
Name	House	Reference No	
Address	12 Stodart Street, Camberwell	Survey Date	27 September 2005
Building Type	Residence	Grading	C
Date	1928	Previous Grading	B



Extent of Overlay

Refer Recommendations

Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

A permit was granted to build this house in 1928¹. The cost was estimated at £1,800 and the first owner-occupier was William A. Adair who remained there until at least 1945². Later residents included Jacob Lerner and W. Carter³.

The building has been altered significantly since it was surveyed in 1991, with the addition in 1996-7 of two large dormers in the main roof form.⁴

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

12 Stoddart Street, Camberwell is an almost symmetrical, hipped roof design from quite late in the bungalow period - 1928. Its roof is clad in terra-cotta shingles and is punctuated by two solidly built non-original dormers on either side of a large, half-recessed central porch supported on two thick piers coming out of the front walls and capped with a pyramidal roof complimenting the larger hipped roof above it. Each of these hipped roofs flares just above the eave line. The two dormers are not original and appear to date from 1996-7.⁵ The walls are stuccoed round all parts of the house that are visible from the street. The earlier stone fence and broad front pathway has been replaced by a picket fence in what Graeme Butler described as 'an inappropriate nineteenth century pattern',⁶ diluting the original impressive horizontality of the street front below the roof. The diamond-pane upper sashes, in thick frames, are generally characteristic of the bungalow period and of other free style architecture in the United States, and the tall quarter-turned chimneys give a hint of Tudor, which was gathering momentum as a residential style at this time. Butler has observed the house suggests Arthur Purnell's designs in other suburbs, reflecting his experience working in China.⁷

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

The proportions of this house and its solidity are broadly comparable to other examples in the surrounding streets and the Golf Links and Hassett Estates nearby, and in other coordinated housing developments of the period, such as Torrington Place Camberwell. Butler notes the flared lower pitches of the gables, though these are also characteristic of the Arts and Crafts Free Styles around 1890-1900 and had percolated into the mainstream of wealthier Melbourne house design by the 1920s.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C.

Recommendations

While not aesthetically unpleasant, the introduction of the two large and imposing dormers into the front slope of the main roof has substantially altered the original design and presentation of this building. On this basis, the building is no longer considered to meet the threshold of significance for B-graded buildings or for the application of a site-specific Heritage Overlay.

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from the City of Camberwell Building Index, # 2686, dated 24 April 1928.

² City of Camberwell Rate Book 1928-9, 15907, *Sands and McDougall Directory of Victoria*, 1935.

³ *Sands and McDougall Directory of Victoria*, 1962; Drawings sourced from the City of Camberwell Building Index, # 63645, dated 25 August 1978.

⁴ Refer City of Boroondara Building File 40/408/06713, permit for attic addition, 10 January 1997, but works carried out in November 1996.

⁵ The dormers do not appear on the 1991 drawing showing proposed alterations and additions and are not in the 1991 site survey photograph. G Butler, Camberwell Conservation Study 1991, v. 4, p. 263.

⁶ G Butler, Camberwell Conservation Study 1991, v. 4, p. 263.

⁷ G Butler, Camberwell Conservation Study 1991, v. 4, p. 263. Butler cites Purnell's 492 Punt Road, South Yarra as a case in point.