

# CAMBERWELL CONSERVATION STUDY 1991

## SIGNIFICANT AREAS Volume Three



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# Report Outline

## **VOLUME ONE:**

### **Recommendations and Guidelines**

#### **Introduction**

Summary of study aims, budget, process to achieve aims, study team and each member's task, steering committee and representation.

#### **Planning Controls**

A short summary of existing planning control mechanisms and relevant local planning policies, explaining their application towards protection of the scheduled sites and areas

Recommendations for amendment or/and application of the above controls and any further control mechanisms needed for site conservation.

Lists of proposed conservation areas (urban and landscape), and individually significant sites.

#### **Implementation Programmes**

Examination of any programmes needed to facilitate the carrying out of conservation measures, other than by planning controls ie. incentive or public relations schemes, further studies.

#### **Guidelines**

Restoration and renovation guidelines which demonstrate general principles of approach and reference using local examples for each era dealt with.

Infill & Alterations guidelines for new buildings and additions to identified buildings in conservation areas, illustrating successful and unsuccessful examples from inside and outside of the city.

*Each section has a summary of policies recommended to be adopted by Camberwell Council in point form.*

## **VOLUME TWO**

### **Environmental History**

Contains an outline history of the city's physical development and how social development is reflected in the built environment.

Bibliography

## **VOLUME THREE**

### **Significant Areas**

This section includes built areas, whether streetscapes, precincts, complexes or landscape, and basic data on each

Each area is mapped and dealt with under headings : History, Description, Significance (aesthetic and historical, drawing from themes cited in environmental history conclusion).

#### **Appendices**

Cultural Landscape:

tables street trees in recommended precincts

reserves-evaluation

Area computer analysis 1990, 1986

## **VOLUME FOUR**

### **Significant Sites**

#### **Significant Site Citations**

Each significant site ( heritage value A-B, some C) from the *Site Schedule* is examined under the headings: History, Description, External Integrity, Streetscape, and Significance (architectural and historical, drawing from themes cited in environmental history conclusion).

## **VOLUME FIVE**

### **Site Schedule**

Lists sites proposed for planning controls: sites of individual importance (value A-C) contributory sites (value D) in proposed precincts, with precinct number

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# Statement of Significance

## City of Camberwell

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Few places portray the ideals of Australian suburban life as clearly as Camberwell. For better or worse, the suburb lies at the heart of Australian life, and Camberwell is the classic suburb. It has been populated by the middling and upper social strata, living in detached single-family dwellings set amidst gardens and trees. Camberwell is tied to the city by public transport yet apart from it, having successfully excluded the dirty, nasty and dangerous elements of urban life. Only churches and shops were welcomed as appropriate additions to its domestic landscape. More successfully than most other Australian municipalities, Camberwell has created the suburban ideal of country in the city and deliberately maintained this character for more than one hundred years.

All of the most desirable suburban characteristics of the period between 1860 and 1960 are expressed in the buildings and streets of Camberwell. Most importantly Camberwell clearly displays the aspirations and the material forms of the suburban world created between the First and Second World Wars.

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The historic significance of Camberwell lies in the quality, variety and completeness of the municipality's essentially suburban appearance. Individual buildings and areas within the suburb clearly register the key aspects of this suburban form. Most important amongst these are:

1. Large, often multi-storeyed mansions built prior to the railway boom of the 1880s and established with their own work force, gardens, orchards and livestock just beyond what was then the boundary of the Melbourne metropolitan area.
2. Detached villas, often architect-designed, and built for upper middle clients between 1880 and 1914. These are clustered around public transport routes, particularly the east-west railway link to the city.
3. The estates of detached middle-class housing created between the wars and essentially tied to fixed-rail transport. These houses include superior examples of the whole range of exotic and nostalgic styles which coloured Australian suburbia during the period.
4. Modernist houses, especially prominent in the north of the suburb, often designed by architects and built for the new professional and managerial elite of the 1950's boom.
5. The public space of the suburb includes important elements of public transport systems, especially the railways and tramways which were intrinsic to suburban development. This is especially true of the electric tramways of the inter-war era. Routes through Camberwell were often seen as test cases for the ability of electric trams and trains to promote suburban growth.
6. Camberwell is shaped today by embryonic town planning attempts. These were carried out through: (1) By-law planning which clustered shops into

distinctive zones. (2) By-law controls over house sizes and materials. (3) Deliberate municipal policies designed to exclude industry, liquor outlets and cheap housing. (4) Post-war public housing schemes along deliberately and distinctively planned lines. (5) Within individual estates where streets deviated from the normal grid and where developers imposed set-backs, materials and relations between buildings to give an individual cachet to each estate. (6) The constant efforts of local Progress Associations to win the best possible amenities for their part of the suburb.

7. Camberwell historically had comparatively high rates of church attendance. This aspect of the suburb's history is reflected in the number and quality of religious buildings, both churches and schools which have for a long time been landmarks within the municipality.

8. Camberwell always took pride in its 'natural' qualities. From the 1870s onwards streets have been planted with a succession of street trees, first of all exotic and subsequently native. Councillors, council staff and local residents have fought for parks and gardens, both ornamental and recreational, in the suburb. These natural elements set the seal on Camberwell's distinctive suburban quality.

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Especially in the inter-war period, Camberwell boasted of its superior suburban qualities. Its buildings, public spaces, general lay-out and exclusion of unwanted activities all demonstrated the essence of suburbanism, the dominant characteristic of most modern cities, in Australia and indeed in the remainder of the world.

Camberwell's estates were planned to a more lavish scale than in many other suburbs. Its developers made sure that public amenities measured up to the quality of its individual houses; these houses often expressed the best in contemporary style and as detached single-storeyed villas they typified classic suburban form. The municipality successfully excluded unwanted activities and passed by-laws to maintain the desired suburban qualities. Street planting, parks and public transport were carefully protected and extended especially between the wars. Shops were grouped around transport routes, especially in the distinctively shaped Camberwell Junction area. The churches and schools made local landmarks.

In its estates of detached houses and in its public landscape, Camberwell forcefully expresses Australia's history of suburban growth. It has been more successful than most other urban areas in preserving the suburban ideal, of the city in the country, especially as envisioned during the inter-war suburban boom. Sites and areas listed in this conservation study best express these important qualities.

#### **Outcome**

The main outcome of the above significance statement is that 1920s-30s streetscapes make up many of the city's significant precincts. This is not surprising given the city's Model Suburb status. Because the city was a pace-setter and major growth-centre in the between-wars era, these streetscapes hold a special place in the cultural development of Melbourne today.

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# Proposed Urban Conservation Areas Camberwell City 1991

## Introduction

The following describes the processes used for identifying and analyzing potential urban conservation precincts.

The areas have been evaluated within both architectural and historical importance spheres, with emphasis on the representation of important historical themes identified in the Environmental History.

Architectural integrity to certain development eras is integral to faithful representations of these themes while the relative importance of the component sites is a further consideration which separates some precincts from others.

For example, much of North Balwyn has a distinct 1950s character representative of the revival of housing construction after World War Two's cessation of almost all house building. Rather than include the entire suburb as a representative area, this historical expression has been isolated in Precincts 1 and 2, as architecturally superior and with a higher integrity to period than the balance of the suburb.

Because Camberwell had the highest population growth rate in the metropolitan area during the late 1920s, it is predictable that it possesses a number of inter-war estates. Many of these have been recommended as proposed urban conservation areas, partly because of Camberwell's metropolitan status in this period and also because of the often superior nature of the building stock to estates elsewhere. Just as inner Melbourne represents best the mid to late 19th century residential growth of the metropolis and has been conserved on that basis, so too has Camberwell a special place in the metropolitan area in the category of inter-war estates<sup>1</sup>. Beyond Camberwell's role in greater Melbourne, there is the need to recognize the value of these estates to Camberwell's own history and urban character.

## Historic Themes

The historical themes arising from the Environmental History are:

- (i) changes in urban form, land tenure and subdivision
- (ii) changes in social form or demographic content and its impact on the physical form
- (iii) transport links and modes and their impact on residential and commercial development
- (iv) man-made and 'native' landscape, their evolution
- (v) typical residential lifestyles and their physical expression
- (vi) commercial or industrial centres, their development and physical expression

(vii) public or popular perceptions of the environment and their physical expression in specific sites or areas

(viii) social and political activity and its impact on the environment

(ix) landmarks, sites identified as significant to the city's residents

(x) Significant persons and sites associated with them. These are identified in the following precinct citations as part of the analysis of each area to attempt to tie the development of each with that of the city as a whole. Restating these themes is necessary for each precinct to underscore these historical links where they exist.

## Theme Explanation

### 1. Changes in urban form, land tenure and subdivision

Camberwell's present appearance is based initially on the process of estate subdivision. Camberwell grew between 1880 and 1939 through a series of estate subdivisions. These were advertised for residential building in a manner which called on the superior qualities of Camberwell land; its height, the views available and the general rural character. The advertising posters of the land agents of the 1880s stressed these qualities, also adding the immediate benefits derived from public transport at the front door of their estate. The character of Camberwell today reflects this process of subdivision and the controls over lay-out and building on estates. Those estates, initially subdivided in the 1880s, were given an additional distinction in the inter-war period when they were often controlled by specific building regulation.

Moreover, a lag between subdivision, sale and building characterized much of Camberwell. Many areas subdivided in the 1880s were not sold for housing until the next building boom of the Edwardian era; often areas subdivided in the 1920s were not built on until the 1930s.

The appearance of many areas was made distinctive by the application of building covenants restricting materials and setting set-backs and minimum sizes for buildings and blocks. Many of these estates were marked by deliberate attempts to implement local by-laws ensuring some building uniformity or distinctive street lay-out. Developers themselves also took up new town planning ideas and gave a distinctive character to their estates. This was particularly true of Camberwell buildings treated in the years 1925-1940, when several innovative private town-planning schemes distinguished estates in Camberwell.

<sup>1</sup> for comparison refer National Trust of Australia (Vic.) interwar housing study 1990

## 2. Changes in social form...

Camberwell was always presented by subdividers as a superior residential area. It attracted middle-class and wealthy buyers, many with connections to Non-Conformist or Presbyterian Churches and often working in the professions, the higher levels of the civil service or holding positions as directors of manufacturing, commercial or financial firms. Before the 1880s many of these residents chose to build mansions on the highest points of Camberwell, from where they either lived a self-contained semi-rural life or commuted to the city. Their mansions were often the basis for the first subdivisions and this pattern is still visible in some parts of the city.

Following generations of Camberwell home-owners, from the owners of Edwardian factories to the professionals and company directors who moved into North Balwyn in the 1950s, generally demanded high-quality houses often designed by architects. These buildings set the tone for the character of the suburb, although here and there its appearance has been altered through the development of public housing or larger estates with speculative building and sold off for lower prices. Many estates in Camberwell still represent clearly the domestic lifestyles of influential figures in Victorian life.

In addition, the changing form of Camberwell houses reflects the changing routine of women in suburbia. Camberwell was always a more exclusive suburban zone than other parts of the city and women in the suburb were on the one hand restricted in their work opportunities and at the same time often able to take advantage of the most up-to-date household inventions and house designs. Many parts of Camberwell still reflect this changing work pattern of suburban women.

## 3. Transport

Estate subdivision depended on efficient transport to the city. Camberwell grew first of all around the railway routes in the later 1880s and then became a site for some of the first experiments with electric tramways. The estates of the 1920s sometimes were designed to take into account the demands of motorists. Transport links shaped much of the suburb and prompted the subdivision of estates and the important role of especially fixed-rail electric rail transport is still visible in the pattern of many Camberwell estates, through the relation of buildings to railway stations and the concentration of buildings of a certain age along railway routes.

## 4. Landscape

Along with the superior size and style of its domestic buildings, Camberwell sought to present itself as a 'Garden Suburb.' There was a constant emphasis on garden competitions, local shows and horticultural societies. Residents were always encouraged to plant attractive front gardens although the contents of these gardens altered over time. More significantly Camberwell went further than most other suburbs in planting street trees and setting aside land for parks. These were all designed to extend Camberwell's natural character and give it the appearance of a suburb set in a giant garden. This natural character at least for many years derived from some idealized image of English village life, rather than

through any real interest in Australian flora. However, street plantings and parks from the 1930s onwards began to take on a more native character. The several stages in planting and attitudes to the natural environment are all registered in the street trees and parks of Camberwell.

## 5. Residential and lifestyle

Camberwell includes several layers of distinctive domestic architecture. The first important group of houses were the mansions built for leading residents of Melbourne between 1860 and 1890. These often preceded railway routes and were self-contained rural retreats apart from the city. The grounds of these buildings were often converted to fashionable subdivisions in the 1880s and between 1895 and 1914. These large houses were landmarks for many years and while several have been demolished those which survive are important sites reflecting a stage in the suburb's history as well as a distinctive residential style.

The villas built between 1880 and 1914 brought new styles to Melbourne in both form and use of buildings. The railway attracted a new generation high-status white-collar occupant to Camberwell and they built villas on the grounds of the older mansions. These were often built to a large scale, depended on servants for household management and were often designed by architects. For the most part they were built on higher land and through the central east-west corridor of Camberwell.

After the First World War larger estates were built on, often along electrified tram lines. Amongst them were many houses built for the lower strata of the white collar work force. These houses were designed to take into account new interest in 'fresh air' and the outdoors and were supposed to function without servants. The internal spacing and relationship of rooms reflected the changing role of women in the home. The exterior demonstrated new influences on public taste with styles reflecting Californian and Asian imagery. Especially during the 1930s, Camberwell's long-standing Anglophilia was reflected in the many Old English styles.

