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|----------------------|---------------------------------|-------------------------|------------------|
| Name | House | Reference No | |
| Address | 44 Currajong Avenue, Camberwell | Survey Date | 2 September 2005 |
| Building Type | Residence | Grading | B |
| Date | 1919-20 | Previous Grading | B |



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

In 1919 John Francis Storie, a clerk, purchased Allotment 71 and had a brick, five roomed house built on the property. John and Iris J. Storie lived here until the early 1960s.¹

A number of alterations and additions have been undertaken in recent years (refer Description & Integrity).

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

Description & Integrity

The house at 44 Currajong Avenue, Camberwell, is a double-fronted bungalow constructed in 1919. It is of red brick to a level just above the verandah, relieved by clinker brick dressing on the verandah piers. Above, the two front gables overlap, compositionally, in the manner of many Australian bungalows on standard sites, and are clad in textured stucco,² weatherboards and shingles. The roof is medium to low pitch for its period, clad in terracotta Marseilles pattern tiles. The verandah is a striking and simple transverse structure, flat roofed, showing its beams and rafters, and supported by timber posts and diagonal struts. The low verandah fence appears to be a later addition. The verandah's beams project beyond the west gutter line of its roof, heightening a Japanese effect. A Federation vestige is in the double canted bays at the northwest corner, which combine to form a five-sided corner bay.

External alterations and additions include a weatherboard lean-to sun room on the west side (c. 1990)³ and a rear addition of relatively recent origins⁴ with a roofline that rises about a metre above the main gable of the original house and matches the original gable angles. Though visible, this rear wing is not unsympathetic and does not dominate.

A timber carport, with weatherboard cladding down to car height and a tile roof matching that of the house has also been constructed on the west side of the house and is set well back. The garden includes some mature trees (Australian natives) which may have been planted in the c.1970s. The western half of the front yard has been brick paved to form a car parking area and the fence is non-original.

Historical Context

The Sunnyside Estate was laid out in the late 1910s to a plan by surveyor Walter Webb. It was a controlled subdivision, with residential only 'zoning', materials and setbacks controls and a requirement that each lot be developed for a single dwelling with a minimum construction price of 600 pounds (excluding architect's fees). It was promoted as having 'no equal in Australia', 'every lot ... a perfect piece of nature's handiwork', and at 'the very summit of Burke Road ... Right on the Electric Tram Route'.⁵ Unlike other estate subdivisions of the period, Sunnyside was sold and built on immediately following the end of WWI, with most original houses dating from c. 1918-1926.⁶

Comparative Analysis

44 Currajong Avenue is a leading example of the bungalow as it appeared in Camberwell and Surrey Hills subdivisions immediately after World War I. The house is more elegant in its composition than most bungalow designs of this period, and is marked by a simple poise in its modulation of surface cladding and materials. It compares well with A-graded houses by Leslie Perrott and others in the Camberwell area, such as 10 Donna Buang Street.⁷ Its additions, though unremarkable in design, are largely unobtrusive in relation to the original house, and avoided the first floor extension often seen on other bungalows of this type (compare the extensions to 14 Pine Avenue, q.v., for example).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The building forms part of a precinct that when surveyed in 1991 was considered to have a high level of intactness and consistency and to reflect, more than any other area in Camberwell, the character of development in the immediate post-WWI period. While the subject building is of historical interest as part of the Sunnyside Estate, it would not be elevated above any other building in the estate.

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.

In plan and general form 44 Currajong Avenue is characteristic of the bungalows constructed in subdivisions in south Camberwell in the period immediately following World War 1, and is one of the more elegant examples. Its retention of some Federation characteristics is typical of bungalows in this period.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The house has an elegance and spread of bearing in its composition that mark it out from the great majority of bungalows then appearing in the south Camberwell- Surrey Hills area. The verandah appears to float in a way not often seen in contemporary designs, and the house has a distinctive simplicity and balance in its materials and finishes.

Statement of Significance

44 Currajong Avenue is of local historical and architectural significance as an interesting and distinctive example of a bungalow constructed in the period immediately following WWI. While in its planning and general form 44 Currajong Avenue is characteristic of the bungalows constructed in subdivisions in south Camberwell in the period immediately following World War 1, it is one of the more elegant examples. The verandah appears to float in way not often seen in contemporary designs, and the house has a distinctive simplicity and balance in its materials and finishes. It is located in a streetscape and broader precinct (Sunnyside Estate) of relatively consistent interwar bungalow character.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. In making this recommendation, it is noted that the subject building is located within a precinct (Sunnyside Estate) which was identified in the 1991 Camberwell Conservation Study, where it was recommended for planning scheme control. While not surveyed as part of this review, it is likely that the precinct retains a high proportion of graded buildings (predominantly C and D graded buildings), and may still warrant consideration for inclusion in the Heritage Overlay.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Camberwell Rate Book, 1924-25, 21398, Electoral Roll 1912; City of Camberwell Rate Book, 1917-18, 605; 1919-20, 689; *Sands and McDougall Directory of Victoria*, 1919, 1940, 1950, 1960, 1974.

² G Butler, Camberwell Conservation Study 1991, v. 4, p. 110.

³ Details sourced from the City of Camberwell Building Index, #78460, dated 6 August 1985; #89840, dated 18 January 1990, and accompanying existing floor plan drawing by Princeton Homes, dated 18 January 1990. The sunroom is earlier, being shown as cutting through the west-facing canted bay in an earlier version. See 'existing conditions', Princeton Homes working drawings. This sun room was subsequently pulled clear of the corner bay. A rear verandah was also added as part of these additions. The house was reblocked in 1984: see City Camberwell Building Index, #76852, 30 November 1984.

⁴ The building records for the property are somewhat unclear, with a number of applications for works apparently not proceeded with. The Building File for the property refers to the construction of an attic loft over the rear family room and it is assumed that this is the date of the addition, Building Application #201426, dated 1 November 2001, City of Camberwell Building File 40/408/2347.

⁵ G Butler, City of Camberwell Conservation Study, 1991, v. 3, Precinct 8.

⁶ G Butler, City of Camberwell Conservation Study, 1991, v. 3, Precinct 8.

⁷ As at 10 Donna Buang Street. Butler, Camberwell Conservation Study, 1991, v. 4, p. 115.