 16 squares for a modest estimate of £950². 'Verandah extensions' followed at the end of 1941³. The first owner-occupier, Alex Buchanan, made alterations and additions to the house five years later⁴.

Plottel, born in 1883, was a Yorkshireman. He arrived in Melbourne at the age of 24, after architectural training under Robert Moore and professional practice, en-route, in South Africa. He began his Melbourne practice after 3 years drafting with the railways architectural department, and accrued a number of large commissions including Michael's Corner Store in Elizabeth Street, the Footscray Barnet Glass Rubber Co. Ltd. factory,

Yarra Golf Club House, the first stage of the Williamstown Municipal Offices, the Footscray Municipal Offices, and the Masonic Club building, Flinders Street⁵.

Description

A modest cream brick house with some Moderne styling, its plan has a projecting bay and the tiled roof is gabled. The curved concrete porch is the one note of stylism to an otherwise functional house.

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, YARRBAY AVENUE, 1940c
123, MONT ALBERT ROAD, 1941-2
2, BEATRICE STREET, 1941
6, BULLEEN ROAD, 1941
171, DONCASTER ROAD, 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, URSULA STREET, 1951c
6, CARRICAL STREET, 1952
43, KIRKEEP ROAD, 1952

External Integrity

Generally original.

**House,
14 Millicent Avenue, Balwyn North****Study Grading: C****Construction Date: 1962****First Owner: Salgram, B.J. & A.L. builder****Builder: G.T. Nixon & Co.**

1 BA 1941, 14116;
2 ibid.
3 BA 1941, 15013
4 BA 1946, 18349
5 SLVB, *Who's Who In Australia*, 1935