The post-1945 houses of Camberwell differed from those of other suburbs, because of the influence of local by-laws. More distinctive were the Modernist styles, popular especially in the northern parts of the suburb, and the public housing estates, mainly in the south.

## 6. Commercial

Camberwell developed several suburban shopping precincts. The form of these depended in the first instance on transport routes and secondly on the strict local by-law planning, controlling, siting, building form and retail activities.

The Camberwell Junction has always been the major suburban shopping precinct and became a symbol for Camberwell. However, each expansion of the suburb through new estates brought with it new areas set aside for shopping precincts, many of them using the most modern styling in shops. Some of these shopping precincts still reflect the character of the suburb as it was at various stages in the past.

### 7. Public perceptions

Camberwell residents always shared in a self-image of their municipality as a superior residential district and this is reflected in local planning decisions and in the appearance of streets and houses. The image was one of the perfect suburb and local planning schemes, as well as the activities of resident action groups, always sought to preserve the suburban qualities of the suburb; by excluding industry and other dangerous or dirty activities and emphasizing the garden and natural elements of the townscape.

### 8. Social and political activity

These images were acted upon by various social and political groups; in particular, local progress associations and then in broader exclusionist campaigns; i.e., the campaign to exclude close hotels and keep the suburb 'dry.' As a result of these campaigns Camberwell has many public amenities not present in other suburbs, varying from the elaborate street lamps and bus shelters to public parks and infant welfare centres. Camberwell residents successfully fought to exclude large-scale flat development, polluting industries and, in their most celebrated campaign, they were able to keep liquor retailers out of their municipality. This exclusive character is today one of the central identifying features of Camberwell.

### 9. Landmarks

The hills of Camberwell are crowned by prominent and familiar buildings, many of which have over time become local landmarks. The most common of these are churches and until recently these were the only Camberwell buildings visible from a great distance. Other landmarks, important for their local associations rather than for architectural style, include the Camberwell Town Hall building and the distinctive formation of the Camberwell station.

### 10. Significant people

As in other suburbs, Camberwell had a leading group involved in local, political and commercial activity. These were often councillors or builders or local church leaders and many took an active role in management committees for parks and gardens, or sat or were prominent figures in church groups and social clubs like boy scouts, girl guides or in local sporting clubs. Their private houses, as well as the public buildings in which they were involved, are reminders of their historical importance to the suburb.

### Area Identification

Visual identification methodology included assessment of the period expression of building groups where the amalgamation of for example houses from one confined period or development era gives such a strong feeling of place that this is akin to entering a single building or site which is exactly as it was when it was created. The integ-

rity of the street or area to a particular perceptible era was considered an important factor in physical identification. In Camberwell the period between the two world wars was an important growth era, although containing different architectural styles. Hence both the combination of styles representing a particular era (ie. Bungalow style houses, Mediterranean villa<sup>1</sup> and Old English styles) and the concentration of particular styles within that era, were noted as important factors in expressing both the social and architectural development of Camberwell.

Alternatively the precinct may contain examples from differing periods which have a high architectural integrity or significance. In this way the precinct may show clearly patterns of development in the city or a catalogue of individually important architecture from different eras (ie. Mont Albert Road).

For continuity, this has been assessed in a similar manner to that for Study Area One (1985-6) where overlay maps showed concentrations of period(s) and individual site significance, thus isolating the above two main factors in area identification. Other overlays might illustrate historical themes, such as important transport routes or use concentrations. The residential estates also create another form of overlay but these boundaries were not necessarily adhered to in conservation area delineation unless the built physical expression also existed for the era when the estate was created. Based on the findings of this process, areas of architectural or historical significance have been demarcated and defined.

To achieve this process efficiently, this study included an initial general identification stage which isolated architecturally representative areas for further study using the above mapping techniques<sup>2</sup>. These were combined with areas recommended from the Environmental History such as the Ashburton Housing Commission Estate<sup>3</sup>. What follows, under Precinct Citations, is the significance statement which isolates the historical or architectural worth of each identified area.

This is augmented by the Site Schedule which lists all contributory sites within precincts; their contribution being based on the collective character of other component sites as described in the precinct citation. For example if the precinct was considered important because of its representation of large to medium sized houses from the late 1930s early 1940s (ie. precinct 1), houses from this era are scheduled as contributory. However houses which are inside the precinct boundaries but are from outside of the significant date range are only listed if they are individually significant (value A-C).

### Precinct Importance Evaluation

The area's expression of an important development era(s), historical theme(s) or creative period(s) is paramount. This expression typically results from an amalgamation of parts (ie. individual houses in a streetscape

1 including Spanish and Italian provincial influences

2 Camberwell City's computer property data base was utilized for accurate dating of sites from the 1930s on

3 precinct 42

and streetscapes combining to form areas) as judged by style, period or use. This relies on the integrity of the components to the chosen theme, historical and/or architectural.

An area may be visually homogeneous or heterogeneous, but more typically the former. However, concepts of cultural change (historical or architectural) may override those of cultural consolidation and determine that some areas are physical documents of change. If this is the case, further changes should not be controlled to allow the dynamics to continue.

### Dating Typology

The architectural styles used to indicate each architectural period of component precinct sites are as follows (see also *Restoration Guidelines*, Vol. 1):

#### 1. c1875-1900

##### *Mid to Late Victorian era:*

*This period shows increasing architectural diversity with time: the decorative face-brick, succoed or timber-ashlar Italian Renaissance inspired villa styles (ie. Italianate style) dominating both commercial and residential properties until near the end of the century when the architecture inspired by French and British Medieval precedents prevailed the Edwardian period. The incidence of ornament (cast-iron on the houses, as well as cement detail or coloured brickwork on all building types) increased with the century's progress. Camberwell has some major late Victorian era house or commercial building groups, generally built near railway stations such as Canterbury, Surrey Hills or Camberwell. However the architectural dominance in the city is from later architecture.*

#### 2. 1901-1915

*Edwardian era: red brick or timber-boarded Queen Anne revival or 'Federation Bungalow'<sup>1</sup> residential styling, using combined gabled and hipped roofs, and asymmetrical detached massing to gain a picturesque elevation. Another aspect of the period was the lingering 19th century character, overlaid with Edwardian details where bullnose verandahs and turned verandah posts are used on the old hipped roof Victorian era Italianate form as the only sign that the houses are Edwardian.*

Their location also depended on walking distance to the railway stations (now boosted in numbers by the Outer Circle Railway) such that they mingled with, or formed another ring around, the Victorian era villas already in place. Notable precincts occur in Royal Crescent and Broadway East.

#### 3. 1916-1924

*Residual Queen Anne and Federation Bungalow residential styling but with the increasing incidence of broad roof gables, heavy verandah/porch piers and simple detailing of the Californian Bungalow era emerging. Many Camberwell estates were developed in this era (see Precincts 8 and 10) when the car allowed more flexibility in house siting but railways still dominated, particularly after electrification and reconstruction of the main route c1919.*

#### 4. 1925-1930

*Continuing Californian Bungalow era residential styling, gabled roof and heavy verandah/porch piers, but followed by early examples of the hipped roof Mediterranean villa style or the Spanish Mission revival. Bungalow streets include Nepean Street and a notable Mediterranean/Italian/Spanish villa group is in Goodwin Street.*

#### 5. 1931-1940

*Mediterranean or Italian villa hipped roof residential designs becoming more simple with the utilitarian concepts of international Modernism being felt, followed in principle by the Moderne style which also*

*had a hipped roof form but now adopted generally curved forms and asymmetrical massing.*

#### 6. 1931-1940

*Old English or Modern Tudor revival, steep gables with some black and white half-timbering, clinker bricks was the romantic alternative to increasingly austere Modernistic designs and stood side by side with other revivalist house styles in subdivisions like the Camberwell Golflinks Estate (see 1986 study).*

#### 7. 1935-1955

*Increasing incidence of the Moderne residential style, using often cream brickwork with manganese brick trim, rounded corners, corner windows and geometric forms with a tiled hipped roof or sometimes a flat roof (see 2 Beatrice Street). Ornament was confined to wrought iron, using 'Art Deco' motifs. The style never replaced the romantic Old English or Tudor revival styles which continued alongside Moderne houses in, for example, the Riverside Estate (precinct 1).*

Camberwell's adoption date of each of these styles may differ to the rest of the state but the sites identified in each group nevertheless represent a particular urban or visual type and hence in assessing the visual expression of a group of houses from a particular era, the typological data is very useful.

### Visual Compatibility of Styles/Eras

Visual homogeneity (within a given period) of the building stock is one measure of a particular development period's expression. Typically similar architectural/functional concepts will generate a visually cohesive streetscape if the street was built up in one era.

A combination of building eras will also express differing periods but each to a lesser degree than a street from one specific period, with less visual coherence.

Periods such as the Victorian and Edwardian have much in common. Similarly, despite the growing austerity of house design, the Bungalow era houses are visually compatible with those of the Edwardian era because of the use of the roof gable, similar materials and details, albeit in a simpler fashion.

It is only when austerity had run its course, after the Second War, that the difference between that era and the Victorian era became so marked as to create visual incoherence or incompatibility. Similarly in judging a building's visual contribution to a group expression, the division of the Modern era from those that came before is accounted for.

Bungalow, Edwardian and Victorian eras a inter-contributory. The eras beyond (c1931-) are of a different visual group. In summary, style groups 1,2 & 3 are visually inter-compatible, with the degree of compatibility decreasing with increasing numbers. Groups 4, 5, and 7 are also inter-compatible, representing the Modern influence upon previously highly decorated architecture.

### Computer Analysis

The scheduled sites (ie. those that still expressed their construction period) were computer analyzed to quickly establish likely areas from defined development periods

<sup>1</sup> derived from colonial Bungalows in their use of a high hipped roof form and verandah but instead of the Queen Anne detailing such as cement scrolls, the ornament came from Eastern sources such as China and India

in the municipality's history<sup>1</sup>. The analysis<sup>2</sup> contains streets listed in increasing order of period expression, using the broad periods Victorian & Edwardian and 'Between the Wars', being two visually compatible groups. This expression (% of sites identified) is further qualified by an approximate percentage of the whole street's expression, as distinct from only those sites surveyed which had some period expression, built prior to c1940.

Care must be taken in interpreting the analysis for long streets such as Riversdale Road or the other major Camberwell streets which pass through commercial areas, where the differing period expression of some sections will affect the whole street's percentage and not reveal the significance of the surviving concentrations. Because of the detached nature of Camberwell housing and the landscape intervening, this type of analysis can provide a valuable reinforcement for visual assessment but it was never a substitute for it.

### Historical Analysis

In an effort to establish how and why Camberwell's urban fabric has developed to its present form, the background history of each area was examined and, in particular, the first subdivision by the Crown and its evolution through private subdivisions. This has drawn on the Environmental History accounting for influences such as land use and transport. Issues such as the growth rate of the population and house numbers were also examined, revealing that from c1920 both statistics accelerated with the house number increase understandably trailing off around the Second War.

Extracts from estate sales posters have been included where available to illustrate the type of advantages the vendors thought their estate had over another. Recurring factors stated are closeness to transport routes and public utilities or simply the views to parklands or the distant bay. Whether true or not, these concepts must have influenced home-buyers' attitudes towards their new suburbs.

### Precinct Plans Boundaries and Numbering

Because precinct groupings and evaluation have changed during the study period, each urban precinct has been numbered but they do not present complete geographic groupings. For example the Housing Commission estate at Ashburton is precinct 20 while its nearest precinct is the Great Glen Iris estate, precinct 14.

Reference to these precincts will always be by individual property address and these will be provided in the Site Schedule in alphabetical order, with precinct numbers attached. Reference can then be made to the precinct character definition and significance by consulting the loose-leaf precinct citations.

The precinct boundaries on the accompanying plans were determined by:

the presence of streetscapes (visually coherent sites of individual values A,B,C, or D) or

important and visually compatible individual sites (A,B, or C value) or  
by the presence of a definable self-contained character (ie. precinct 8 as a Bungalow era precinct) or  
an overlayer historical or physical factor such as the existence of a total planning concept or recognizable historical characteristic for the estate or subdivision.  
Although names of estates are used for the precincts, boundaries do not follow those of the old estates unless there is some physical expression of the estate era or concept.

### Streetscape Levels

Streetscape levels 1 and 2 are differentiated from level 3 streetscapes to aid in the appreciation of an area's worth where the former levels represent regionally significant, relatively complete streetscapes and the latter is of local interest with some incompatible components. The controls envisaged for each area are decided on the basis of these streetscapes, with area control levels following suit and the extent of control reducing with increasing level numbers. The following area citations will further define the prevailing character of each.

**Level One and Two Streetscapes** have heritage significance as representing well particular growth periods in the state or the city's history, whether commercial or residential, and/or architecturally important groupings.

**Level Three Streetscapes** have some intrusions but still have a perceivable heritage worth because of intact contributory sites and/or urban character which may simply involve similarity of form, siting, scale and materials.

1 site schedule and analysis copy with Camberwell Town Planning Section  
2 see appendix

## **Camberwell Urban & Public Landscape Areas of Regional or State Significance:**

### **Urban Precincts:**

Precincts:1,6,8,10,11,14,15,16 (Torrington Place only),18,22,23,26.1,26.3,26.4,27.2,28.1,28.2,35,39, and 40.

