

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, 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

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