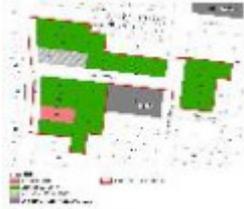

HAMPTON GROVE PRECINCT



HAMPTON GROVE
PRECINCT map



HAMPTON GROVE
PRECINCT street.jpg

Location

34-46 Glyndon Road and 1-5 Hampton Grove and 2-4 Hampton Grove and 123 Wattle Valley Road and 128-132 Wattle Valley Road CAMBERWELL, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO734

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 21, 2018

What is Significant?

The Hampton Grove Precinct, comprising 34-46 Glyndon Road; 1-5 & 2-4 Hampton Grove; 123 & 128-132 Wattle Valley Road, Camberwell, is significant. The precinct comprises a relatively small but notable collection of fine 1920s and 1930s dwellings, set within a characteristic interwar landscape. Of significance is the combination of

curved and straight streets, nature strips, street trees, garden settings, original front fences, which are all typical of the interwar suburban landscape. This is complemented by the uniform use of architectural materials, giving the precinct a consistent character.

How is it significant?

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Hampton Grove precinct illustrated the interwar development of the 1920s and 1930s, two important growth periods in Camberwell's history. The building condition ensured a minimum value of 750 pounds of the newly erected houses. This contributed to a consistent streetscape and the architectural quality visible along Wattle Valley Road and Glyndon Road.

The interwar landscape of Glyndon Road, Wattle Valley Road and Hampton Grove exemplify the importance of the fixed-rail public transport to Camberwell's interwar suburban growth and development. The proximity to the electric tram along Riversdale Road (1916) as well as Hartwell station (1909) was an important factor in the growth of the precinct and surrounds. The intact interwar landscape also exemplifies the 'Garden Suburb' ideal, which is characteristic of Camberwell. (Criterion A)

The precinct is highly representative of architectural and suburban development during the interwar era of the 1920s and 1930s. The precinct contains a notable collection of house styles of the period, with an emphasis on the Old English architectural style, and some examples of Arts and Crafts and Californian bungalows, as well as the Moderne style. The large detached houses are complemented by the characteristic garden settings, examples of original front fences, mature street trees and nature strips. (Criterion D)

The precinct is of aesthetic significance as a collection of architecturally notable 1920s and 1930s dwellings, as well as the intact interwar suburban landscape. The fine examples of the Old English architectural style are complemented by examples of the Arts and Crafts and Moderne style as well as more representative examples of Californian Bungalows. The uniform use of materials, such as terra cotta tiled roofs and clinker brick, examples of original fences, and garden settings all enhance the streetscape.

The Individually Significant house at 44 Glyndon Road has its own aesthetic significance. It is a grand example of the picturesque Old English style. With multiple front facing gables, clinker brick, half timbering, terracotta shingles, leadlight windows and decorative brickwork, the asymmetry and charming quality of the style is clearly represented. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study: Vol. 2 Camberwell, Context, 2018;
Construction dates	1924,
Architect/Designer	Gawler & Drummond,
Hermes Number	202112
Property Number	

Physical Description 1

Precinct as a whole

The Hampton Grove Precinct is bordered to the east by Wattle Valley Road and to the west by Glyndon Road, linked by Hampton Grove. The Federation Villa at 134 Wattle Valley Road, and 'Warrambine' at 125 Wattle Valley Road (HO418) sit outside the precinct, offering a contrast to the 20th century development around Hampton Grove.

The precinct contains detached one or two storey dwellings. Houses are constructed of either face or rendered brick. Terracotta roof tiles are used throughout the precinct, either glazed or unglazed, except for where the roof has been replaced at 4 Hampton Grove.

Due to the curve of Glyndon Road and the layout of Hampton Grove there are a number of irregular blocks. The characteristic garden settings of interwar suburban development are visible throughout the precinct. The garden settings, in combination with mature street trees and nature strips, reflect the 'Garden Suburb' ideal of Camberwell. Some impressive front gardens with large setbacks include as 123 Wattle Valley Road and 2 Hampton Grove. The streetscape is enhanced by the intact fences at 34, 40, 42 and 44 Glyndon Road; 130 as well as 132 Wattle Valley Road, which are either face brick or rendered.