All other precincts are of local importance only.

### **Public Landscape Precincts:**

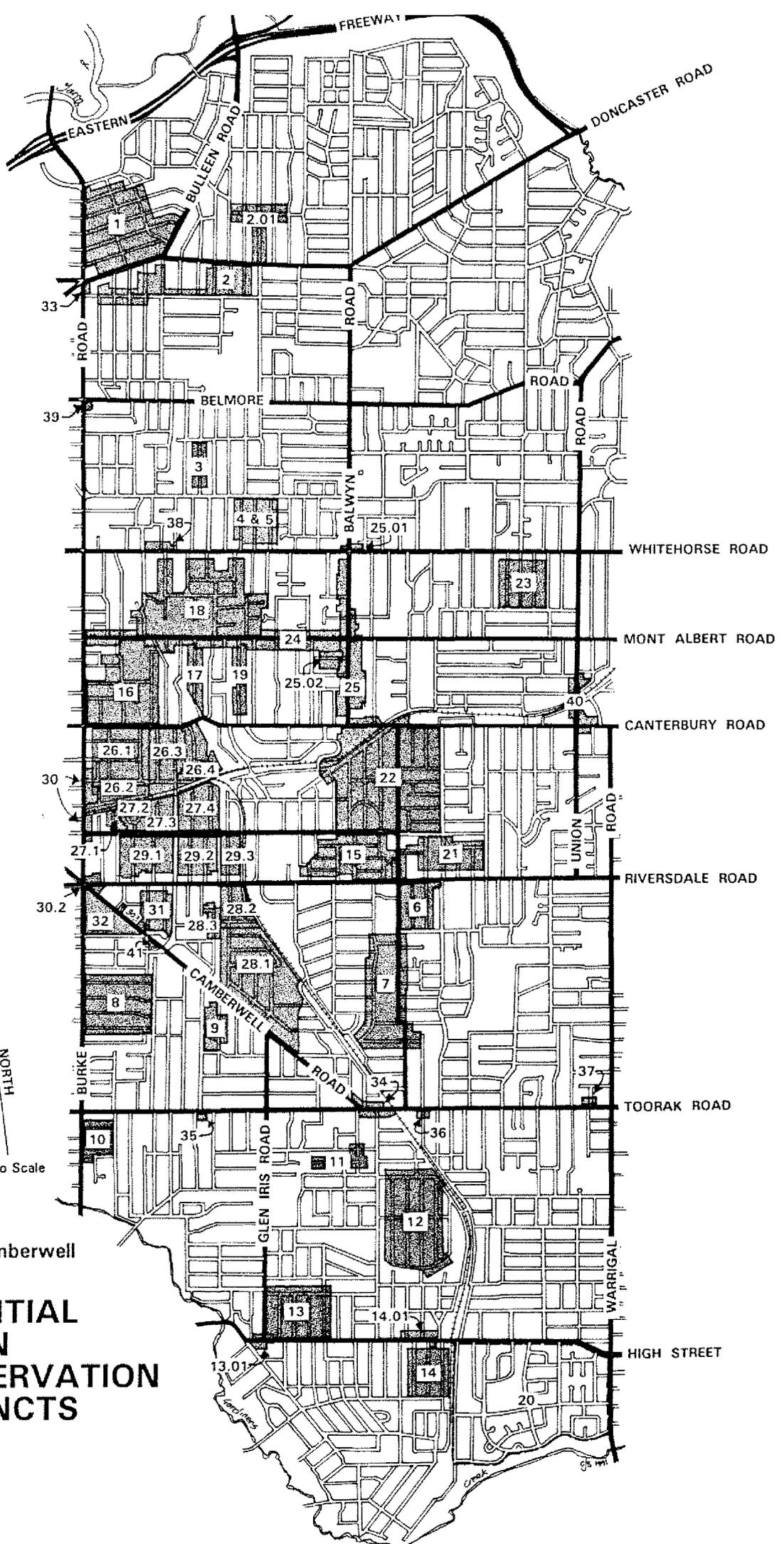
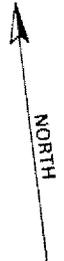
Maranoa Gardens, Beckett Park, Riversdale Gardens and Surrey Gardens.

All other landscape areas are either locally important or have not been evaluated.

City of Camberwell

# POTENTIAL URBAN CONSERVATION PRECINCTS

Not to Scale



# PRECINCT CITATIONS

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## **Introduction**

The following citations list the physical and historical factors which make up the character and significance of the precincts examined. For the public and council officers alike they define, in the Description and Significance statements, the overall character of the areas and hence how changes to the components of each area should be viewed. For more detailed site listings, refer to the Site Schedule.

# Precinct 1, Riverside Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 1

### History

Known as the Riverside Estate in the late 1930s<sup>1</sup>, it was initiated just before the war (1914) by surveyor, E.P. Muntz. Containing Cascade, Riverside, Inverness, Walbundry and The Boulevard, the estate coincided with others which sought to tap the new-found access created by riverside government road construction schemes.

For example, estate agent Peter Keam supported the Yarra River beautification scheme of 1913- which included construction of a number of 'Boulevards' along the river and river bank landscaping (some of which is still evident). Keam also developed the two Griffin designed estates which fronted the river at Mt. Eagle.<sup>2</sup>

However, like the Griffin estates, much of the housing in the Riverside estate dates from significantly later. Late 1930s and early 1940s houses predominate with some from the 1950s. Period expression for the post Second

War era (c1941-55) is as follows (1931-40 period percentage shown in brackets when significant):

Cascade Street 54% (31% 1931-40)

Inverness Way 26% (63% 1931-40)

Kyora Parade 42% (50% 1931-40)

Riverside Avenue 39% (54% 1931-40)

The Boulevard 63%

Walbundry Avenue 21% (50% c1931-40)

Architecturally, this spread across the Second War period has not interrupted the stylistic preferences of Moderne or Old English; the former style or its derivation continuing as the dominance in the 1950s. Although not as visually homogeneous as the Bungalow suburbs, most of the houses are larger and many individually important architecturally.

### Historic Themes:

- (i) changes in urban form, land tenure and subdivision
- (iii) transport links and modes and their impact on residential and commercial development



15 Walbundry Avenue

1 G. McWilliam plan, CCL

2 Mt. Eagle 1914; Glenard, 1916. see Butler, *Heidelberg Conservation Study*, 1985. p.132f

(v) typical residential lifestyles and their physical expression

**Description**

**Walbundry Avenue**

The street has a concrete roadway, notable street trees (Queensland Brush Box), brick and stucco villas in the Old English and Moderne style which form the foundation of the area, but also an early Indian Bungalow at Number 38 precedes the general character in period. Individually notable examples include Numbers 28, 17, 15 and 13; 15 being a distinctive Moderne style house, and Number 11 also a distinctive Old English style. Despite core development, extensive redevelopment of sites, but generally speaking in a similar scale to the large comfortable villas seen elsewhere in the street.

**Wattle Avenue**

The street has a concrete roadway, Queensland Brush Box street trees but few frontages exist on Wattle Avenue.

**Riverside Avenue**

Large villas, mainly stucco and brick, and many in the Old English style, such as Number 5. Some houses are also in the Moderne style, such as Number 3 and Georgian revival, such as Number 6. Street trees are Camphor Laurel, and therefore empathetic to the period. A notable **Moderne** style group is Numbers 22-26. East of the **Boulevard**, housing becomes more mixed in period, less **contributory** houses, although still possessing the same scale.

**Inverness Way**

East of the Boulevard, a fair percentage of Moderne style, mainly two- storey brick houses. West of the Boulevard, the street has a concrete roadway with street avenue trees (lilly-pilly). The Old English style, as exemplified by Numbers 38 and 36, is mixed with Moderne style houses such as Numbers 34 and 32. A remnant Bungalow from the first subdivision stage, is Number 18 (brick, probably late 1920s) and a Mediterranean villa style house at Number 10 is also individually notable. Also, a Spanish villa at Number 8, is individually notable, as is Number 6, an individually notable Moderne style example.

**The Boulevard**

The Boulevard is characterized by large detached brick, mainly two- storey villas, stucco and Moderne or Old English in style, also, newer development.

**Cascade Street**

**Impressive** street tree avenue (oak), with Moderne style house **examples** at 21 and 19, also 17, 20 and 18, plus Old English **examples** at 11, 12 and 13.

**Kyora Parade, Mount View Grove.**

Few frontages on to the street.

**Burke Road**

Extensive Old English and Moderne style houses. Number 1170 is an example of the Old English, with Italian villa style intermixed, such as Number 1162. South of Walbundry, the whole block has been redeveloped.

**Doncaster Road**

Contains large hip-roof houses, some Moderne style such as Numbers 19 and 25 also Bungalow style as seen at

Number 29 (with Chevron pattern glazing bars), intermixed with later, more austere, and more pedestrian houses. Examples of styles used include Number 47 (Bungalow), Number 51 (Moderne) and Numbers 5 and 57 have Mediterranean villa styling.

**Bulleen Road**

Bulleen Road has some remnant Edwardian houses along with the later Georgian revival and Moderne style (Number 5), on the corner of the Boulevard.

**Riverview Road**

Mixed development of Moderne and Old English style from the 1930s, Old English examples being Number 16 and the notable Number 22. There is a Mediterranean villa style house at Number 25. Cityview Road also has a cohesive collection on the east side of Moderne style stucco brick houses, all of an intermediate size. On the west side there are similar houses, but generally speaking they are later. Individually notable examples include Number 3.

**Significance**

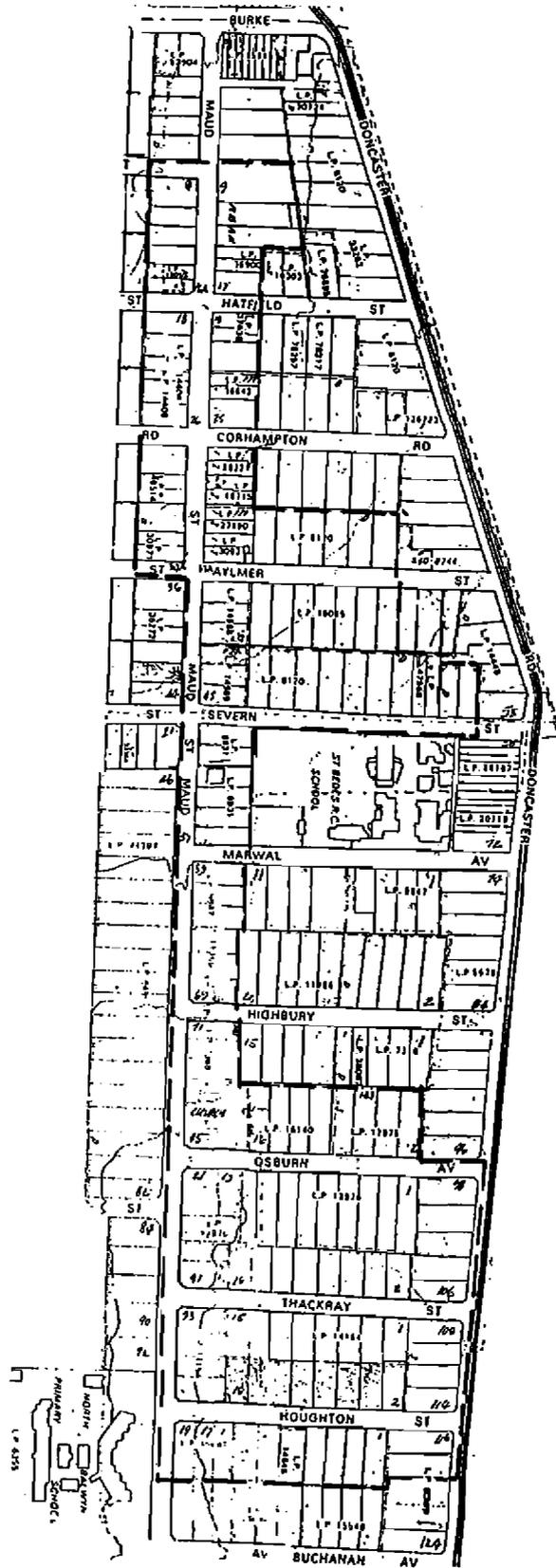
Historically this area has importance in expressing the characteristics of Camberwell's building 'boomlet' of the 1930s and the fashionable, forward-looking suburb of the 1950s. Balwyn earned a reputation as a modern and desirable suburban area in the expansion of the 1950s. The location of this precinct on the slope leading to the Yarra Valley, the views towards distant mountains still visible from several streets and the complexity of its styles and scale of its buildings demonstrate the pretensions of the rising upper middle class of the 1950s.

This area is much more than simply a collection of large home. The precinct evokes the character of pre-post-World War 2 Balwyn, perhaps Melbourne's most fashionable new suburb. After 1945 it emerged as a favourite home to the aspiring new professionals and commercial figures of Melbourne. This precinct combines a 1950s faith in modernity with the familiar Anglo-Nostalgic styles of Camberwell. As such it reveals much about the aspirations of Balwyn and Camberwell, between the 1930s and 1950s.

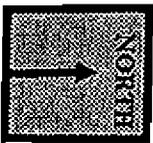
The precinct reflects the historical themes of 1930s and 1950s Modern and nostalgic building styles; the building boom of the later-1930s and the character of Camberwell as an upper middle class district in the 1950s. North Balwyn has become identified as a typical home to the wealthy of post-War Melbourne. This precinct is a perfect example of the domestic qualities aspired to in this era and in the last years before the War. As such it has an historical importance as a reminder of the aspirations shared by many in those years.

