

## 'Barrabool' Heritage Citation (November 2023)

Prepared by: GML Heritage Victoria

Address: 508-510 Burke Road, Camberwell

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<b>Name:</b> 'Barrabool'	<b>Survey Date:</b> 1 May 2023
<b>Place Type:</b> Residential	<b>Architect:</b> Christopher Cowper
<b>Grading:</b> Significant	<b>Builder:</b> Gardner Constructions Pty Ltd
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1920

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*Figure 1: Burke Road (west) facade of 'Barrabool'*



Source: GML, 2023

*Figure 2: Currajong Avenue facade, now partially hidden by a fence*



Source: Realestate.com.au, 2021

## Historical Context

This place is associated with the following historic themes taken from the *Boroondara Thematic Environmental History* (2012):

*6.7 Making homes for Victorians*

*6.7.2 Making homes for the middle classes*

*8.3 Providing health and welfare services*

*8.3.1 Providing public and private health care*

*9.3 Achieving distinction in the arts*

*9.3.2 Designing fine buildings*

## History

### **Locality: Camberwell**

The suburb of Camberwell occupies the traditional Country of the Wurundjeri Woi-wurrung. It was a stopping place in the Parish of Boroondara, so-named by Robert Hoddle who adapted a Woi-wurrung word which is believed to mean 'place of shade' (Blake 1977:45).

The earliest local administrative authority for the Camberwell area was the Boroondara Road District, established in the 1850s. The City of Camberwell, declared in 1914, comprised the suburbs of Camberwell, Ashburton, Balwyn, Canterbury, Deepdene, and parts of Burwood, Glen Iris and Surrey Hills. The suburb of Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met Gardiners Creek (now Toorak) Road (Built Heritage 2012:48). Camberwell now forms part of the City of Boroondara, which was created in 1994 through the amalgamation of the former cities of Camberwell, Hawthorn and Kew.

This area east of Melbourne was gentle hilly country with fine views from the higher ground. It bordered Gardiner's Creek to the south and was well watered with various other minor streams. The first settlers in the area were pastoralists and farmers.

Following the arrival of the railway in 1881, Camberwell grew more appealing as a suburb — a place for the more affluent classes to build a comfortable retreat from the crowded central city. Elegant villas and the occasional mansion were built on large estates, and at the same time large properties were subdivided for residential development as part of the general property boom of the 1880s and early 1890s. Here, there was a high concentration of good quality homes, many of which were architect designed and represented the fashionable residential styles of the period. Nineteenth-century suburban development brought shops, churches, schools and other government

services, and the need for cultural fulfilment. Shops of this era were clustered around the Camberwell railway station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57).

Notwithstanding a broader slowdown in building and suburban development during the First World War, Camberwell experienced significant growth from c1913 in response to the introduction of the electric tram along Burke Road, and then along Riversdale Road. The broader expansion in residential development in suburban Melbourne from c1918, accompanied by the electrification of the railway line, the beginnings of motor car ownership and a growing population, compounded Camberwell's growth. The number of houses in the City of Camberwell doubled between 1919 and 1933 to over 12 000 and it is argued that 'Camberwell owes its character more directly to the growth of the interwar years' (McConville 2008). Reflecting this growth, the smaller local shopping strips expanded during the twentieth century, often coinciding with new tram routes, including along Toorak Road west of the railway line, Burke Road south, and extending along Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches of many denominations were established to serve the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb, both public and private, date from the Victorian era though to the postwar period. Camberwell High School, one of the first government secondary schools in the eastern suburbs of Melbourne, was built in 1941.

With its strong appeal to professionals and white-collar workers, Camberwell developed a reputation as solidly middle class. With scarce industrial activity, there was a relatively small working-class population. As a result, the demographic was generally more Anglo and Scottish than it was Irish, and more Protestant than Catholic. The strong influence of the Protestant churches in Camberwell led to the implementation of the local option poll in 1920 and a reputation as conservative and wowsy-ish, labels that persisted for many decades. The development of suburban Camberwell was strongly shaped by an aversion to what were considered the negative attributes of working-class suburbs, including the preponderance of hotels, small allotments and poor-quality housing. Instead, Camberwell City Council took pride in its tree-lined streets, its gardens, parks and playgrounds, and its municipal services.

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity and public services largely confined to specific areas. It has retained its strip shopping. Its leafy green streets and largely intact garden settings are reminiscent of a skyline once framed by mature trees with views to the ranges and bay. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler and McConville 1991:46). Together, both the intact and transformed tell a story of Camberwell's domestic life, through its