The architectural styles within the precinct reflect the interwar developments of the area. The precinct is predominantly Old English in character, with fine examples that are substantial in size. Characteristic of the Old English style are the references to English Tudor Manors, such as imitation half-timbering and a steeply pitched roof with several gables. Other characteristics include terracotta tiles, tall chimney stacks, and cantilevered gable ends. The style grew in popularity during the 1930s and 1940s, with examples of the English Cottage Revival style evolving around the mid-1930s.

Evident within the precinct are also some 1920s examples of Arts and Crafts and Californian Bungalows and a late 1930s Moderne style dwelling, these examples are all contributory and show the wide range of architectural styles that represent the interwar era.

1920s development - Arts and Crafts and Californian Bungalows

The bungalows at 123 Wattle Valley Road and 34-36 Glyndon Road were all built during the 1920s. 123 Wattle Valley Road is a fine example of a 1920s Arts and Crafts style bungalow. The rendered brick bungalow has an overlapping gabled roof form, with a transverse gabled porch to the front. The roof is clad with Marseilles patterned terracotta tiles, characteristic of the precinct. The porch is supported by grouped timber posts. The contributory bungalows at 36 and 34 Glyndon road are more typical examples of the Californian Bungalow style, both with a transverse gabled roof forms, terracotta tiles and gables clad with timber shingles. 36 Glyndon road shows the use of contrasting natural materials such as unpainted roughcast, shingles and red brick, characteristic of the Californian bungalow style.

1930s development - Old English and Moderne

The majority of the development within the precinct occurred during the 1930s. The Individually Significant 44 Glyndon Road, built c.1935, is a grand example of the Old English style. The gabled roof is clad in Marseilles patterned terra cotta tiles. The roof has a characteristic catslide, and two front facing gables. The cantilevered gable is steeply pitched and decorated with terracotta shingles, beneath are panels of zigzagged brickwork (painted white) divided by half-timber battens. The half timbering detail is repeated on the second gable. The dark-stained battens and terracotta shingles are complemented by the textured clinker brick exterior. The engaged chimney flue to the front gable rears above the roofline, adding to the vertical proportions of the house. The leadlight windows have a recessed sailor course below, and decorative corbelled lintels. The semicircular arched doorway is nestled below the cantilevered gable. The decorative details combined with the scale and asymmetry of the house, represents the picturesque character of the Old English style. The house is highly intact viewed from the street, complemented by the original low clinker brick fence. The garage is a later addition.

44 Glyndon Road sits within a group of complementing Old English style dwellings, including also 40 and 42 Glyndon Road. Mirroring 44, 40 Glyndon Road is a grand, two storey, Old English dwelling. In-between the two sits the smaller and more subdued one storey English Cottage at 42 Glyndon Road. Built c1934 it is a representative example of the English Cottage Revival style, with a double-fronted gable form, whitewashed walls, corbelled eaves in contrasting brickwork, and a brickwork arch to the porch. The builder, C.W. Lucas, also built the 1930s rendered bungalow at 46 Glyndon Road, which has since been altered with a new front porch and upper storey extension (BP).

Other examples of the Old English style within the precinct include 2 Hampton Grove (late 1930s), 128 Wattle Valley Road (1934), and 130 Wattle Valley Road (1937) which collectively show the variations within the Old English style. The contributory architect designed flats at 130 Wattle Valley Road exemplifies the adaptation of the Old English style to suit flats and apartments. Details such as the textured clinked brick exterior, the asymmetry of the roof form with the combination of the hipped and gabled roof, a catslide, corbelled eaves and tall chimneys is reminiscent of the earlier Old English dwellings at Glyndon Road. However, the decorative details are simpler and more subdued, restricted to the straight rowlock lintels above the leadlight windows and projecting brick bands. The prominent height is accentuated by the tall chimneys and steeply pitched roof. The building is highly intact viewed from the street, although a garage was added in 1986 (BP).

132 Wattle Valley Road was built in 1938 in the Moderne style. When first built, the streamline exterior with rounded corners, large steel frame windows, and a (now enclosed) large sundeck, undoubtedly offered a stark contrast to the predominantly Old English style surroundings.

Integrity

The precinct has a high level of integrity as a result of the houses being largely intact. The garden settings, street trees and nature strips, as well as the examples of original front fences, form a characteristic interwar suburban landscape and contribute to the streetscape. There are some cases of upper storey extensions, these include a recessive upper extension at 46 Glyndon Road, a new dormer and an in part raised roof at 128 Wattle Valley Road, an extensive upper storey extension at 1 Hampton Grove, and a raised roof at 4 Hampton Grove. Some added garages and carports are also visible.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>