Architecturally, the large detached house in its various 1930s styles is the focus of the precinct's significance, surrounded by period landscape (street trees) and the concrete roads which identify specifically with 1920s-30s estates. Added to the strong group character, the precinct also has individually important sites.

Precinct 2, Camberwell City Heights and environs.



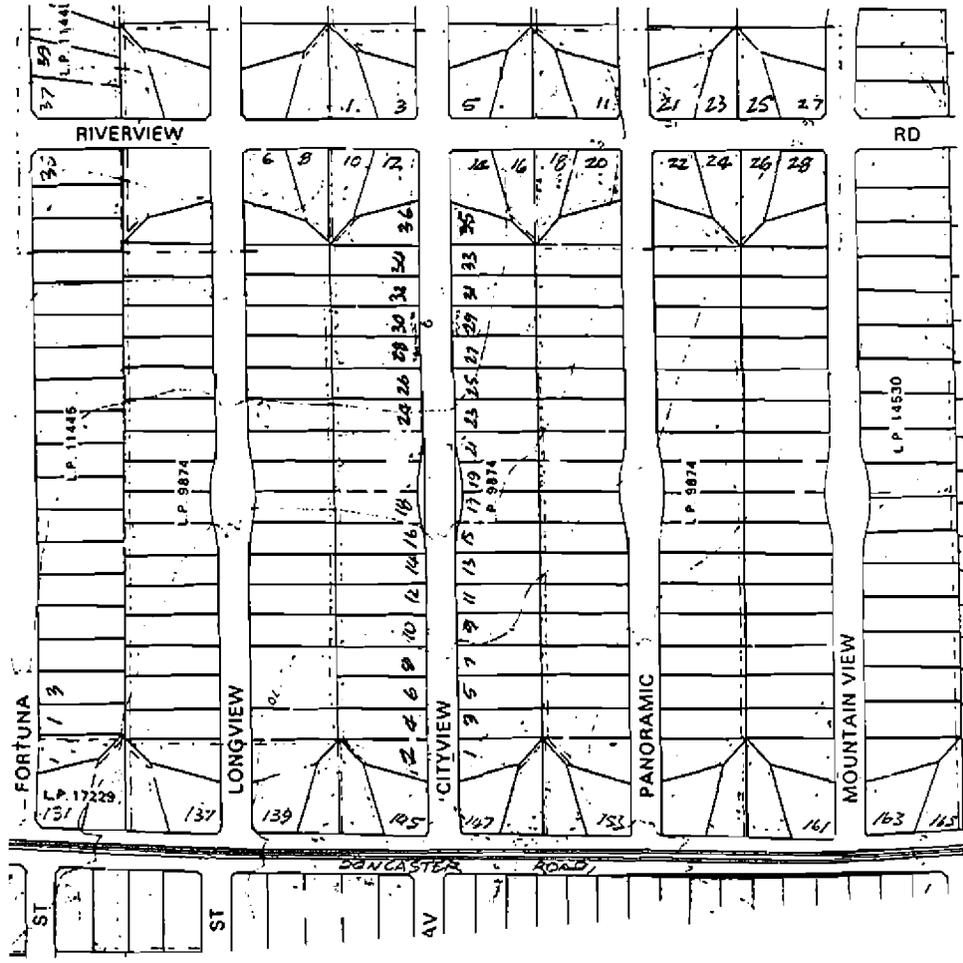
2-0



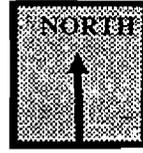
CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

Precinct 2, Camberwell City Heights and environs.



2-1



## Precinct 2, Camberwell City Heights and environs.

These estates exemplify late 1930s housing and the town planning innovations of the early 1920s (2.1). Management of the estates would include heritage control over the subdivision of notable street layouts only in precinct 2.1 and typical urban conservation area controls for precinct 2.0.

### History

#### Sub-precinct 2.0, Tramways Estate, Myrtle Park and environs

The Tramways estate meant the evolution of building lots in Doncaster Road, Severn, Maylands, Maud, Nicholson and Hatfield Streets in c1913, as part of Elgar's Special Survey<sup>1</sup>. Further allotments in Maud, Moody, Range View, Severn and Buchanan were declared as a

subdivision just before World War One (1914) by the prolific surveyor, E P Muntz<sup>2</sup>. Thackray and Houghton Streets were divided off in the late 1930s<sup>3</sup>.

Whatever the subdivision, however, major parts of these streets were not developed until around World War Two, during the recovery from the Great Depression of the late 1920s<sup>4</sup>.

The layout reflected nothing new in town planning, each estate joining onto the grid formed by the other, south of Doncaster Road. These estates merge with the more significant Camberwell City Heights, north of Doncaster Road.

#### Sub-precinct 2.1

The Camberwell City Heights (1922) estate surrounds the main streets of this precinct: Riverview Avenue and City View Road.<sup>5</sup> Other streets were Longview, Panoramic, Hillview and Mountainview: all named after a



*MAUD STREET- HOUSING, DETAILS INSPIRED BY ITALIAN/SPANISH PROVINCIAL SOURCES*

- 
- 1 LP6120
  - 2 LP6489, dec. 23.1.14; LP6355 dec. 8.5.14
  - 3 LP14154, 15548
  - 4 refer Site Schedule
  - 5 LP9874

## Camberwell Conservation Study 1991- Significant Areas

vista theme. Its layout (by S. Callanan) was unusual in that midway along each block there was a swelling in the roadway, apparently to allow medians with lamp standards (not constructed?). At each end of the block, allotments radiated at the corners to catch the view and to allow easy flow of the new-found motor traffic.

Promotion of the estate followed the typical pattern:

### A FEW FACTS

*Which will Appeal to every Intelligent Man or Woman, especially to the Thrifty and Industrious, and to those with an ambition in Life.*

*It means MONEY and SUCCESS to you to KNOW and appreciate FACTS.*

*The THRIFTY who WISELY INVEST their savings are the ones who LIVE IN COMFORT.*

*LAND is the ONLY ASSET which INFALLIBLY INCREASES IN VALUE with the passing of time - the best and most profitable investment.*

*Every man's first duty is to provide his family with a home of their own - a gilt-edged asset for a rainy day.*

*Only the foolish pay rent, and are at the mercy of the landlord, who may sell the property at any time, leaving a large profit to himself, and a move, with higher rent, to the unhappy tenant.*

*CAMBERWELL CITY HEIGHTS will give you a permanent home of your own, AT LESS COST THAN PAYING RENT, and a sound investment, with a sure and substantial profit to yourself, should you wish to sell.*

*The road to success is open to all. The prizes go to the thrifty and far-seeing, the blanks to the heedless.*

*It is indisputable that MELBOURNE MUST MORE AND MORE RAPIDLY DEVELOP AND INCREASE in value. CAMBERWELL is its BEST and most PROGRESSIVE SUBURB. CAMBERWELL CITY HEIGHTS is the GEM OF CAMBERWELL, and is only available by force of circumstances, inasmuch as development and increased land values in Camberwell have reached the point at which it does not pay the owners to retain the undivided property. NO LESS THAN 820 NEW BUILDINGS were ERECTED in CAMBERWELL in the LAST TWELVE MONTHS, and it is anticipated the number will be even GREATER in the COMING YEAR. The population of Camberwell is already 23,905 persons.*

*PROPERTY IN CAMBERWELL within three miles of the City Heights, RECENTLY REALIZED OVER £80 PER FOOT by PUBLIC AUCTION, while LAND WITHIN EASY WALKING DISTANCE of the Estate is ALREADY WORTH from £5 TO £30 PER FOOT; YET £5 PER FOOT is about FOUR TIMES the VALUE at which land is NOW AVAILABLE on the CAMBERWELL CITY HEIGHTS.*

*When war broke out in 1914, the statistics show that Melbourne was over 3,000 houses short of requirements. Despite the almost insuperable difficulties of war-time, and notwithstanding the absence of our young manhood, it is an established fact that all our suburbs have rapidly expanded, particularly the eastern suburbs.*

### WITH NORMAL TIMES, THE EXPANSION MUST BE TERRIFIC.

*It is estimated that Melbourne is at present from 10,000 to 12,000 houses short of immediate requirements, while our thousands of eligible returned soldiers, thousands of immigrants, and thousands of natural-increase population must be provided for.*

*Australia has received a world-wide advertisement and impetus, which is placing her years ahead of what was already the naturally rapid growth of a young country. Her primary products - wheat, wool, fruit, etc. - are the best the world can produce, and must realize good prices for years to come, while large secondary industries, employing thousands of hands, have, owing to the abnormal circumstances, been firmly established, with enormous capitals, such, for instance, as Lincoln Knitting Mills, £802,631; Myer's Organizations, £1,066,291; Nestle's and Anglo-Swiss Milk Co., £3,500,000; British Tobacco (Australia), £7,173,299; and many others.*

*With these big fields of employment right in our midst, and our rural population rapidly increasing, no imagination is needed to appreciate how THE METROPOLIS MUST DEVELOP and expand, and what a RAPID RISE MUST TAKE PLACE in VALUES of LAND like the CAMBERWELL CITY HEIGHTS.*

Transport was close (trams, Deepdene Station), the land was well-drained and it commanded unsurpassable views (You-Yangs, Macedon, Warburton, etc., by day, by night... 'a fairy city of one's dreams'). The estate design had been achieved 'regardless of cost,' street paling fences had been eliminated to ensure clear views to front gardens, special reserves (medians) had been provided for 'CENTRAL LIGHTING OF STREETS' and shrub planting which acted as 'WIND SHIELDS' and 'dust curtains.' The terms were also good (five year credit). The vendors (Camberwell City Heights, P/L), via the secretary, E.G. Martin, banked with the E.S. & A. Bank and sought legal advice from John W. McComas, Esq.<sup>2</sup> Period representation of the surviving building stock from the era 1931-40 in typical streets is as follows (1941-55 in brackets):

Buchanan Avenue 6% (84%)  
Highbury Street 53%  
Houghton Street 22% (78%)  
Maud Street 42% (46%)<sup>3</sup>  
Riverview Road 37% (63%)  
Thackray Street 79% (21%)  
Severn Street 33% (40%)

### Historic Themes:

#### Sub-precinct 2.1

Historical themes underpinning the character of the estate are the impact of motor transport on design principles and the influence of pioneer ideas in town planning.

#### Sub-precincts 2.0, 2.1

(i) changes in urban form, land tenure and subdivision  
(iii) transport links and modes and their impact on residential and commercial development  
(v) typical residential lifestyles and their physical expression

## Description

### Sub-precinct 2.0

This precinct possesses housing groups which strongly express medium-sized residential development of the between-wars period but with many redevelopment sites intermixed. More streets than those recommended for the proposed urban conservation area have been included in the description as a context for those that are.

### Thackray Street

The street contains Old English style houses in brick, with some Moderne style houses such as Number 12. A notable example of Old English style is Number 8.

1 Camberwell City Heights estate sale poster, CCL  
2 Sale plan 227, CCL  
3 as a long street, some parts are better than others

## Camberwell Conservation Study 1991- Significant Areas

Other examples include, on the east side of the street, Numbers 3 and 5, both in a Moderne style using decorative brickwork. Numbers 10, 1 and 2 are not contributory.

### Houghton Street

The street contains Camphor Laurel trees, brick villas, Moderne and Old English style houses of the late 1930s with a large example at 116 Doncaster Road. The east side has this dominant character but the west side is patchy (4, 6 only).

### Buchanan Avenue

Some Moderne examples (4-8) from the period. However, there are many later, austere brick veneers: very little character in street. Not in precinct

### Highbury Street

Street trees are Queensland Brush Box and are in period, the housing being a mixture of Bungalow styles and Greek/Old English. However there has been extensive new development or alteration in the area (2, 6, 10, 12, 16). The street does not form part of the Precinct.

### Severn Street

The west side only is part of the precinct: the east side consists of a Catholic school and reserve. The character

to the south end is brick villas, Old English style but confined to the south end only.

