

91 Maud Street



Review of B Graded Buildings
in Kew, Camberwell & Hawthorn

Location

91 Maud Street BALWYN NORTH, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO392

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

91 Maud Street is of local historical and architectural significance as a representative and externally highly intact example of a two-storey Neo-Georgian brick residence of the late interwar period. It demonstrates one form of the State Bank housing prototypes for use by the general public, as they were conceived in 1940. The Neo-Georgian form of the design was a response to suburban aspirations to graciousness and substantial achievement, and is refined and unassuming while still economical.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Hermes Number	14713
Property Number	

Physical Description 1

91 Maud Street, is a two-storey, flat-fronted brick house in a careful and thoroughly typical neo-Georgian style: type CF 7 by the architectural office of the State Savings Bank of Victoria under G Burridge Leith, who had run that office since the 1920s.[i] It has simple cube form, a hipped roof with a single chimney at the east end, and symmetrically placed windows and front door. A wrought iron balconette frames the central first floor window, and shutters frame the outer windows on both floors. The smaller upstairs windows suggest an attic level; while the course line and vaguely ceremonial front steps, with their wrought iron balustrade, hint at a basement.

The low picket fence, noted by Graeme Butler as part of the original specification,[ii] has been removed since the 1991 Camberwell Conservation Study, though the side paling fence, with flat top may be early. The garage, with stepped top, was added either at the end of construction or just after the houses was completed.[iii] It is a simply treated brick box with boarded and braced doors, typical of many of the interwar and early post-war years.[iv] Apart from a kitchen, meals and patio area added at the rear in 1986,[v] the house appears to be intact externally.

The plan was comparatively open for its time, with a stair hall opening into living and dining rooms through double doors to either side. This may reflect Leith's wide experience in weatherboard Bungalow design during the 1920s. Surprisingly, the house has little if any climatic recognition, its generously windowed west and north walls topped with almost vestigial eaves in a way that suggests suburban house design of the 1990s.

[i] Leith's designs figured prominently in *Home Beautiful* and elsewhere during the 1920s, and he remained prominent as a house designer during the 1930s, developing designs that were prototypes for the post war 'brick veneer'. For Leith and the State Bank Office, see Peter Cuffley, *Australian Houses of the 1920s and 1930s*, Five Mile, Melbourne, 1989, *passim*.

[ii] G Butler, City of Camberwell Conservation Study 1991, vol.4, p. 181. The fence appears in Butler's photograph.

[iii] Detail sourced from the City of Camberwell Building Index, # 13592, dated 7 October 1940.

[iv] The City of Camberwell Building Index lists unspecified 'Additions and alterations' (costing \$25,000) in # 81111, dated 5 September 1986.

[v] Details sourced from the City of Camberwell Building Index, #81111, dated 5 September 1986, and working drawings (86-148 F) by Allan A Armstrong Pty Ltd.

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/>