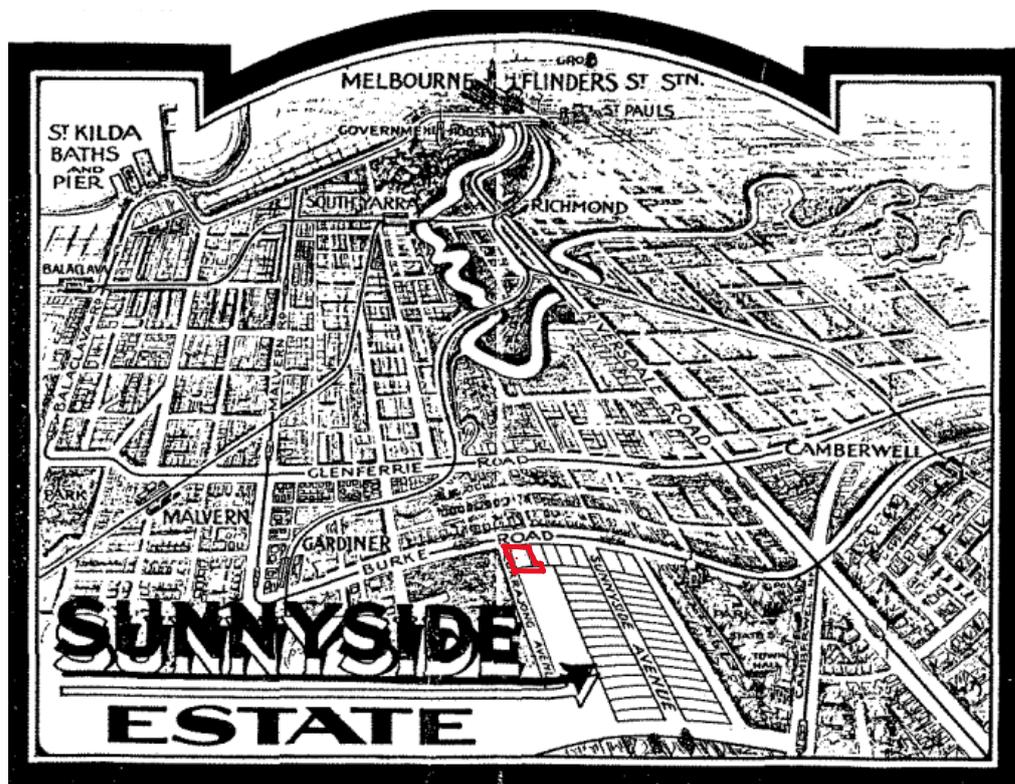
transition from farms and orchards to one of Melbourne's most affluent suburbs.

### **Place history**

The property at 508-510 Burke Road, Camberwell, occupies part of Crown Allotment 112 in the Parish of Boroondara, County of Bourke, which was first purchased by Robert Gum in 1853 (Parish plan, PROV). This land was most likely used for farming or orchards up until the early 1900s. It lies within the South Ward of the former municipality of the City of Camberwell.

The property at 508–510 Burke Road (formerly numbers 625 and 627 Burke Road) was part of the Sunnyside Estate, which was developed from 1918 when Sunnyside Avenue and Currajong Avenue were laid out and the first blocks sold. Sunnyside Estate encompassed the newly formed Sunnyside Avenue and Currajong Avenue and a short length of Burke Road (see Figure 3). An advertisement for this development referred to the 'Beautiful Modern Homes surrounding Sunnyside' and touted the 'Glorious mountain views and high healthy environments' as well as the 'direct electric connections with the heart of the City of Melbourne' (McConville 1991: 15). Sunnyside Estate was one of a number of new estates that were developed in Camberwell during this period of suburban expansion. Following a slowdown in building activity during the First World War, there was a growing demand for housing in suburban Melbourne.

*Figure 3: Advertiser's plan of the Sunnyside Estate, c1918 (not to scale), showing the original extent of the Forshaw property, 'Barrabool', looking west*



Source: McConville, 1991, p.15, with GML overlay

Three adjoining blocks on the corner of Burke Road and Currajong Avenue were purchased by William Joseph Forshaw, medical practitioner, in December 1919. Two blocks faced Burke Road and the third faced Currajong Avenue. These blocks were subject to a covenant that prohibited corrugated iron roofs and stipulated that new residences must cost no less than £750, exclusive of any architect's fees (CTs 4293/563, 4293/564 and 4248/504). Much of the Sunnyside Estate had been developed by that time. An MMBW detail plan of the area, dated 1919, shows extensive development along Sunnyside Avenue and Currajong Avenue and on the east side of Burke Road (MMBW 1919).

Forshaw had studied medicine at the University of Melbourne and qualified as a general practitioner in 1901 (VGG, 18 Dec 1901: 4905). He married Elizabeth Anthony of Stawell in 1908 and practised as a doctor for many years in Stawell, where he ran a private hospital. The family relocated to Melbourne in 1917 and Dr Forshaw enlisted for war service in 1918 (AIF 1918). In 1919, following his return from the war, Forshaw commissioned Melbourne architect Chris A. Cowper to design a large brick residence with an attached doctor's surgery on the land he had purchased in Camberwell. At this time and up until the c1950s, it was standard practice for medical practitioners to consult from home. In this case it was typical for the residence to have two entrances — one for the private residence and the other for the surgery. Such private medical practices were frequently located on main roads.

In December 1919 Chris Cowper called tenders for the construction of a brick house in Camberwell (*Herald*, 11 Dec 1919: 16; Cowper, c1919). Cowper was a significant figure in interwar architectural practice in Melbourne (Goad and Willis 2012: 179). He had society connections and designed a number of large villas for the professional middle class and other affluent clients in Toorak, Kew, and Camberwell.

The house included a grand entrance hall that fronted Burke Road, which had double doors and polished timber panelling. There was also timber panelling in the dining room. A wide circular drive with two entrances from Burke Road provided access to a central porte-cochère. Early aerial photographs show the driveway and front garden (Figure 4).

