
Name	<i>Ospringle</i>	Reference No	
Address	24 Chaucer Crescent, Canterbury	Survey Date	16 November 2005
Building Type	Residence	Grading	B
Date	c.1905	Previous Grading	B



Extent of Overlay

Note that this residence appears to be on an unusual shaped block which extends in part through to Dudley Parade. Only the Chaucer Crescent section of the block need be included in the Heritage Overlay.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Mrs Rebecca Newbold commissioned Camberwell builder, James Currie, to erect this eight room brick house in 1905.¹ It was subsequently leased to Andrew Newbold Phair, a warehouse assistant and probably a relative, whilst Rebecca lived next door at 26 Chaucer Crescent.² The c. 1905 MMBW Detail Plan No. 71 shows the subject site as vacant, although the house at No. 26 Chaucer Crescent is shown. Another Andrew Phair, (Andrew Thomas) who worked with the railways, also lived in Chaucer Crescent, as did Christiana and Chrissie Phair, a stenographer. The Phair family occupied the house at No. 24 through the 1920s-30s.

Numerous alterations and additions are recorded in Council's files for the property. These are referred to below under Description & Integrity.

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

Description & Integrity

Ospringle is a large Federation house of 1905. It has a large transverse gable bisected with two wing gables pushing toward the street, and a verandah, integral with the roof, to the north-west corner. One of the gables is an expanded, floating dormer; the other is a main wing gable fronting the main bedroom. The terracotta tiling is in Marseilles pattern, with a light fascia on exposed rafter tips and vigorously scaled half-timbered gables. The windows are segmentally arched casements, each topped with a frame of two smaller lights, with shutters (the latter possibly added later). Walls are a combination of red brick with roughcast stucco just under the eaves and gables, and the verandah is supported on turned timber posts interspersed with segmental arches and timber slats. The balustrade is similarly consistent slatting.

The house is generally intact as viewed from Chaucer Crescent, though numerous alterations and major additions have occurred at the rear. At the front of the house, the main change has been the addition of a flue designed in the form of a Federation dove-cote-chimney. Alterations are more extensive to the rear of the house, where a study was added on the west side and a family room and library space to the east side between 1975 and 1976.³ The kitchen was also redesigned and rebuilt. The study projects 2m to the west side, while the family room and library area are flush with the original east wall.⁴

Additions included a garage further to the rear, linked to a large two-storey cabana, with a half-timbered gable and two dormers, which was approved after some deliberations on 4 July 1975. A verandah to the cabana was added in 1976, and a billiard room was remodelled on the first floor. A solarium was added in 1984.⁵ The garage and cabana were designed in a recreated Federation mode, complete with small-paned windows, half-timbering and terracotta ridge capping. Earlier photographs on file taken from the back garden also show that a second large dormer was added to the rear elevation later, and that a simple garage/shed was placed where the current garage-cabana is now.⁶ The new fenestration on the rear wall was part of the alterations of 1975-6.

In the 1970s a high fence was added. A swimming pool followed in September of that year, and a high front fence was added in October.⁷

With the exception of the flue, most of the alterations and additions to the house pre-date the 1991 Camberwell Conservation Study. Most are set well back from the street and/or held clear so that the house continues to be read clearly in its original configuration. The exceptions are the study, which protrudes 2m on the west side, and the new heating flue, which rises from the main gable at the front. In the 1991 Camberwell Conservation Study survey Graeme Butler noted incompatible paint colors, however, the pink he noted there has been replaced by a warm stone and dark green combination, more typical of the period.⁸

The house is set on an unusually shaped allotment, which appears to extend in part through to Dudley Parade, and has allowed for the construction of major rear additions.

Historical Context

Chaucer Crescent was partly developed in the Federation period and there are other examples in the street, though generally not as intact to their original street presentation.

Comparative Analysis

Ospringle is a richly proportioned and varied Federation composition, recalling earlier designs with vigorous multi gable compositions, such as Guyon Purchas' *Tay Creggan* at 30 Yarra Street Hawthorn, of 1891-2 (graded A2 in the Hawthorn Heritage Study). The details are more characteristic of the 1900s, however, particularly of Ussher and Kemp houses in the area. This is seen particularly in the window framing, the proportioning of the half timbered gables, and with the verandah, the solid timber posts, frieze and balustrade.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Ospringle is a fine, broadly externally intact and representative example of a single-storey Federation residence and is characteristic of the residential building stock of Canterbury's early twentieth century consolidation. It is an assured composition with solid and original detail on its north side, with the later additions largely concentrated to the east side and rear, allowing the original house form to read clearly.

Statement of Significance

Ospringle is of local historical and architectural significance as a fine, broadly externally intact and representative example of a single-storey Federation residence. It is richly proportioned and varied composition with solid and original detail on its principal north elevation, with the later additions largely concentrated to the east side and rear, allowing the original house form to read clearly. In its

form and architectural style and detailing, it is characteristic of the residential building stock of Canterbury's early twentieth century consolidation

Grading Review

Unchanged.

Recommendations

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 MMBW Drainage Plan Application no. 48426; City of Camberwell Building Applications 1899-1918, no. 533.

² Electoral Roll 1912; *Sands & McDougall Directory of Victoria*, 1925.

³ Details sourced from the City of Camberwell Building Index, see construction inspection notes.

⁴ Drawings by Steen and Tan, architects dated 18 April 1975, sourced from City of Camberwell Building Index, # 57168, dated 6 June 1975.

⁵ Details sourced from the City of Camberwell Building index, # 63892 (billiard room) dated 13 October 1975; # 72922, (verandah to cabana and shade house) dated 8 March 1983; #6836 (solarium), dated 5 February 1984.

⁶ Photographs sourced through the City of Camberwell Building index.

⁷ Details sourced from the City of Camberwell Building Index, #57168, dated 6 June 1975 (internal alterations and extensions, garage); #57316, dated 4 July 1975 (detached playroom); 57759-(?), dated 18 September 1975 (swimming pool); and 57833, dated 2 October 1975 (fences).

⁸ G Butler, City of Camberwell Conservation Study 1991, v. 4, p. 90.