
Name	<i>Westraillia</i>	Reference No	
Address	27 Inglesby Road, Camberwell	Survey Date	26 September 2005
Building Type	Residence	Grading	B
Date	1890	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Frederick Edmonds, a Camberwell general storekeeper,¹ was the original owner of this house in 1890. Graeme Butler has noted that Edmonds then leased it to the engineer and Boroondara Shire Secretary, Robert Smellie.² A series of other tenants followed, including Loftus Connor, Mrs Elizabeth Reid, James Paterson and William Robson.³ Edmonds subsequently occupied the house early in the twentieth century.

Later owners were Mrs M Charlton and C W Game; under the latter ownership, it was converted to apartments in 1951.⁴

A plan of subdivision on Council's planning file shows the subdivision of the property into three allotments in 1996, at which time a pair of two-storey brick townhouses was constructed at the rear of the site (10-12 Inkerman Road).⁵

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

Description & Integrity:

Westraillia, at 24 Inglesby Road, Camberwell, is a double-fronted brick house of 1890 with a hipped slate roof and three-sided verandah, with a cast iron lace valance and posts. Its dichromatic brickwork and form are in a common late 1880s Italianate style; the brick patterning is in diamond patterns at wall corners and around windows and doors. Its eave brackets are linked to a series of cream brick patterns just above the verandah roof: a convex bowed type, its galvanised iron cladding being replaced recently. The slate roof is original, with ridges replaced more recently in powder coated galvanised iron. The windows are original. The chimneys have been stuccoed and painted, probably later.

In 1951 the architect Robin Boyd redesigned the kitchen, converting it from 'a dilapidated lean-to' and added a flat roofed dining area, along with a kitchenette in the original dining room.⁶ As noted above, in 1996 a pair of double-storey units were added on subdivided land at the rear of the original site, clear of the original house and separated by a fence.⁷ A garage was constructed against the eastern side of the house at this time.⁸

Other than for these modifications, the house appears to be externally intact, as are the north-west corner gate and the fences to both Inkerman and Inglesby Roads. *Westraillia* has a recent but broadly sympathetic garden layout around its verandah, though the asphalt paths described in Graeme Butler's 1991 Camberwell Conservation Study⁹ have been replaced with concrete tiled paving.

Historical Context

The area south of Riversdale Road and north of Inglesby Road in Camberwell was a focus of civic development (municipal offices, churches and other public buildings) from the 1880s and this was accompanied by a boom in residential development in this area.¹⁰ The MMBW Detail Plan No. 76 of c.1905 shows the south side of Inglesby Road had been almost fully developed with a series of villas facing the municipal reserve and Shire offices on the north side.

Comparative Analysis

Westraillia at 27 Inglesby Road Camberwell, typifies many Italianate houses in this area from the late 1880s to around 1890. It has dichrome brick tuckpointed and diamond patterned to suggest quoins or enrichments around tall its corners, as with 25 and 36 Alma Road (both 1889, B-graded, q.v.) two streets away, and many other houses of the period.

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.

Graeme Butler has noted the historical associations of this house with local storekeeper/grocer, Frederick Edmonds and with engineer and Shire secretary, Robert Smellie. While of interest, these associations are not considered to add to the significance of the place.

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.

Westraillia is a representative and externally intact example of a late 1880s dichromatic Italianate house of a type relatively common in Boroondara. Located on a prominent corner site, it is distinguished by its relatively high level of intactness and the survival of its original fence and gates.

Statement of Significance

Westraillia, 27 Inglesby Road, Camberwell is of local historical and architectural significance as a representative and externally intact example of a late 1880s dichromatic Italianate house of a type relatively common in Boroondara. Located on a prominent corner site, it is distinguished by its relatively high level of external integrity and the survival of its original fence and gates.

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.

¹ According to Graeme Butler, Frederick Edmonds was the son of George Edmonds, carried on his father's ten year old grocery business in Camberwell Road from 1882: announcing then that hay, corn and ironmongery were to be added to his already comprehensive stock. He died in 1941. Camberwell Conservation Study 1991, v. 4, p. 139.

² Electoral Roll 1912; City of Camberwell Rate Books 1889-90, 9; 1890-1, 6009; 1891-2, 10.

³ *Sands & McDougall Directory of Victoria*, 1896; 1901; 1903; 1906.

⁴ Details sourced from City of Camberwell Building Index # 17625, 29 January 1946; # 8585, 10 October 1951.

⁵ City of Boroondara Planning File 40/409/11681, City of Boroondara Building File 10/408/00335.

⁶ Details sourced from the City of Camberwell Building Index, # 8585, titled 'Convert to apartments', dated 10 October 1951. The drawing is unsigned but is in Robin Boyd's handwriting and uses the elongated plan calligraphy that Boyd was using in the early 1950s. Letter from C W Game to Town Clerk, Camberwell, 25 February 1957.

⁷ Correspondence from City of Boroondara Building to Trecomax P/L, 18 April 2005 on City of Boroondara Building File 40/408/00335 refers to permit #C96/96, dated 8 February 1996; #96/361, dated 16 February 1996, #96/396, dated 6 March 1996. Final certificates were issued for the constructions in 26 August 1996 and 5 February 1997.

⁸ Refer permit # 96/362, referred to in correspondence to Trecomax P/L on City of Boroondara Building File 40/408/00335.

⁹ See G Butler, Camberwell Conservation Study 1991, v. 4, p. 139.

¹⁰ Refer citation for Camberwell Civic Precinct in the Camberwell Conservation Study, 1991, v. 3, Precinct 32.