Figure 4: 1931 aerial image, with 'Barrabool' at centre (with a light roof and semi-circular drive)



Source: Landata

The three bedrooms on the first floor led from a central general-purpose area. The surgery was accessed from a smaller second entrance on the south side of the house, facing Currajong Avenue. The two southernmost rooms on the ground floor probably served as the doctor's consulting room and waiting room. Given that the house included a doctor's surgery, it is almost certain that the telephone would have been connected in 1920.

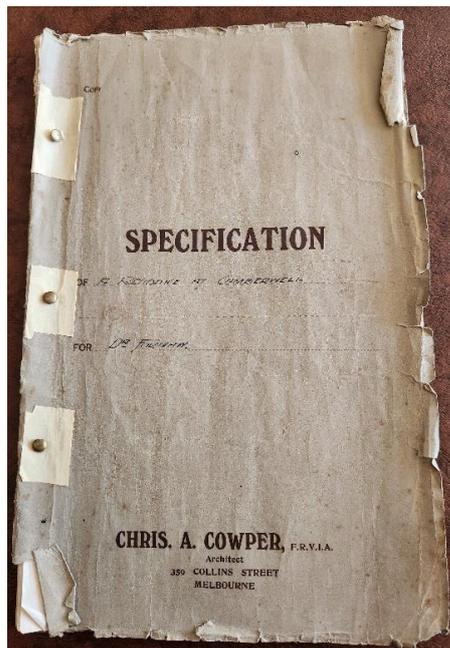
References in the building specifications to the positions of the various servant's bells, as well as newspaper advertisements for domestic help in the 1920s would suggest that a maid's bedroom was included in the original plan. The City of Camberwell rate books for 1921/22 record that there were five people residing at the address at that time, suggesting live-in help in addition to the three family members (RB 1921/22).

The changing social and economic climate after World War I heralded the new 'servant-less' house, which was made possible by labour-saving devices associated with cooking and washing. New homes built for wealthy clients, however, continued to include servants' rooms until at least the late 1930s. In June 1920 William Joseph Forshaw was rated for two allotments on Burke Road (comprising land only) and one block in Currajong Avenue. There is a note alongside that mentions 'Building'; this note is illegible but seems to suggest the house was under construction at that time (RB 1919/20). The following year, in June 1921, Forshaw was rated for a 9-room brick house (RB 1919/20, 1920/21). He was not rated for the property in mid-1919 (RB 1918/19). Taking into account the tender notice of mid-December 1919 and the rate book entries, it can be surmised that the house was built in 1920. The builder was Gardner Constructions Pty Ltd (Cowper, c1919-20). The Sands

and McDougall Post Office Directory for 1921 notes that a house was under construction on Burke Road between Currajong Avenue and Sunnyside Avenue (S&McD 1921: 186). The usual delay between recording the details of occupants and the publication of a directory, however, would concur with a 1920 construction date.

The original 'Specification of a residence at Camberwell for Dr Forshaw' from Cowper's office survives (Figure 5). It provides details of the elements, materials and finishes used to construct the house and its setting.

Figure 5: Specification of a residence at Camberwell for Dr Forshaw, Chris. A. Cowper



Source: Copy held by City of Boroondara

It notes that the original roof tiles were cement, as was common in the 1920s. The colour of the tiles is not mentioned in the specification, but they always had a painted finish. Rainwater goods included quadrant gutters and square-profile downpipes with distinctive gooseneck curves (which amazingly still survive). The face brickwork of the foundations was pointed with a struck joint, while the brick walls above that and the lathed gable ends are finished with cement roughcast render. The roughcast was not painted originally but given a colour wash of lime and a little cement to ensure an even tone across the building.

Internal timber joinery was of New Zealand Rimu finished with oil and wax and French polishing to the staircase, with floors of Tasmanian hardwood. External joinery, such as windows and doors, were specified as Californian Red Pine (Redwood), or Oregon (Douglas Fir). External porch floors were of Jarrah tongue-and-groove boards, with bluestone steps. The double front doors were built of Blackwood with leadlights at the top. They, and the other external doors, were fitted with cross-braced timber screen doors, which still survive on the front doors at least.



*Figure 7: 1945 aerial, with 'Barrabool' at bottom left. Note the semi-circular front drive, the dark roof of the original garage just behind the house, and later light-roofed outbuildings further east. This image shows the very large rear garden associated with 'Barrabool' prior to its subdivision in 1949.*



Source: Landata

The house, occupied by Forshaw, his wife Elizabeth (née Anthony), and their son, was named 'Barrabool', which was possibly a connection to Forshaw's mother's family who had lived briefly in Geelong (Ancestry.com). Elizabeth Forshaw's unmarried sister Mary Anthony also lived at the Forshaw residence from at least 1928 (ER 1928-43) until her death in 1945.

Forshaw remained living at the residence and ran the medical practice until 1947 when Harry Vivian Francis took over (Argus, 17 Dec 1947:2). Shortly after, in 1948, the property was transferred to Francis, by which time it was numbered 508 Burke Road (CT 4293/564). Forshaw died in Orbost in 1949. In 1949 Dr Francis sold the block that had been occupied by the rear garden. In c1953, a new house was built on this block, which was addressed as 1 Currajong Avenue (CT 4248/504). Francis continued to run the surgery until at least 1954 (ER 1954). He died in 1961 and the property passed to his widow Eileen Constance Francis in 1965 (CT 4293/564).

