

### Significance

Architecturally, a skillful variation on the Queen Anne villa style by one of its renowned practitioners (Cowper) which is near to original and greatly enhanced by its contemporary setting: of regional and local importance.

Historically, 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 potential state importance.

### House, 73 Broadway



**Study Grading:** B

**Precinct:** 26.01 **Streetscape:** 2

**Construction Date:** 1904-5

**First Owner:** Flowerday, Robert John

**Architect:** Tomkins, H W & F B

**Builder:** Watt, N

### History

Robert J. Flowerday, an accountant with the Trustees and Executors and Agency Co., appears to have commissioned the prolific architects, H.W. and F.B. Tompkins, to design this house in 1904<sup>1</sup>. By 1906 Flowerday applied to connect to the sewer<sup>2</sup>. His builder was a Mr. N. Watt, the area constructed over 30 squares, and the estimated cost £1350<sup>3</sup>. Later owners were a Mr. Worrell<sup>4</sup> and J.R. Hanlon<sup>5</sup>.

### Description

Of red brick and rough cast stucco, and in the Queen Anne manner, the distinguishing elements of this house are its turret, the Chinese-arched attic sleepout balcony, and the repetition of the arch motif in the verandah. Typically, the verandah extends around 90 between two gabled protruding bays, and the roof cladding is of Marseilles pattern tiles. The chunky verandah timbers are the obvious American Queen Anne link also seen extensively in Ussher and Kemp's work. Mature landscape elements survive in the garden.

### 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  
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

1 D1906; BA 1899-1918, 483; see also MMBW DPA 50788  
2 MMBW DPA 50788  
3 BA 1899-1918, 483  
4 BA 1936, 6612  
5 BA 1981, 70154

### External Integrity

The fence has been replaced.

### Streetscape Contribution

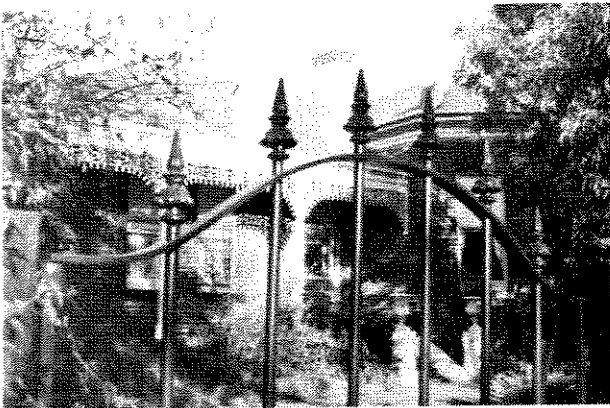
Set in a row of similarly notable Queen Anne villas the house contributes to the important Broadway-Sefton Place precinct.

### Significance

Architecturally, a successful design by the prominent architects, H.W. & F.B. Tompkins, after the American manner they adapted so skillfully in their more numerous commercial works. The house also contributes to the nationally important Sefton Place Broadway Queen Anne precinct: of regional and local importance.

Historically, 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.

### Tecoma, 20 Bryson Street



### Study Grading: C

Precinct: 22.00 Streetscape: 2

Construction Date: 1900

First Owner: Morgan, Robert C

Builder: Morgan, R C

### History

Robert C. Morgan was the owner-builder of this 7 room face-brick house, in 1900, on lot 66 of the Logan Estate<sup>1</sup>. After 1902 he leased Tecoma to John Turner and Jessie Doane who resided there for nine years after 1903<sup>2</sup>. A longer term resident

was Mrs. Susan Davies who stayed there from the 1930s into the 1960's<sup>3</sup>.

### Description

Tecoma is composed after the familiar L-shape plan form where two protruding room bays, contain a return iron verandah. The side bay has the traditional gabled pediment form whilst the front possesses the multi-gabled parapet associated with architect, John Beswicke's 1880s designs and those of certain Camberwell builders (Hutchison), usually of a much later date, ie. 1, 15, 6 and 25 Kintore Street. Morgan may have been responsible for all of these, given their proximity to each other. Mature exotic landscape supports the house period.

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- 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

1 BA 1899-1918, 118; RB 1899-1900, 1357  
 2 RB 1902-3, 1471; D1914; RB1903-4, 1490  
 3 D1935; D1962