
325/325A Bambra Road, CAULFIELD SOUTH



city-of-glen-eira-post-war-and-hidden-gems-heritage-review-2020

Location

325/325A BAMBRA ROAD CAULFIELD SOUTH, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO204

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on - October 4, 2023

What is significant?

The building at 325/325a Bambra Road, Caulfield South, is a two-storey cream brick duplex in the Streamlined Moderne style. Occupying a corner site, it has parapeted hipped roof and a stepped quadruple-fronted facade with curving corners and rendered panels with horizontal and vertical fluting and a row of porthole windows. It was erected in 1939 by local builder Charles Ring, as a speculative project, and he may have designed it himself.

The significant fabric is defined as the exterior of the original 1939 building and the matching dwarf wall that extends along each of the two street boundaries. The single-storey studio apartment at the north end of the building, added in the 1960s, is not considered to be significant.

How is it significant?

The duplex satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

Why is it significant?

The duplex at 325/325a Bambra Road, Caulfield South, is aesthetically significant as an excellent example of the Streamlined Moderne style. The work of an as yet unconfirmed designer (and perhaps even designed by the builder himself, Charles Ring), the building has a simple utilitarian expression to its west (rear) and south (side) elevations that contrast markedly with the far more confident articulation of its two street elevations, to the east and north. These are deftly expressed as a stepping quadruple-fronted facade with parapeted roofline, alternating curved and right-angled corners, corner windows and rendered panels with plain mouldings, vertical and horizontal fluting and a row of porthole windows, with the entrances to each flat marked by a flat-roofed porch. With a matching brick wall along both street boundaries the house remains a highly distinctive element in the residential streetscape. (Criterion E)

Theme

6. Building towns cities and the garden state

Heritage Study/Consultant	City of Glen Eira Post-war and Hidden Gems Heritage Review, Built Heritage Pty Ltd, 2020;
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Hermes Number	210158
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Property Number	
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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/>