There were additions in 1989 (BP 85258 & 88109). This included the conversion of the northern end hip of the roof to a gable supported by a rendered pier at its north-west corner, and the creation of a long dormer, containing three bedrooms and two bathrooms along the rear (east) slope of the roof. A tiny utility wing at the north-east corner was enlarged.

### **Christopher Alfred Cowper (1868-1954)**

Christopher A. Cowper was a significant architect active in Boroondara in the 1890s and early twentieth century. Born in South Africa in 1869, Cowper migrated to Victoria in 1883 and set up practice in Melbourne in 1892. In 1906 he undertook a study tour overseas to examine domestic architecture. From around 1912 he moved into commercial work, notably with the construction of the Hawthorn Motor Garage, 735 Glenferrie Road (1912), which was the first purpose-built motor garage in Melbourne. Cowper was a resident of the City of Boroondara, residing in Linda Crescent, Hawthorn, and later in Studley Park Road, Kew.

Cowper was renowned for the Queen Anne houses he built in Melbourne's middle-ring suburbs of Brighton, Kew, Hawthorn, Camberwell and Canterbury. This style was typified by his own house at 14 Studley Avenue, Kew (c1907, in HO143<sup>1</sup>), and 'Constantia' at 9 Hilda Crescent, Hawthorn (1907-12, Significant in HO152) (Context 2005:20). He is best known for his extensive residential development of Queen Anne homes in the garden suburb environs of Grace Park, Hawthorn (1908-1912, HO152), where also he designed a house for his own use on Linda Crescent.

In his later residential work, Cowper favoured the attic bungalow. Examples of his extensive work includes an English vernacular influenced attic villa at 71 Broadway, Camberwell (c1915), several in Toorak, and the innovative shops and flats of 'Summerland Mansions', St Kilda (1919).

Cowper took his associates Gordon Murphy and Reginald Appleford as partners in 1921, forming the practice Chris A Cowper, Murphy & Appleford. A year later they moved into Chancery House, 440 Little Collins Street, a building owned by Cowper (since demolished), and which was also the head office of his own finance company (Logan 2012:179).

While the younger partners took on most of the design work at this time, Cowper is documented as designing at least some of the practice's output that decade, such as HO617 Vial House, 23-25 Canterbury Road, Canterbury, of 1923. Other work by the practice in the 1920s include the Spanish Mission 'Bryn' Flats in Orrong Road, Toorak (1927), and other flats in Brighton and East Camberwell. Other examples of their work in Canterbury and Kew have not been identified by address (*Argus*, 21 Mar 1925; 20 Mar 1926:2; 2 Apr 1930:3).

The partnership was dissolved in 1930 when Cowper retired from the practice, however, Murphy and Appleford were able to continue working under the same name until 1949 (*Argus*, 3 Jun 1932:1). In those later years, the practice designed the Sun Theatre, Yarraville (1938), St Moritz skating rink and cafe,

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<sup>1</sup> The Hermes record for HO143 Barry Street Precinct records 14 Studley Avenue as Contributory. In contrast, an individual assessment of its significance states: *14 Studley Avenue is of significance as a fine and substantially intact example of Christopher Cowper's architecture. It is integral to the concentration of Edwardian houses in this area of Kew.*

on the Esplanade, St Kilda (1939), and remodelled the Dendy Theatre in Church Street, Brighton (1939) (Context 2005:20).

### **Description & Integrity**

'Barrabool' is located on the north-east corner of Burke Road and Currajong Avenue, in Camberwell. Set on a wide double block, the house stands behind a deep front garden facing Burke Road. It is currently surrounded by a non-original high timber paling fence along its two frontages. Set into this fence are two sets of mild-steel gates whose positions correspond with the outlets of the semi-circular drive visible in historic aerial photos (1931 and 1945). While the original specifications describe a similar fence (6-foot Jarrah paling fence), the original gates were of a similar type. The current gates are of a type common in the 1930s and 1940s.

The principal roof is a transverse gable, running north–south, with a broad cross-gable at the southern end. Note that the north end of the roof was originally hipped but enlarged to create a gable as part of a 1989 extension. It is clad in dark glazed Marseille-pattern terracotta tiles. As noted in the history, the original tiles were of concrete, typically Marseille pattern, and the historic aerials indicate they were light in colour.

It appears that the original square downpipes with gooseneck bends survive, and the quadrant gutters on ovolo bed moulds are also as described in the original specification. The roof is punctuated by a number of slightly tapered, roughcast rendered chimneys. Attic rooms are lit by banks of windows in the end gables, as well as a flat-roofed dormer on the western slope of the main roof. This dormer is clearly influenced by early craftsman bungalows in California, and features decorative projecting rafters beneath the wide eaves, and three margin-glazed windows. The base of the house has face brickwork, now overpainted. Above that is roughcast render to walls and gables.

Windows are box-framed, projecting from the plane of the wall, and the sashes are margin glazed. Each is finished with a timber cornice at the top and most rest on quarter-round timber corbels. The shallow bay windows on the west (front) elevation sit just above a band of smooth render, which wraps around the building, visually resting on projecting beam ends with a pyramidal top.