### Maud Street

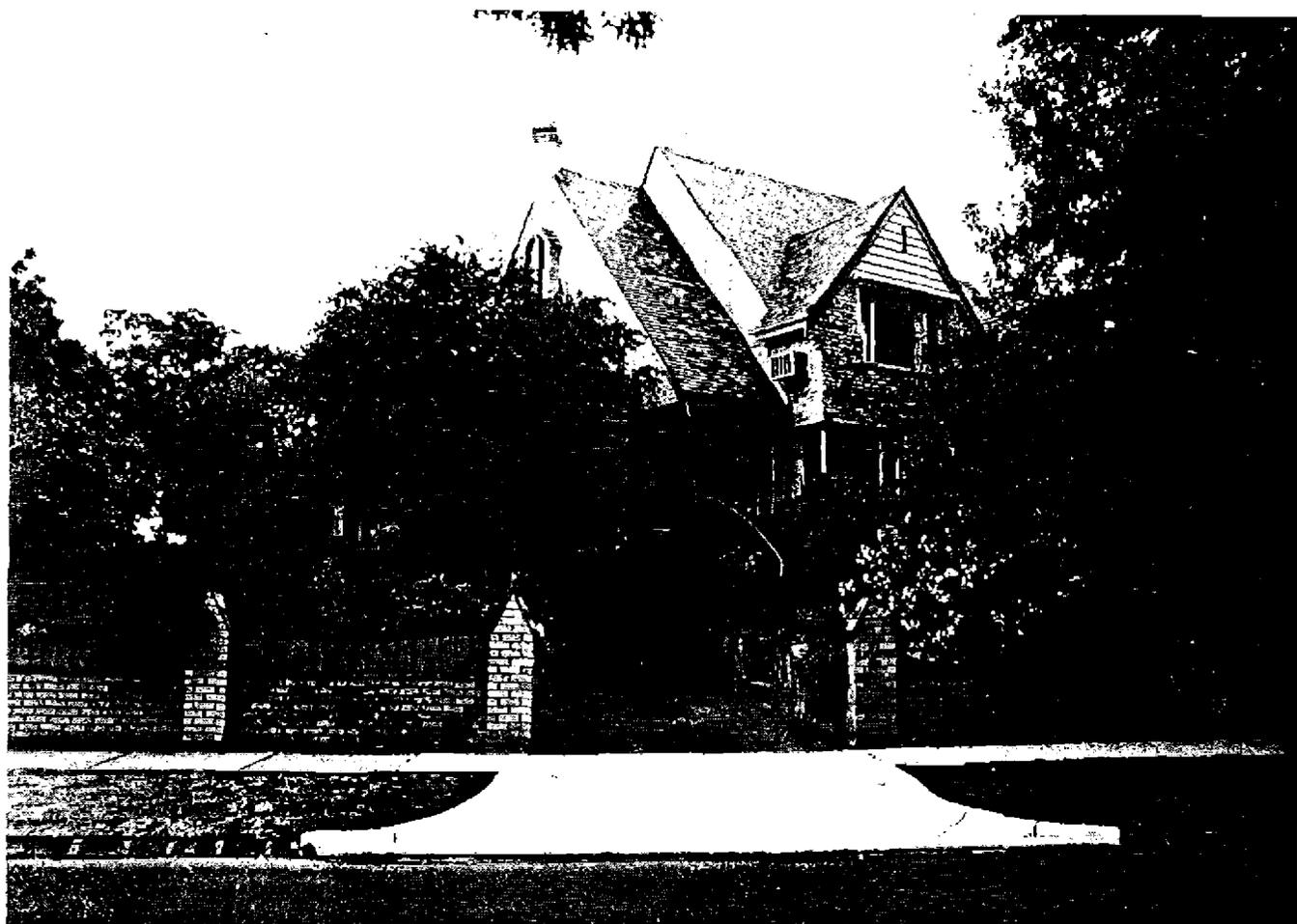
Overall this street has a mixture of periods but there are some good 1930s house groups particularly on the north and south side between Corhampton and Hatfield Streets. Non contributory sites include: north side (Burke Road to Houghton) 1-7, 17, 49, 51, 59, 65, 67, 77-9, 93) and south (between Aylmer and Nicholson) 2-6. Camphor laurel street trees add to the period expression.

### Aylmer Street

East side has good examples of the precinct period such as 17, 15 and 13. Only 3 and 5 are not contributory. New development on the west side includes 8, and 16.

### Osburn Avenue

There are some Moderne examples, such as Number 17 and the two-storey, Number 13 also Old English, such as Number 15. Another notable example such as Number 7. The west side is similar (2-8) but new development has occurred further south including the Catholic Church complex.



22 RIVERVIEW ROAD-A CORNER SITE USING THE INNOVATIVE DESIGN OF THE CAMBERWELL CITY HEIGHTS ESTATE

### **Sub-precinct 2.1**

The valuable part of the estate takes in the main axis and cross- street of the Camberwell City Heights estate (Cityview and Riverview Roads). In these streets the estate's unusual planning details and built character are best represented. The planning layout includes street widening for landscaped medians midway along their length and the angled corner house-siting which maximized street frontage exposure and eliminated side fences (Riverview). Features like these were sometimes incorporated in the new 1920-30s estates, probably with the rising awareness of residential amenity after the formation of town planning commissions nationally.

#### **Riverview Road**

The precinct commences on the east of Riverview Road at the corner of Panoramic Road, that is, 22 (1949) and 21 (1949) Riverview Road respectively, and extends west with both houses of the mid 1930s period and later. No. 16 Riverview Road (1934) is a notable house from the era of the estate but others, such as 13, are not. Most of these houses arise from the second development stage, being from the late 1930s and early 1940s and later. Again, only numbers 16 and 22 are individually significant.

#### **Cityview Road**

Cityview Road has Moderne style houses in red clinker cream and manganese bricks, extending up both sides of the street intermixed with newer non-contributory development such as 15. Near Doncaster Road examples like the two-storey Moderne style No. 3 Cityview Road (1938) provide some character reference in what is otherwise more later development at the south end. The street contains many houses from both the estate's initiation date, such as 5 and 11 Cityview Road, and the recovery surge just before the Second War (ie. 21-33 Cityview Road). Some of these (3,8 and 21) are individually notable but the majority are representative only or later.

#### **Doncaster Road**

Houses contemporary with the estate extend down Doncaster Road, but these are intermixed with more recent examples such as 125.

The overall character of the area is diluted by recent development, although some major houses exist from the estate period. The corner sites demonstrate the principal aimed for in the original subdivision but little else in the estate provides a distinct character.

#### **Management Precinct 2.1**

Unlike the standard recommendations for conservation areas in this report, the nature of this estate determines that only the subdivision pattern along Riverview Road, in particular, and individually notable sites (A-C grade) should be protected.

### **Significance**

#### **Sub-precinct 2.0**

Although undistinguished in layout (see precinct 2.1) and mostly purely representative in its built form the precinct has a strong architectural continuity and is of local importance and regional interest for its groups of 1930s housing (particularly in Maud Street west) the aspect which distinguishes Camberwell in the metropolis..

#### **Sub-precinct 2.1**

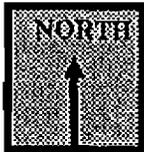
One of the major historical forces altering the character of Camberwell between the wars was the introduction of the motor car. This estate reflects this impact in that it was deliberately designed to smooth the flow of motor cars while controlling speeds. The lay-out of the precinct reflects some of the pioneering attempts to design housing estates in the motor car age.

The street lay-out expresses embryonic planning ideals in inter-war Melbourne and is evidence of an early attempt to manage motor traffic in an imaginative fashion without compromising the gardenesque qualities of the estate. These are innovative design characteristics explored here more fully than in most other subdivisions of the period. A large part of the distinctive quality of the best Camberwell estates is the deliberate attempt of subdividers to create distinctive street patterns. This exemplifies this aspect of Camberwell and its appearance reflects the experimental application of town-planning principles conducted by private subdividers.

The estate exemplifies the experiments with town-planning principles conducted by private subdividers to win an edge over competitors.

The houses themselves reflect a mixture of stylistic influences and periods, but the distinctive lay-out make this aspect of the area aregionally important.

Precinct 3, Hillcrest Estate (part)



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### Precinct 3, Hillcrest Estate (part)

This estate includes significant groups of late 1920s and 1930s housing.

#### History

The Hillcrest Estate of 1922 included Nungerner and Metung Streets, their names arising from picturesque East Gippsland lake-towns and probably used to conjure up the romance of these newly developed resorts. Lots sold there at about the same time as the Central Estate which adjoined on the south.<sup>1</sup> This was the North Ward of the Camberwell municipality, where 268 buildings had been erected in the last 12 months, (two existed on the estate already). A 'magnificent sports and recreation ground of about 30 acres' lay 'almost opposite' the estate, (Balwyn Park). The views were 'glorious' to distant Mt. Macedon and the Great Dividing Range.<sup>2</sup> There was also the electric tram in Whitehorse Road, '...8 minutes from the estate' and other lines were proposed by the Tramways Board.<sup>3</sup> A reference in the advertising to

immigration's boom must have been directed at entrepreneurs.

Not surprisingly, Nungerner Street's housing stock is dominantly of the mid-to-late 1930s; only sites like numbers 1, 3 and 36 being close to the advertised sale period. Like many of the 1920s estates, the Great Depression delayed their development until a noticeable recovery in the mid-1930s.

#### Description

##### Nungerner Street

The street trees are in period (*Quercus sp.*, *Grev. robusta*), with interesting houses including those from the 1920s and 1930s and the individually notable Number 3, in the Spanish Mission style. This building faces Numbers 4 and 6 in the Old English style and adjoins other variants on 1920s and 1930s brick houses designs. For example, Number 13 is a Georgian revival house, two-storey, distinctive, individually notable. There is mixed new development from 16 onwards to the north, on the west



3 NUNGERNER STREET: SPANISH PORCH AND QUAIN ATTIC

1 LP11260, plan 216 CCL  
2 *ibid.*  
3 *ibid.*

side, but there is continuing fidelity to the period on the east side with a sprinkling of the same on the west.

#### Significance

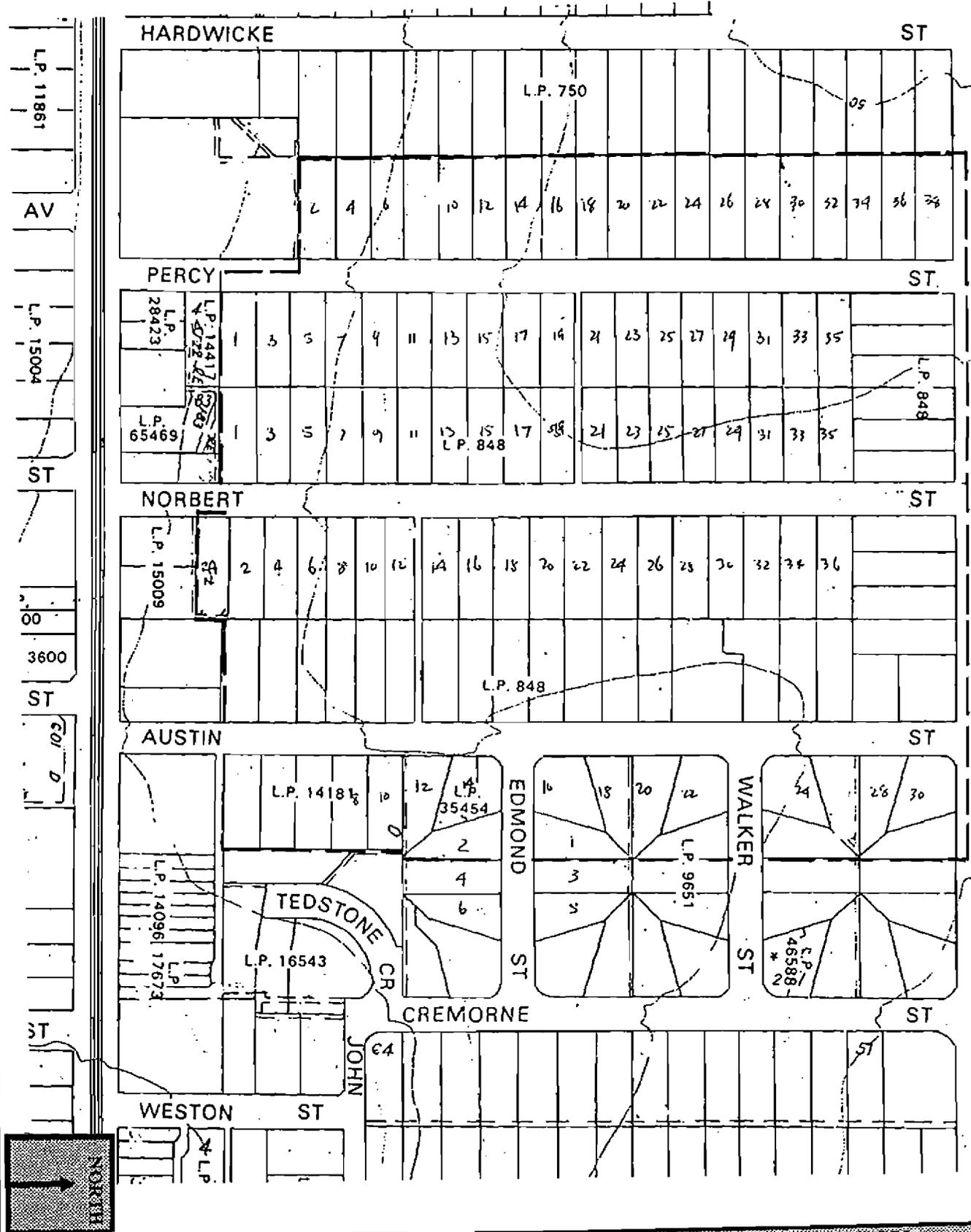
A characteristic grouping of 1930s domestic building types. This precinct is significant in evoking the character of 1930s subdivisions and the range of styles introduced to Camberwell in this period. Many variations in decoration but substantial continuity in form and materials. A strong theme in the precinct is the use of rough render and patterned decorative brick. These elements reflect the character of much of the suburb's 1930s building.

The precinct demonstrates important historical themes in the history of Camberwell. Principal amongst these are the strong associations with Britain and a nostalgic attachment to 'Old English' housing styles. This dominant British affiliation has always been a crucial theme in Camberwell's history. The estate also has significance in that it is a superior example of the process of subdivision and building in the period between the wars in Camberwell. During this period the north ward became an important site of new housing development, prompted by the Whitehorse Road tram. The estate, subdivided in the 1920s and built on in the 1930s and created close to an electric tram service, exemplifies the links between transport, subdivision and building typical of this part of Camberwell.

