

### 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, YUILLE 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 Broadway<sup>1</sup>. Occupiers included John Minchan, Mrs. H.J. Symonds and Charles Trewartha<sup>2</sup>.

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.

### 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 1920<sup>1</sup>. George Reid was the first occupier, followed by Robert Edwards in c1922<sup>2</sup>. James W. Adams, a company director, of Preston was the next, more long-lived owner-occupier: carrying out a conversion to apartments in 1950<sup>3</sup>.

1 MMBW DPA113293

2 D1921; D1922; D1923

3 MMBW DPA113293; BA 1940, 13616; BA 1950, 5068