The dual function of the building, as residence and doctor's surgery, is indicated by two entrances. The largest, and principal, entrance faces Burke Road and is to the residential part of the building. It sits at the edge of the cross-gable, and is sheltered beneath a large hipped-roof porte-cochere resting on two large rendered piers. The double front doors are slightly recessed. Each has three narrow horizontal panels at the bottom, and leadlights made of handwrought clear glass at the top. To either side is a sidelight of the same size and detail. The entrance retains its original timber screen doors with cross bracing to the lower half, as described in the original specification.

Figure 9: Front entrance with a cross-braced screen door. Note gooseneck downpipe.



Source: Realestate.com.au, 2021

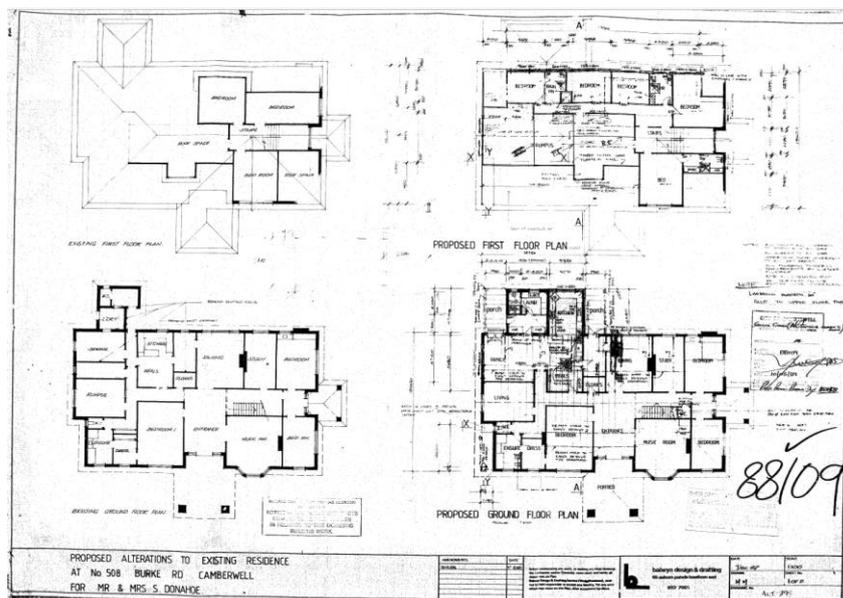
Figure 8: Front entrance, viewed from inside



Source: GML, 2023

The entrance to the former doctor's surgery is at the Currajong Avenue end of the house. It is a smaller version of the residence porch, with a hipped roof, roughcast rendered piers and solid balustrade, and a door and sidelights featuring handmade glass panes. As noted in the history, the attic storey was enlarged in 1989. This included the replacement of the north hip of the roof with a gable, imitating the details o/f the original. A rendered pier was introduced at the north-west corner, to support a small area where the new gable oversails the ground floor. On the rear slope of the roof, a central dormer was replaced by a longer dormer containing three bedrooms and two bathrooms along the rear (east) slope of the roof (Figure 10). At the ground floor, a small utility wing at the north end of the rear elevation was also enlarged in 1989 to include the kitchen and laundry (Figure 10). This utility wing was demolished in 2023.

Figure 10: Working drawing showing extent of works undertaken in 1989. Note the laundry and external WC at the back of the house were altered and extended to include a kitchen and laundry



Source: City of Boroondara

## Comparative Analysis

As discussed in the History, architect Christopher Cowper is well-known for his influence on Boroondara's suburbs during the Federation period. His key works in this period include 33 houses for the Grace Park Estate in Hawthorn (HO152), which George Tibbits described as 'a sanctuary of houses in the Melbourne Queen Anne manner'. He designed many other houses and several commercial buildings within Boroondara and other middle-class Melbourne suburbs such as Brighton, South Yarra and St Kilda (Logan 2012:179). His work included houses at 62 Riversdale Road, Hawthorn (HO112, c1910), 71 Broadway, Camberwell (HO159, 1909), 14 and 22 Studley Avenue, Kew (both Contributory to HO143), and 14 or 16 Stawell Street (corner Barry Street), Kew (both Contributory to HO143). Apart from houses, he was also responsible for innovative designs such as the Hawthorn Motor Garage at 735 Glenferrie Road (1912, VHR H2296).

While Cowper continued to design in the late 1910s and 1920s, this period of his work is less documented and understood. Known examples of Cowper's later designs, in Boroondara and other municipalities, are set out below in chronological order.



19 Lisson Grove, Hawthorn.  
(Source: Boroondara, 2006)

Boroondara HO458 19 Lisson Grove, Hawthorn, of 1912 — a transitional design which combined elements of the Federation villa, such as red brick walls, timbered gabled slate roof and grouped casement sashes, with new bungalow elements, including a boldness of form, a very wide singular gable and projecting porch. In characteristic Cowper style, it features projecting bays flanking a central recessed porch. The broad single-ridged roofline, however, is less common for his work at the time, as is the symmetrical composition. It is of local historical and architectural significance.