Historical theme represented: as a relatively intact group of 1930s houses, the precinct reflects the stylistic variety in standard building in Camberwell. The precinct still maintains the character of the 1930s suburb, one of the critical decades in the suburb's history. ie.

- (i) changes in urban form, land tenure and subdivision
- (ii) changes in social form and its impact on the physical form
- (iii) transport links and modes and their impact on residential and commercial development (v) typical residential lifestyles and their physical expression

Precincts 4 & 5, Balwyn Park Estate (part)



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precincts 4 & 5, Balwyn Park Estate (part)

### History

Percy (part), Norbert and Austin (part) Streets were the core of the 'Grill...Arzer Estate, Upper Hawthorn'<sup>1</sup>, and boasted a site directly opposite the mansion of R. Reid, Esq. It was also to be served by a station on the Outer Circle Line and was shown on sale plans to be remarkably close to both Canterbury Station and Balwyn Road<sup>2</sup>. It was also shown east of Belmore Park. The estate was designed by noted architects, Terry & Oakden.

The sale was on the first Saturday in March, 1885; luncheon was served and free railway passes were available. The terms were £5 down and the balance in up to 18 months.<sup>3</sup>

The Outer Circle had been first suggested in 1873, but not until 1884 was the first section opened, (North Melbourne to Royal Park).<sup>4</sup> Part of the estate (Percy, Norbert

streets) was resold as the Balwyn Park estate, barely months later. This time no Outer Circle Railway crossed the sale plan, but, a probable station lay in 'Cotham Road' at the end of Austin Street.<sup>5</sup>

Possibly because the railway arrived too late, today's houses in the estate represent more the 1920s and 1930s than the Victorian boom era. Selling of parts of the adjoining Central Estate (1919-1922) may have interested buyers of the old Balwyn Park Estate in constructing houses or selling.<sup>6</sup> The prolific E.P. Muntz surveyed the Cremorne Street section of the Central Estate (1919).<sup>7</sup> Typical street period expression of identified sites in the era 1916- 1940 is as follows with sites from 1916-30 in brackets:

Austin Street 90% (35%)

Cremorne Street 91% (45%)

Edmond Street 75% (75%)



4 AUSTIN STREET- A CALIFORNIAN BUNGALOW WITH OLD GARDEN AND FENCE

- 1 sale plan torn
- 2 plan not to scale!
- 3 Sale poster, LP218; plan 1885, CCL
- 4 Beardsell & Herbert, The Outer Circle Railway, p.1
- 5 LP427, plan CCL.
- 6 LPs 772, 9651
- 7 ibid.

## Camberwell Conservation Study 1991 - Significant Areas

Kalimna Street 85% (51%)  
Norbert Street 76% (13%)  
Percy Street 84% (35%)  
Walker Street 71% (0%)

### Historic Themes:

(ii) changes in social form and its impact on the physical form

(v) typical residential lifestyles and their physical expression

### Description

#### Kalimna Street

The street contains Californian Bungalow timber construction at the northern end and west side, all on a modest scale.

#### Cremorne Street

There is a sprinkling of timber Californian Bungalows but there are many new developments in between. Camphor Laurel street trees are in period. The street does not form part of the Precinct.

#### Austin Street

The Queensland Brush Box street trees and Camphor Laurel are in period with estate which includes Californian Bungalow and later brick styles. with some Italian villa styles, particularly Number 18. Good Bungalows include Number 11 and Number 9 in the Californian type and the Indian type, Number 8. Old English style examples include Numbers 6, 4 and 12.

#### Edmund Street

Californian Bungalows in the main, timber construction, many altered.

#### Walker Street

Some timber Bungalows (c1925-30) but many later mainly brick styles.

#### Norbert Street

Camphor Laurel street trees, much new development north end, otherwise original fabric is timber Bungalows, including an Indian Bungalow at Number 23 and some later brick styles, 21 included. Number 15 is another example.

#### Percy Street

The street has a concrete roadway, 1920s and 30s brick housing stock, some Old English and Bungalows, as in Number 7 and Number 6. There are some Mediterranean villas, as in Number 19, an individually notable example. Old English, as in Number 25, and the typical Californian Bungalow, Number 27. There is new development at the north end.

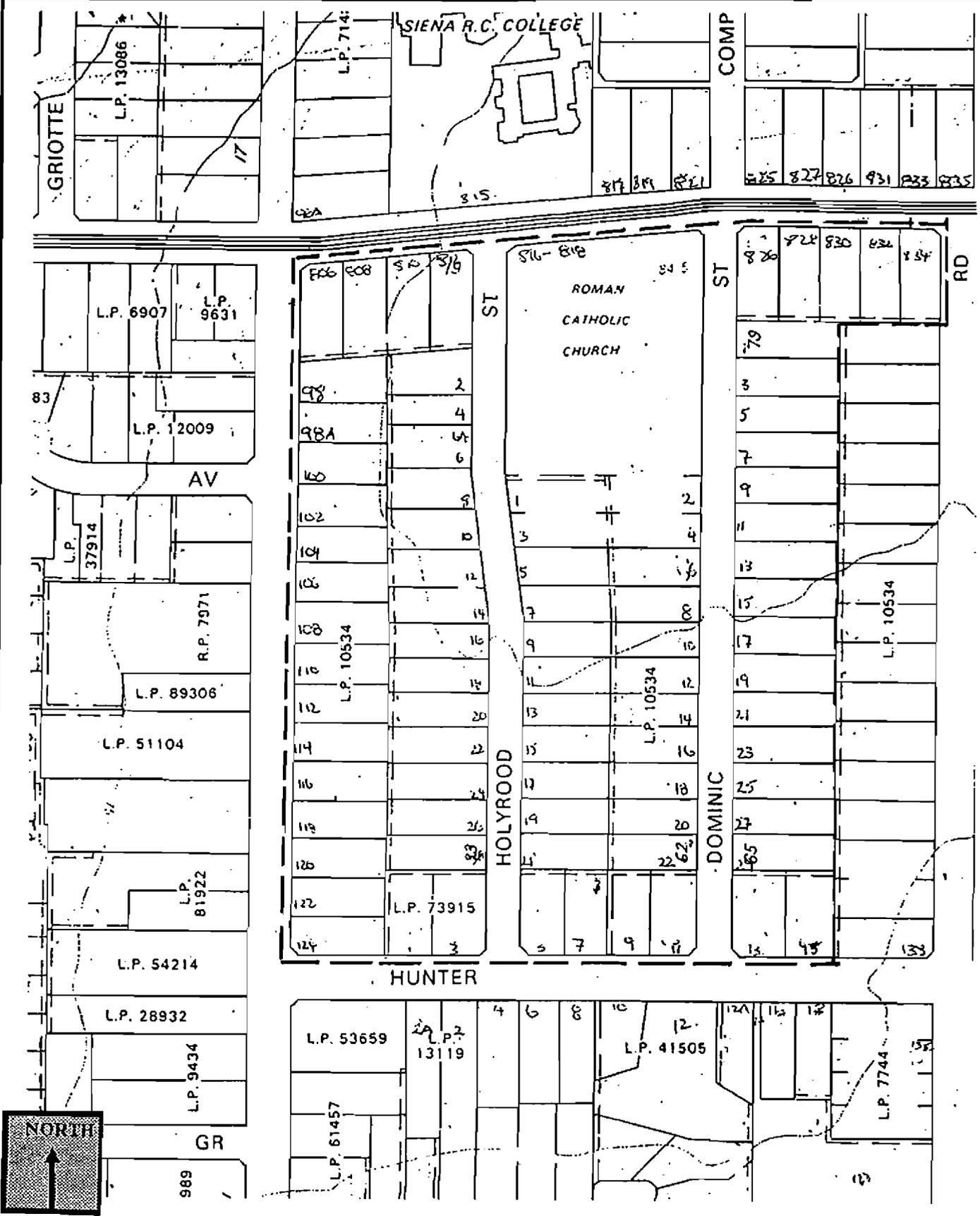
### Significance

Streets with a range of forms and styles from the 1920s and 1930s: while not typically the home of the wealthier groups in the suburb, this area demonstrates the more standard homes of Camberwell.

The historical themes of inter-war building and residence of a range of white collar class grouping give significance to the precinct. Interest lies in its typicality as a middle-level suburban estate rather than its design by architects or residence by any elite group.

This area is historically important as a typical example of Camberwell's inter-War housing development. Whereas the character of this period has been disrupted in other parts of the city, it survives well here. The area is also distinguished because of the survival of period elements (concrete roadways) in the public space of the suburb. It is a superior surviving example of the form of typical inter-War housing estates in Camberwell.

Precinct 6, Holyrood estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

### Precinct 6, Holyrood estate

Two residential streets, concrete paved, with notable early 1930s housing groups and a historical connection to the former mansion, Holyrood at the Holyrood/Riversdale Road corner and St Dominic's church at the Dominic Street corner. Catholic occupation of these lots coincided with the development of the estate around them: hence St Dominic's sites are included in the proposed urban conservation area although incompatible in scale and materials.

#### History

Named after the nearby Riversdale Road mansion from which the land was taken for the estate, the Holyrood (q.v.) subdivision was lodged for approval in 1924 by surveyor, S. Callanan.<sup>1</sup> Callanan had also laid out Camberwell City Heights and the Summerhill Road Estate.<sup>2</sup> Its main streets were Holyrood, Dominic (St. Dominic's was at the corner with Riversdale Road) and

Hunter. Their concrete roads (in part) and mainly early 1930s housing allow the estate to epitomize the continuation of the massive growth in house numbers compared to other Melbourne suburbs in that era.<sup>3</sup> Meanwhile the advent of the tramway in 1916 along Riversdale Road helped focus the placement of this new population.

Holyrood (q.v.), later St. Dominic's priory, was owned in 1895 by Anglesea Highett and later occupied by the noted metallurgist, Sir John Higgins.<sup>4</sup>

The 1929 MMBW Record Plan showed a thin sprinkling of houses in the area with concentrations only in Caramar Avenue and Doonkuna Avenue east. Streets in the Holyrood Estate were largely vacant except for Hunter Road.<sup>5</sup>

Street period expression for identified sites from the era 1926-30 and, in brackets, the era 1931-40 are:

Dominic Street 60% (32%)

Holyrood Street 39% (48)%



15 DOMINIC STREET- ARTS & CRAFTS BUNGALOW AS SHOWN BY ITS ARCHED PORCH

1 LP10534

2 LPs 9874, 11185

3 See Environmental History: in 1929 Camberwell had the most houses built in the Melbourne metropolitan area

4 See Vol. 4

5 MMBW RP75

## Camberwell Conservation Study 1991 - Significant Areas

Hunter Road 43% (26%)

### Historic Themes:

Historical themes: Progress and wealth of Camberwell in the late twenties and then through the worst years of the depression, ie.

- (i) changes in urban form, land tenure and subdivision
- (ii) changes in social form and its impact on the physical form
- (iii) transport links and modes and their impact on residential and commercial development
- (v) typical residential lifestyles and their physical expression

### Description

#### Dominic Street

The street has a concrete roadway. Housing is generally masonry, in a combination of stucco and brick, using the Old English style, such as in Number 6, and the Bungalow style, such as in Number 15, also Italian villa style (Number 17). The street character strengthens towards the south.

There are some original fences, such as in 18, 16 and 20.

#### Holyrood Street

Masonry face brick and stucco houses in the Mediterranean and Old English style, with a concrete road and Queensland Brush Box street trees (*Lophostemon confertus*) empathetic with the era. Non-conforming development of recent date include Numbers 6, 6A and 8, also 10 and 12, almost eliminating the contribution of the northern end, west side of street, to the precinct. However, given the inclusion of the church complex and sites along Wattle Valley Road, the precinct boundary takes in the whole estate at this point.

#### Hunter Road, north side only.

Consists mainly of stucco Italian villa style houses. The south side contains the notable 12 Hunter Road which extends across a wide frontage via its landscape but this house is otherwise isolated from the streetscape and is not included in the precinct.

