

<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	931 Toorak Road, Camberwell	<b>Survey Date</b>	2 September 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1925	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

**Intactness** ☒ Good ☐ Fair ☐ Poor

**Heritage Status** ☐ HV ☐ AHC ☐ NT ☐ Rec. BPS Heritage Overlay

#### History

A brick, nine roomed dwelling was built on this property in 1925 for Thomas H. Bee who resided here until 1930.<sup>1</sup> In 1930 James H. Nettleton, an oil merchant, purchased the property and lived here until, in 1950, Mrs J.E. Nettleton became the owner-occupier.<sup>2</sup> Mrs Nettleton remained in residence until at least 1962, but by 1974 the residence had been converted to flats.<sup>3</sup>

James Henry Nettleton J.P. and S.M., was born at Carlton in 1880 and educated at the Model School, Melbourne. He was a Justice of the Peace, Special Children's Magistrate, President of the Hardware Club and President of the Boy Scouts' Association of Camberwell. In 1932-34 Nettleton was the Mayor of Camberwell.<sup>4</sup>

Alterations at the rear of the residence were made in the 1980s (refer Description & Integrity below).

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

#### Description & Integrity

931 Toorak Road is a simply massed two storey attic bungalow design with a large central dormer in its Marseilles-pattern tiled roof, plain red brick walls and verandah columns, and a brick paneled fence with its original segmentally arched gate pergola. The main roof is in two pitches only, punctuated by a chimney running behind the fascia at the west end, and the window and door details, at least as viewed from Toorak Road, appear original. There have been alterations at the rear of the house, and a new garage constructed. Both are visible from Rowell Avenue but do not dominate views to the house.<sup>5</sup>

#### Historical Context

Numerous residences (shown on the MMBW Detail Plan 76 as a mix of brick and timber) were constructed on both sides of Toorak Road in the late nineteenth and early twentieth centuries.

Substantial development then occurred in the interwar period, with large numbers of bungalows constructed in the vicinity.

### **Comparative Analysis**

931 Toorak Road is an attic house in a characteristic 1920s bungalow mode- that is 'bungalow' in its mood of informality rather than technically correct as in 'single-storey'.<sup>6</sup> It resembles so-called Dutch Colonial or Adirondack bungalows of the eastern United States. These were made popular by Katherine Budd in her articles for the Massachusetts *Architectural Review* in the 1900s, and by Gustav Stickley, Will Bradley and others in *The Craftsman* magazine. One of Melbourne's earliest examples, the Harry Martin bungalow of 1910 in Malvern (demolished) by Oakden and Ballantyne, was very similar in design, though in timber, and the type proliferated wherever there were good views to be had.<sup>7</sup> Another example is at 16 Alma Road Camberwell, of c. 1923-4 (C-graded).<sup>8</sup>

### **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.*

Though constructed for the original owner, Thomas Bee, between 1930 and 1950, the house is of interest for its historical association with James Nettleton, Mayor of Camberwell 1932-4 and prominent in public affairs in the local area and further afield. Nettleton lived in the house between 1930 and 1950 and the property remained in the Nettleton family until at least the 1960s.

*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.*

931 Toorak Road is an intact and well-preserved example of a two-storey attic house in a popular Melbourne form following the US Bungalow pattern championed by Katherine Budd and Gustav Stickley. The house is well integrated with an original fence and entry pergola, and is set in a mature garden.

*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 is demonstrative of the importance of Eastern US house design in influencing Melbourne's Bungalow period, alongside better-known influences from California.

### **Statement of Significance**

931 Toorak Road is of local historical and architectural significance. Architecturally, it is of significance as an intact and well-preserved example of a two-storey attic house in a popular Melbourne form following the US Bungalow pattern championed by Katherine Budd and Gustav Stickley. It is demonstrative of the influence of Eastern US house design on Bungalow forms in Melbourne in the 1920s, alongside better-known influences from California. The house retains its setting, including original fence and entry pergola, and is set in a dense garden.

Though constructed for the original owner, Thomas Bee, between 1930 and 1950, the house is also of historical interest for its association with James Nettleton, Mayor of Camberwell 1932-4 and prominent in public affairs in the local area and further afield. Nettleton lived in the house between 1930 and 1950 and the property remained in the Nettleton family until at least the 1960s.

### **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:*

<sup>1</sup> *Sands and McDougall Directory of Victoria*, 1929.

<sup>2</sup> *Sands and McDougall Directory of Victoria*, 1930; 1944-45; 1950

<sup>3</sup> *Sands and McDougall Directory of Victoria*, 1962; 1974

<sup>4</sup> Grant, C.A. *500 Victorians*, 1934, p.176.

<sup>5</sup> Details sourced from the City of Camberwell Building Index, #81464, dated 23 October 1986, (laundry, toilet and new window to sun room); # 87310, dated 26 January 1989, # 89162, dated 3 October 1989 (garage).

<sup>6</sup> The original Pasadena 'Bungalows' by Charles and Henry Greene were almost all two-storied. The term *Bungalow* in its American usage refers more to an assumed informality of living and moving close to nature, according to a major historian of the form, Robert Winter. Single-storey American Bungalows were more abundant outside central Los Angeles and Pasadena, particularly 'export versions' in the suburban south-east of Los Angeles- Alameda, Redlands, Riverside, in Tulsa Oklahoma and Charleston South Carolina. Interviews and travel notes by Conrad Hamann, June-July 1979.

<sup>7</sup> As in Glen Iris, overlooking High Street and Gardiner Creek. For the Martin Bungalow, see *Building*, April 1912, republished in Peter Cuffley, *Australian Houses of the 1920s and 1930s*, Five Mile, Melbourne, 1989, pp. 56-7. Cuffley also reproduces a Craftsman bungalow from Stickley's magazine *The Craftsman*, April 1914. See P Cuffley, *Australian Houses of the 1920s and 1930s*, p. 58.

<sup>8</sup> G Butler, Camberwell Conservation Study, v. 4, p. 9.