49 Lansell Rd, Toorak.  
(Source: Stonnington, 2003)

Stonnington HO160 49 Lansell Road, Toorak, of 1915 — a two-storey rendered house with a hipped roof and tapered chimneys. It is significant as an externally well-preserved representation of the turning point in Cowper's design vocabulary from the terracotta character of his Queen Anne revival style houses to the simpler creations that followed. This later work was a reflection of international trends away from the ornate architecture of the 19th century towards the simplicity of the Bungalow and Prairie styles that emanated from North America. It is of local historical and architectural significance.



45 Lansell Road, Toorak.  
(Source: City of Stonnington, 2018)

Stonnington HO630 45 Lansell Road, Toorak, of 1916 — A Federation Bungalow with a cross-gabled roof, it is significant both for its associations with Chris Cowper and as a well-considered and carefully detailed of what can broadly be defined as a Federation Bungalow house. The simple design, with square plan and broad gable roofs and distinctive broad window to the first-floor roof space, together with the restrained use of distinctive architectural elements, including latticework and simple leadlight glazing, presents a picturesque composition of this architectural style. It is locally significant in regard to Criteria D, E and H.



Summerland Mansions, St Kilda.  
(Source: Heritage Victoria, 2008)

Port Phillip/VHR H1808 Summerland Mansions, 17-27 Fitzroy Street, St Kilda of 1920 – A three-storey building with shops on the ground floor and generously proportioned flats above. Its sophisticated mix of contemporary Mediterranean, stripped back Classicism and Arts & Crafts sets it apart from the Queen Anne style for which the architect Christopher Cowper is best known. It is architecturally and historically significant at a state level.



23-25 Canterbury Road, Canterbury.  
(Source: Boroondara, 2014)

Boroondara HO617 23-25 Canterbury Road, Canterbury, of 1923 – A Mediterranean Revival house. While Cowper was by then in partnership with Murphy & Appleford, family history indicates that Cowper was the principal designer of this house. It is largely intact, though face brick accents at the base of the house and above windows have been overpainted, an entrance porch was added in a sympathetic manner c1950 at the left-hand corner of the front façade, and the original concrete roof tiles have been replaced with a dark glazed tile. It is locally significant in regard to Criteria D, E and H.



Stonnington HO181 (Significant in precinct) 408-412 Glenferrie Road, Kooyong, of 1924 – a substantial two-storey Georgian Revival house. It has simple lines and a visual focus at the central entrance porch with Tuscan columns, echoed by pilasters to the first floor above. This was a design from the office of Chris A. Cowper, Murphy & Appleford, and the precise designer is

Original drawing of 608-612 Glenferrie Road. (Source: Stonnington Library Service)

not known. There is no statement of significance for this property, but the precinct is of architectural and historical significance.



Emerald Country Club clubhouse, c1930. (Source: State Library Victoria)

Cardinia HO168 (Significant in precinct) 48 Lakeside Drive, Emerald, of 1929 – Chris A Cowper, Murphy & Appleford designed a series of buildings for the Emerald Country Club Estate. The building most comparable to ‘Barrabool’ is the clubhouse. It was designed in the rustic mountain style used commonly in the United States for country clubs, with use of natural timber, stone and brick. Its design follows the American Craftsman and English Arts & Crafts Bungalow precedents in its use of the low gabled form, local rubble freestone, and other natural finishes. The Country Club Estate as a whole meets Criteria A, B and D, the original buildings within it including the Clubhouse and some private dwellings meet Criterion F and H.



White Swan Hotel, n.d. (Source: <https://www.travelvictoria.com.au/swanhill/photos/>)

Swan Hill HO118 White Swan Hotel, 182-188 Campbell Street, Swan Hill, of 1929 – A new two-storey front façade to an older hotel designed by Chris A Cowper, Murphy & Appleford. It is a restrained example of the Mediterranean or Spanish Mission style. The ground floor has been extensively altered. The hotel is of local historic, aesthetic and social significance.

In comparison to these other works by Cowper, and those by his joint practice after 1921, we can see similarities in the transition from Federation-era materials and decoration to more sober Arts & Crafts influences. For example, from red facebrick, half-timber gables, and delicate porch columns, to roughcast render to walls and gables, and heavy masonry piers supporting porches. As a group, they demonstrate the simplification of plan forms into simple square or rectangular plans, in contrast to Federation villas by Cowper and others with complex roof and plan forms, often with a diagonal axis.

‘Barrabool’ provides the ‘missing link’ in Cowper’s work between late Federation-era attic bungalows, such as 45 Lansell Road of 1916, and full-fledged interwar bungalows, such as the Emerald Country Clubhouse of 1929. In part, this is a change in more vertical proportions – of roof pitch and overall massing – to the strong horizontal emphasis seen in interwar bungalows. It also provides an early example of the evolution of Cowper’s use of the gabled roof form, building on the cross-gabled Federation bungalow form seen at 45

Lansell Road. Most of the other examples of this period have solely hipped roofs.

Considering Cowper's oeuvre within the City of Boroondara, there is nothing even closely comparable. While 'Barrabool' and its front garden are of a similar scale to those of 23-25 Canterbury Road, and both exhibit the long linear forms that became popular during the 1920s and have the same materiality (roughcast render with brick accents), they represent two very distinct architectural styles. Together they provide a more complex understanding of Cowper's post-Federation design work.

'Barrabool' can also be compared against other substantial Arts & Crafts bungalows in the Boroondara Heritage Overlay. Key examples are set out below in chronological order.