#### Wattle Valley Road

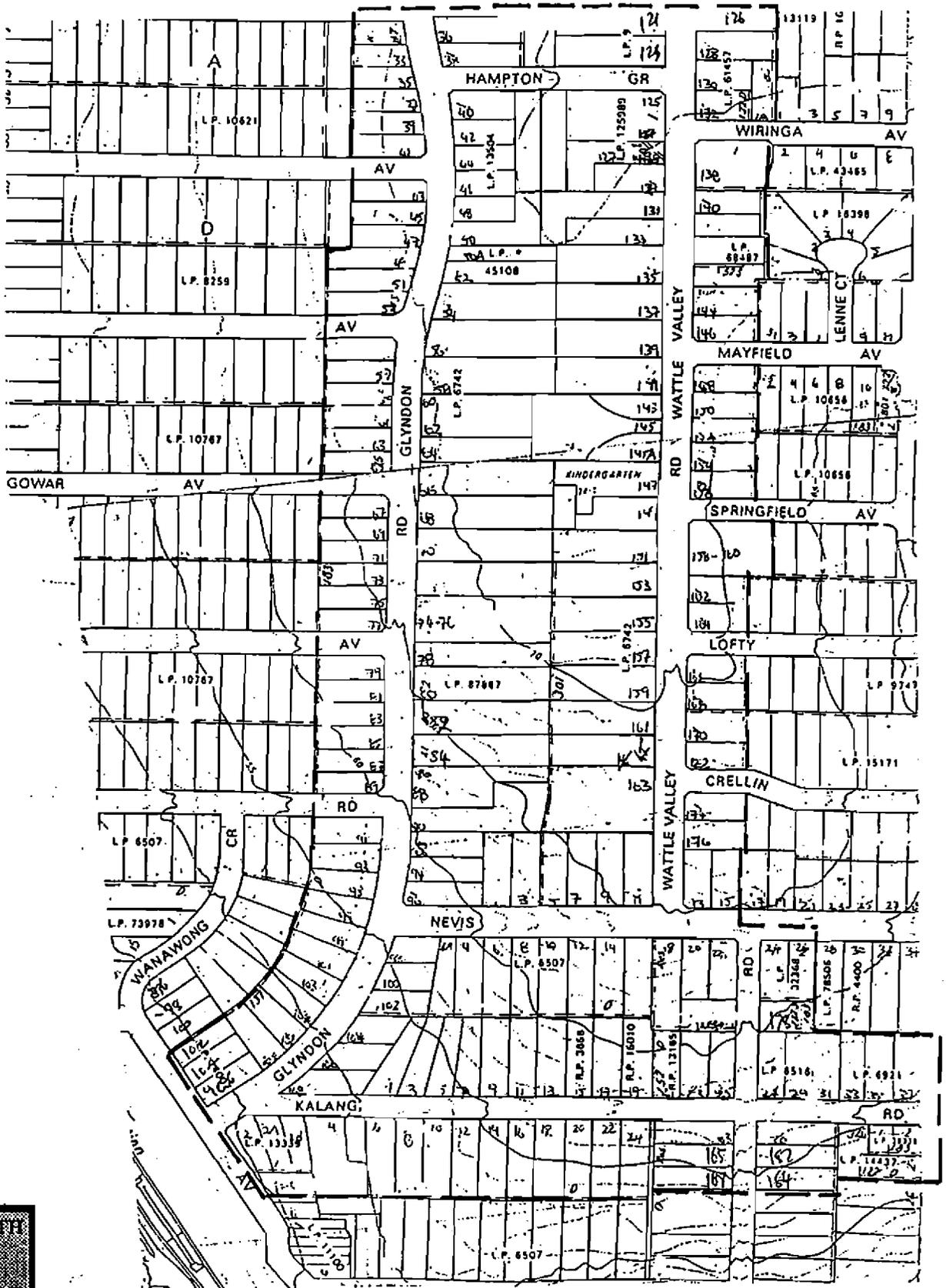
The frontage in the Holyrood estate (precinct 6) has similar era housing (late 1920s), but they are mainly larger dwellings. There is some new development and also some earlier Bungalow style houses.

### Significance

Historically, an estate with the essential elements of the later 1920s development of Camberwell.

Architecturally, very expressive of the c1925-35 era, with the building stock, street trees and road pavement all specifically related to that era also adjoining an important and prominent church building (St. Dominic's) of the same era which acts as a signpost to the residential estates around it.

Precinct 7, Camberwell Estate extension (part)



### Precinct 7, Camberwell Estate extension (part)

An area displaying two important growth era in Camberwell's history, the late 19th century and the consolidation of the 1920- 30s. This part of the estate has mature 19th century landscape elements and an unusual herringbone-pattern street layout.

#### History

The Camberwell Estate extension of 1891 included Glyndon, Hampton, Nevis Streets and Wattle Valley Road.<sup>1</sup> Thomas Walker Fowler, civil and hydraulic engineer, surveyor and architect, of Collins Street, laid it out. His private residence was in Carlyle Street, in nearby Upper Hawthorn.<sup>2</sup>

The similarly titled distinctive herringbone plan subdivision which followed was the surveying work of George Parsons & Sons, who declared it in many parts during 1914.<sup>3</sup> Major selling points for the estate included the Hartwell Station which adjoined it on the south-west,

the proximity to the (proposed) tramway, gas and water reticulation through the estate, lot sizes up to 230 feet deep and its height. It was 212 feet above sea level.<sup>4</sup> Electric lighting wires ran along Riversdale Road. The narrow strip between the estate and Wattle Valley Road was shown then as fenced land belonging to Mr. (James) Baillieu (number 125?).<sup>5</sup>

The 1929 MMBW Record Plan shows Baillieu's "Warrambine" as just one of a number of large villas facing Wattle Valley Road, such as "Bona Vista" (142), "Redcourt" (138) and "Lauriston" (138), until a regular house-lot grid took over south of Warrambine, on the west side of the road.<sup>6</sup> Glyndon Road was all but empty, except a well-populated frontage block bounded by Car-ramar and Doonkuna Avenues.<sup>7</sup>

Overall the area shows the two major development phases as the large villas of the Victorian & Edwardian Era sprinkled through the similarly scaled but closer settled houses of the 1920s and 1930s.



WATTLE VALLEY ROAD. LARGE HOUSES SET IN MATURE GARDENS.

- 1 LP3321
- 2 D1892
- 3 LPs 6507, parts 1 & 2
- 4 Sale Plan 65, CCL
- 5 See Vol. 4, built 1892
- 6 MMBW RP75, 1929 compiled
- 7 *ibid.*

## Camberwell Conservation Study 1991 - Significant Areas

Typical street period expression of identified sites from the 1916-40 era with the era, 1926-30 in brackets:

Glyndon Road 98% (44%)

Kalang Road 93% (59%)

Nevis Street 95% (49%)

Wattle Valley Road (part) 53% (16%)

### Historic Themes:

- (1) Relation to Hartwell Station exemplifies the role of transport in subdivision
- (2) Street trees and public space reflect the 'natural' character which distinguished Camberwell. This estate, more than many others, reflects the 'Garden Suburb' character of Camberwell.
- (3) Herringbone subdivision pattern distinguishes the area from other subdivisions and are typical of the attempts to give Camberwell a distinctive character through using variations in standard lay-out.
- (4) Range of intact and high-quality houses in the precinct expresses the superior quality of many Camberwell subdivisions of the period.

### Description

#### Glyndon Road

The north end has fair Bungalow character, of mainly brick and stucco construction: dominant on the east side, and intermixed with later development progressing to the south. Strong character resumes at approximately number 28 and progresses to the south, particularly on the east side where Bungalows are intermixed with some Old English style revivals, in large houses. An area of individually notable houses includes 62 to 66, including Moderne style houses, such as 72.

#### Kalang Road

Has a mixture of timber and brick Bungalow era houses.

#### Fordham Avenue.

Similar period shopping centre attached to area, numbers 112-128, c1930.

#### Nevis Street

Good street trees (Queensland Brush Box *Lophostemon conferta*), Bungalow, Italian villa style and Old English, mainly masonry, intermixed with new development, particularly on south side and particularly after Wattle Valley Road (not in the Precinct).

#### Wattle Valley Road

Contains significant man-made landscape and specimen trees surrounding individually notable villas from the Victorian & Edwardian Era followed by those from the 1920s-30s (see 153 with notable garden), mainly of masonry construction. However there have been major redevelopments also in this section of the street.

New or altered development includes: 101, 105, 115-119, 126, 127, 138, 140, 141, 142, 146, 145A, 148, 150, 159, and 161.

### Significance

Historically, significant in its break from the traditional grid pattern of subdivision. A precursor of other experimental street lay-outs in Camberwell streets. Also perceivable in Wattle Valley Road as two development

layers, each compatible with the other and evidently inter-related; large and significant houses from the Victorian & Edwardian Era as a precedent for similar houses of the area's other major growth era.



## Precinct 8, Sunnyside Estate

### History

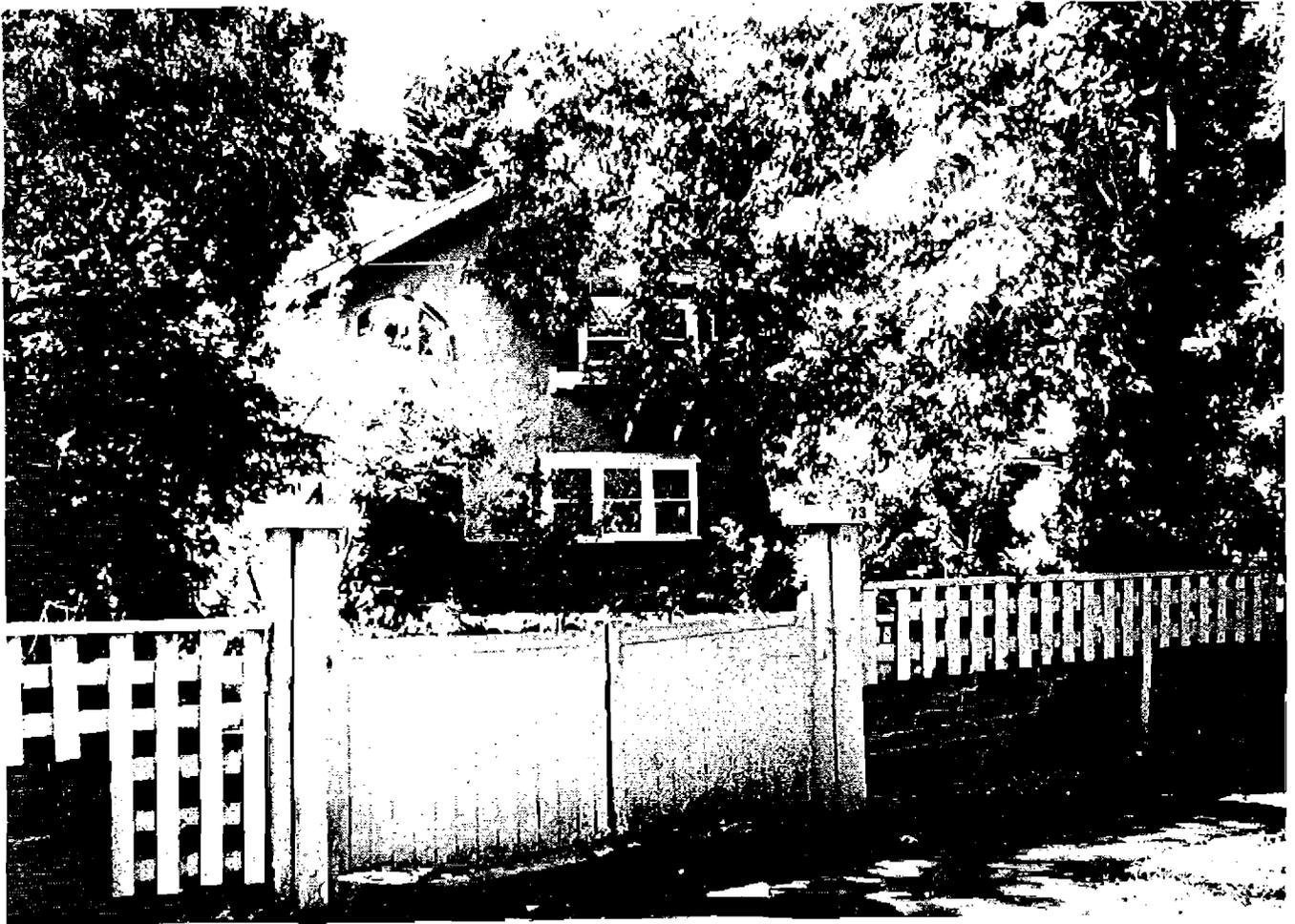
Surveyor, Walter Webb, was also responsible for the Glen Iris Heights (1916, 1918). Further south in the same period he laid out the Sunnyside estate.<sup>1</sup> Owen & J.C. Adams was the joint selling agency and solicitors were Fink, Best & Miller.<sup>2</sup>

Sunnyside was promoted as having 'no equal in Australia,' 'every lot...a perfect piece of nature's handiwork' and at 'the very summit of Burke Road...Right on the Electric Tram Route.' Claimed provision of ornamental shade trees, a made road and an 'Extensive Panorama of Views from every lot, unrivaled in Australia' is typical of the boosting given to estates of this type. Specifics included claimed proximity to recreation, transport, shops, schools and churches; the provision of services; no 'unnecessary business premises' (land-use zoning); and no unsightly

iron-roof buildings, (materials control). Other controls built into the title included a minimum construction price of £600 (excluding architect's fees), a minimum front set-back of 9.5 metres (30 feet) and that there should be only one house per lot.<sup>3</sup> The terms were £10 deposit and 5 years of payments at 5% interest. The prices paid in Sunnyside Avenue were around the £3 to £3/7/- per foot on the north side, to £2/16/- to £3 on the south; the difference possibly reflecting the emerging sun-awareness for north facing rear yards.<sup>4</sup> Given the estate's location on the south side of a hill, the misnomer, 'Sunnyside', was a stroke of marketing genius.

A 1919 sale plan showed photographs of typically Bungalow-styled houses, with wire fences, already built on the estate. These were termed 'Modern Distinctive Homes' and their occupants, 'Sunnysiders'.<sup>5</sup>

Unlike many of the 1920s subdivisions, Sunnyside was sold and built on almost immediately after the war's end,



23 SUNNYSIDE AVENUE

- 
- 1 LP7396
  - 2 Plan 42, 315/6 CCL
  - 3 transfer 872184 28.11.1918
  - 4 Plans 42, 355/6 and 69, CCL
  - 5 *ibid.*

## Camberwell Conservation Study 1991 - Significant Areas

stalling any effects of the Depression. Most houses date from c1918-c1926 and only a few intrusions have occurred since, mainly in the 1970s and 1980s.