13-15 Wellesley Rd, Hawthorn. (Source: Google Maps, 2008)

HO794 Eira, 13-15 Wellesley Road, Hawthorn, of 1918 – A double-storey symmetric Arts and Crafts dwelling situated centrally within substantial grounds with mature trees. The wall surfaces are a combination of smooth rendered surfaces and roughcast render, with details depicted in the use of roughcast render to signify elements such as columns, chimney shafts and the base. It is locally significant in regard to Criteria D and E.



12 Grange Road, Kew. (Source: Realestate.com.au, 2023)

HO308 12 Grange Road, Kew, of 1920 — An attic house which sits between the Arts and Crafts attic types of the 1900s and 1910s, and the attic variant of bungalow design that became abundant in Kew and other wealthier suburbs during the 1920s. The arrangement of rooms under a simple attic roof looks forward into the 1920s. It is a conscious exercise in Arts and Crafts usage as an instrument of formal restraint. It is of local historical and architectural significance.



12 Tower Place, Hawthorn East. (Source: Google Maps, 2013)

HO131 12 Tower Place, Hawthorn East, of 1924-25 – A fine attic-storey house with a cross-gabled roof. Walls are a mix of roughcast render, face brick and smooth render. The central porch is a distinctive feature with a swagged solid balustrade. The house is set on a large allotment and retains its original masonry front fence and mature trees. It is of local architectural significance.



14 The Ridge, Canterbury. (Source: Boroondara, 2016)

HO694 14 The Ridge, Canterbury, of 1925 – Designed by architects Carleton & Carleton. A picturesque English Domestic Revival style dwelling with American overtones of the Californian / Craftsman's Bungalow. It is set on a 45-degree angle to the street within an established garden setting. The dwelling incorporates a single-ridged attic form. The roof is covered in concrete tiles with exposed rafter ends and the walls are of painted rough-cast render over a plinth of clinker bricks with clinker brick detailing to the corners. It is locally significant in regard to Criteria D and E.



627 Whitehorse Road, Surrey Hills. (Source: Realestate.com.au, 2011)

HO631 627 Whitehorse Road, Surrey Hills, of 1925 – This was built as a combined doctor's residence and surgery, and it had two entrances on the two street frontages (one has been infilled). The house has a range of features typical of bungalows, such as a steep gabled roof form with Marseilles tile cladding; a shingled apron below the gable; chimneys, walls and porch piers covered with roughcast render; diamond pattern leadlights in upper windowpanes within box-frame windows; and a flat porch roof 'floating' above heavy piers. It is locally significant in regard to Criteria A and E.



48 Narrak Road, Balwyn. (Source: Boroondara, 2016)

HO764 48 Narrak Road, Balwyn, of 1926 – A notably large example of a house in the English Bungalow style that became increasingly fashionable in the 1920s. It is not only notable for its sheer scale but also for its atypical angled orientation, its uncommon double-gabled dormer windows and its unusually substantial attached garage wing. Despite the partial subdivision of its original grounds, the house retains a sizeable curtilage that provides an appropriate setting. The house is intact apart from an additional garage bay added (matching the original) in 1980. It is locally significant in regard to Criteria A and E.



8 Tower Road, Hawthorn East. (Source: Boroondara, 2017)

HO864 8 Tower Place, Hawthorn East, of 1927-28 — An interwar attic-storey bungalow dwelling with a terracotta tiled roof and stuccoed walls above a clinker brick plinth. The house is formed around a single-ridged roof form, with a secondary gable projecting to the south and dormer windows. A dormer window was added above the entrance porch after 1997, as well as a skillion-roof dormer to rear slope of roof and other rear additions. It is locally significant in regard to Criteria D and E.

Generally, in comparison to the above examples, ‘Barrabool’ is one of the most substantial dwellings, matched in scale and setting only by 48 Narrak Road. Its intactness is in keeping with the generally high level amongst these individually significant places, but most closely comparable to 8 Tower Place which also has a change to a visible part of its roof. Its quality of design and detail is in keeping with the other examples, and notably higher than 627 Whitehorse Road, though some of its definition is concealed by the overpainted brick plinth.

More importantly, together with 12 Grange Road, ‘Barrabool’ provides an excellent illustration of the transition from Federation-era attic bungalows to those of the interwar period. The house at 12 Grange Road illustrates the first step, with simplification of plan form beneath a simple attic roof, simplification of materiality, using only smooth and roughcast render above a facebrick plinth, and the transition from posted and fretworked verandahs to a small

corner porch supported on a masonry pier. It retains Federation-era details such as banks of vertically proportioned windows with highlights, and a swag-motif to the front balcony balustrade. 'Barrabool' takes this transition even further, introducing key characteristics later popularised in suburban Californian Bungalows, such as projecting porches, strong horizontality emphasised by the long transverse roof ridge and reflected in shorter and wider window proportions, and the shed-roof front dormer. These stylistic changes culminate in the form seen at the 1926 bungalow at 48 Narrak Road.

### **Assessment Against Criteria**

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018), modified for the local context.

#### ***Criterion A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).***

'Barrabool' is historically significant as an excellent example of the combined doctor's surgery and residence. Up until the 1950s, it was standard practice for medical practitioners to consult from home, usually from locations on main roads, such as Burke Road. This dual use is indicated by two separate entrances, to the residence on Burke Road and to the surgery on Currajong Avenue. Doctor's surgery-residences were often larger than the average dwelling, to accommodate multiple uses. 'Barrabool' demonstrates this particularly well, with its two principal facades and entries addressing the two street frontages.

#### ***Criterion B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).***

While 'Barrabool' is an early example of an interwar Arts & Crafts Bungalow, it illustrates this transition together with a few other key examples, so this aspect of its significance is better expressed under Criterion D.

#### ***Criterion C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).***

Not applicable.

#### ***Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).***

'Barrabool' is of architectural significance as a very substantial, well-designed and early example of an interwar Arts & Crafts Bungalow. It builds upon the cross-gabled attic bungalows that became common in Boroondara's suburbs in the late 1910s while transitioning toward the elongated form and horizontality of interwar bungalow, as well as using a very simple palette of highly textured, natural cladding materials in keeping with the Arts & Crafts movement. It also includes early examples of key characteristics that were popularised later in the

1920s by suburban Californian Bungalows, such as projecting porches, strong horizontality emphasised by the long transverse roof ridge and reflected in shorter and wider window proportions, and the shed-roof front dormer.

***Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).***

Not applicable.

***Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).***

Not applicable.

***Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).***

Not applicable.

***Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).***

'Barrabool' is significant for its association with prominent Boroondara architect, Christopher Cowper. He is recognised as one of Victoria's foremost architects of the Federation Queen Anne style, and shaped the built form of the Grace Park Estate, as well as designing medium to large villas in the suburbs of Boroondara and other areas. Designed shortly before he combined his practice in 1921 to form Chris A Cowper, Murphy & Appleford, the house illustrates the later part of Cowper's oeuvre and provides the "missing link" in Cowper's work between late Federation-era attic bungalows and full-fledged interwar bungalows of the late 1920s by his practice.

## **Statement of Significance**

### ***What is significant?***

'Barrabool', 508-510 Burke Road, Camberwell, is significant. It was designed by architect Christopher Cowper as a surgery and residence for Dr William Forshaw, and constructed in 1920 by Gardner Constructions Pty Ltd.

Elements that contribute to the significance of the place include:

- The cross-gabled roof incorporating an attic storey, expressed by windows in the gable ends and a shed-roof dormer at the front
- The rendered chimneys
- The roughcast render finish, with smooth rendered accents
- The dual entrances, including the front porte-cochere with hipped roof and rendered piers, double doors, handblown glass lights and sidelights, and cross-braced screen doors, and the former surgery side entrance with simpler and smaller versions of these elements (and lacking screen door)
- The timber sash windows with margin glazing, many in box frames
- The rainwater goods, particularly the goosenecked, square-profile downpipes

The current fence including the metal gates and the 1989 additions - the north end gable, rear dormer, and rear kitchen wing - are not significant.

### ***How is it significant?***

'Barrabool' is of local historical, architectural and associational significance to the City of Boroondara.

### ***Why is it significant?***

'Barrabool' is historically significant as an excellent example of the combined doctor's surgery and residence. Up until the 1950s, it was standard practice for medical practitioners to consult from home, usually from locations on main roads, such as Burke Road. This dual use is indicated by two separate entrances, to the residence on Burke Road and to the surgery on Currajong Avenue. Doctor's surgery-residences were often larger than the average dwelling, to accommodate multiple uses. 'Barrabool' demonstrates this particularly well, with its two principal facades and entries addressing the two street frontages. (Criterion A)

'Barrabool' is of architectural significance as a very substantial, well-designed and early example of an interwar Arts & Crafts Bungalow. It builds upon the cross-gabled attic bungalows that became common in Boroondara's suburbs in the late 1910s. while transitioning toward the elongated form and horizontality of interwar bungalow, as well as using a very simple palette of highly textured, natural cladding materials in keeping with the Arts & Crafts movement. It also includes early examples of key characteristics that were popularised later in the 1920s by suburban Californian Bungalows, such as projecting porches, strong horizontality emphasised by the long transverse roof ridge and reflected in

shorter and wider window proportions, and the shed-roof front dormer. (Criterion D)

‘Barrabool’ is significant for its association with prominent Boroondara architect, Christopher Cowper. He is recognised as one of Victoria’s foremost architects of the Federation Queen Anne style, and shaped the built form of the Grace Park Estate, as well as designing medium to large villas in the suburbs of Boroondara and other areas. Designed shortly before he combined his practice in 1921 to form Chris A Cowper, Murphy & Appleford, the house illustrates the later part of Cowper’s oeuvre and provides the “missing link” in Cowper’s work between late Federation-era attic bungalows and full-fledged interwar bungalows of the late 1920s by his practice. (Criterion H)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

### ***Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme***

Schedule element	Recommendation
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>External paint controls apply?</b> Is a permit required to paint an already painted surface?	No
<b>Internal alteration controls apply?</b> Is a permit required for internal alterations?	No
<b>Tree controls apply?</b> Is a permit required to remove a tree?	No
<b>Solar energy system controls apply?</b> Is a permit required for Solar energy systems?	Yes
<b>Outbuildings or fences not exempt under Clause 43.01-4</b> Are there outbuildings and fences which are not exempt from notice and review?	No
<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b> Is the place included on the Victorian Heritage Register?	No
<b>Prohibited uses permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal heritage place?</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

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