Street period expression of identified sites from the era 1916-40 with those from the era 1916-25 in brackets:

Cochran Avenue 82% (76%)

Currajong Avenue 82% (75%)

Pine Avenue 75% (47%)

Sunnyside Avenue 86% (81%)

### Historic Themes:

It is a fine example of the use of controlled building and siting in the immediate post World War One period. Reflects the themes of electric tramway influence on subdivision, by-law and covenant control over building and Camberwell's identification with high-quality Bungalow estate development of the early 1920s.

The link between subdivision and public transport was typical of Camberwell. The control of the estate through covenants, etc. was a significant distinguishing characteristic of many Camberwell subdivisions. This impact of these themes survives more clearly in this Estate than in many other parts of Camberwell.

### Description

#### Pine Avenue

The street has Bungalow era character but with new development, particularly on the south side. Some Bungalow examples have been altered, such as 13 and 15, whilst the new houses such as 19 are unrelated to Bungalow era and major redevelopment has occurred around 26 and 28. Brick construction is dominant.

#### Cochran Avenue

The street has Bungalow era brick and stucco houses, some redeveloped such as 21, with new unrelated houses such as Numbers 12 and 11.

#### Currajong Avenue

The street has Indian and Californian Bungalow era style houses, many altered in detail. There are mature street trees, mainly Plane, and some redeveloped sites such as Numbers 20 and 28.

#### Sunnyside Avenue

The street has pronounced Bungalow era character, Indian and Californian, some original fences and gardens, and notable individual houses such as Number 23. There are also mature oak street trees (*Quercus Robur*).

#### Burke Road

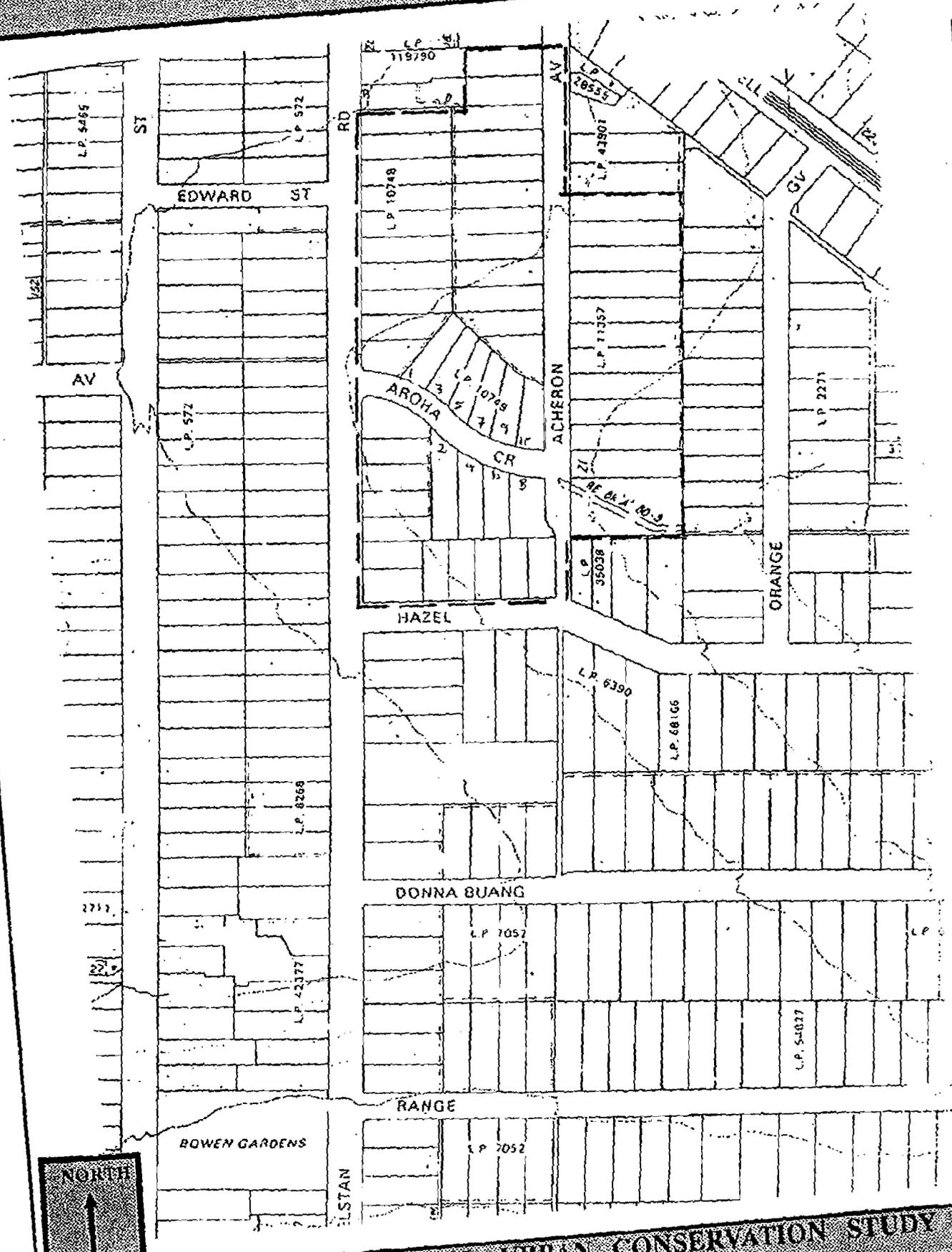
The Burke Road frontage to the estate also has dominant Bungalow era housing character with individually important examples ie. 486-490 Burke Road.

### Significance

A fine intact estate with elements of land-use zoning and lay-out controls evident in its form (residential only zoning, minimum site frontages/areas per house, plus covenants determining minimum house values etc.). The importance of the precinct is enhanced because of the uniformity of period characteristics found within the limits of the original estate, the boundary of the present precinct.

The buildings date from an uncharacteristically narrow span of years. This estate reflects the character of immediate post- World War One development. More than any other area of Camberwell this estate repeats the character of immediate post- World War One development. Its intact rows of Bungalows, its consistency of materials, set-backs and street planting all register elements favoured in more expensive suburban estates. The Bungalows here have a standard appearance (red brick with cream facings) but varied decorative facade elements (especially in placement and form of the porch, gable characteristics and fenestration).

Precinct 9, Camberwell Road Estate (part)



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991  
1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

### Precinct 9, Camberwell Road Estate (part)

The precinct has some fine Bungalow groups such as in Aroha Crescent which also has the curved street form characteristic of the ideal Bungalow-era estates.

#### History

Named as the Camberwell Road Estate, this part of the subdivision was comprised of Athelstan Road, Acheron Avenue and Aroha Crescent. A.J. Muntz declared the area in 1924 over a similar subdivision declared by one D. Hardie two years earlier.<sup>1</sup> The 1931 MMBW *Record Plan* does not reflect this progress. Instead, it shows just Athelstan Road, awaiting the insertion of Acheron and Aroha across the fence lines still formed around a large villa facing Canterbury Road.<sup>2</sup> Where Aroha Crescent ends, was a small reservoir.<sup>3</sup>

The crescent's curving form and concentration of Bungalows parallels the popularity of Bungalow courts elsewhere (see Kerr Crescent, Camberwell). A concept which had arisen in west coast America, the court pro-

vided potentially higher density of Bungalows closely spaced in a cul-de-sac. The crescent was a refinement of this to provide dynamic view lines to houses with progress into the court and regulated the flow of motor traffic to a slower pace, as used earlier by Burley Griffin at Heidelberg but rarely elsewhere in the state.

Street period expression of identified sites from the era 1916-40 with those from the era 1916-25 in brackets:

Acheron Avenue 88% (25%)

Aroha Crescent 100% (70%)

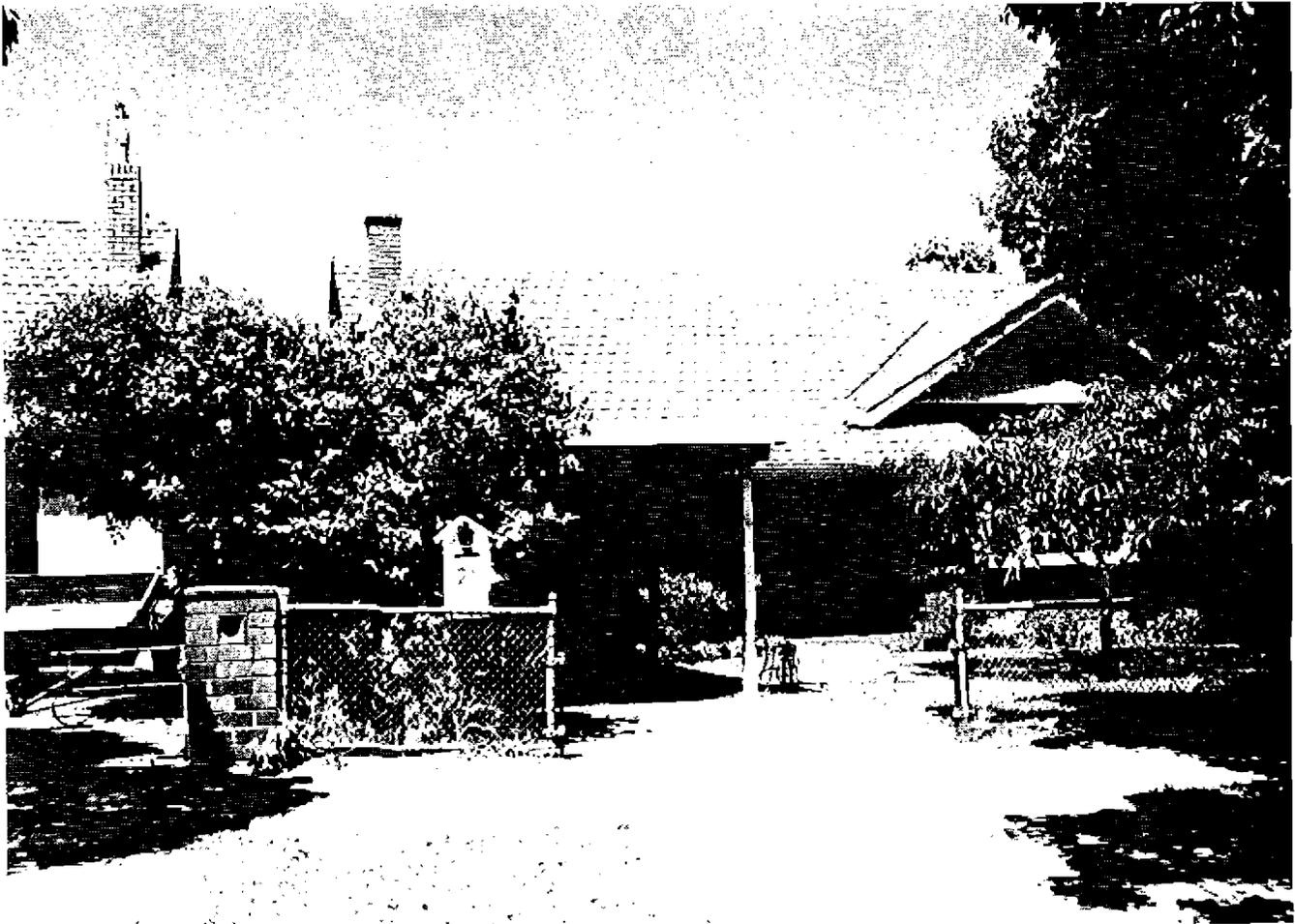
Athelstan Road 61% (50%)

Hazel Street 46% (19%)<sup>4</sup>

#### Historic Themes:

It has the typical 1920s building style and innovative street lay-out and so is indicative of Camberwell's place at the forefront of suburban style in the inter-war decades.

(1) Reflect the characteristic buildings of inter-War Camberwell.



21 ATHELSTAN ROAD- ONE OF THE TYPICAL BUNGALOWS, WITH THEIR GABLED TILED ROOFS, HERE WITH AN ADDED CARPORT BUT THE A TYPICAL FENCE OF THE PERIOD REMAINS.

1 LPs 10748k 10749

2 MMBW RP76- probably not updated

3 *ibid.*

4 ie north side only

- (2) Shows the use of innovative street patterns.
- (3) Street trees match the period and reflect the desire to make Camberwell a perfect 'Garden Suburb.'

#### **Description**

##### **Aroha Crescent**

This is a fine group of medium-sized brick mainly Californian Bungalows with period street trees (Queensland Brush Box). Among them, Number 2 has remnants of the original garden and 4 has its fence. Only 9 has been altered, albeit in an empathetic if over-scaled manner.

##### **Acheron Avenue**

The Bungalow quality extends out into Acheron Avenue, which has extensive Bungalow groups north almost to Camberwell Road and period street trees (Queensland Brush Box). The later Old English flat blocks at the north and south ends do not affect the overall character. Altered or new sites are almost confined to the east side: 9, 23, 28, 29, and 31. Bungalow gardens and fences include 16.

##### **Athelstan Road**

Number 37 Athelstan, on the corner of Aroha Crescent, is part of the Precinct. Some Bungalow character extends north from Aroha along Athelstan on the east side, but is patchy on the west side. Bungalows extend south along Athelstan from Hazel, a good group starting at 57 and moving north. Again, some patches on the west side around 72 onwards, or 70. The Camphor Laurel street trees in Athelstan are notable. New or altered sites include: (east side) 49, 33, 17, 15, 13, 11, and 9; (west side) 2, 8, 10, 30, 32, 34, 38, 42, 44, 50, 54, and 56.

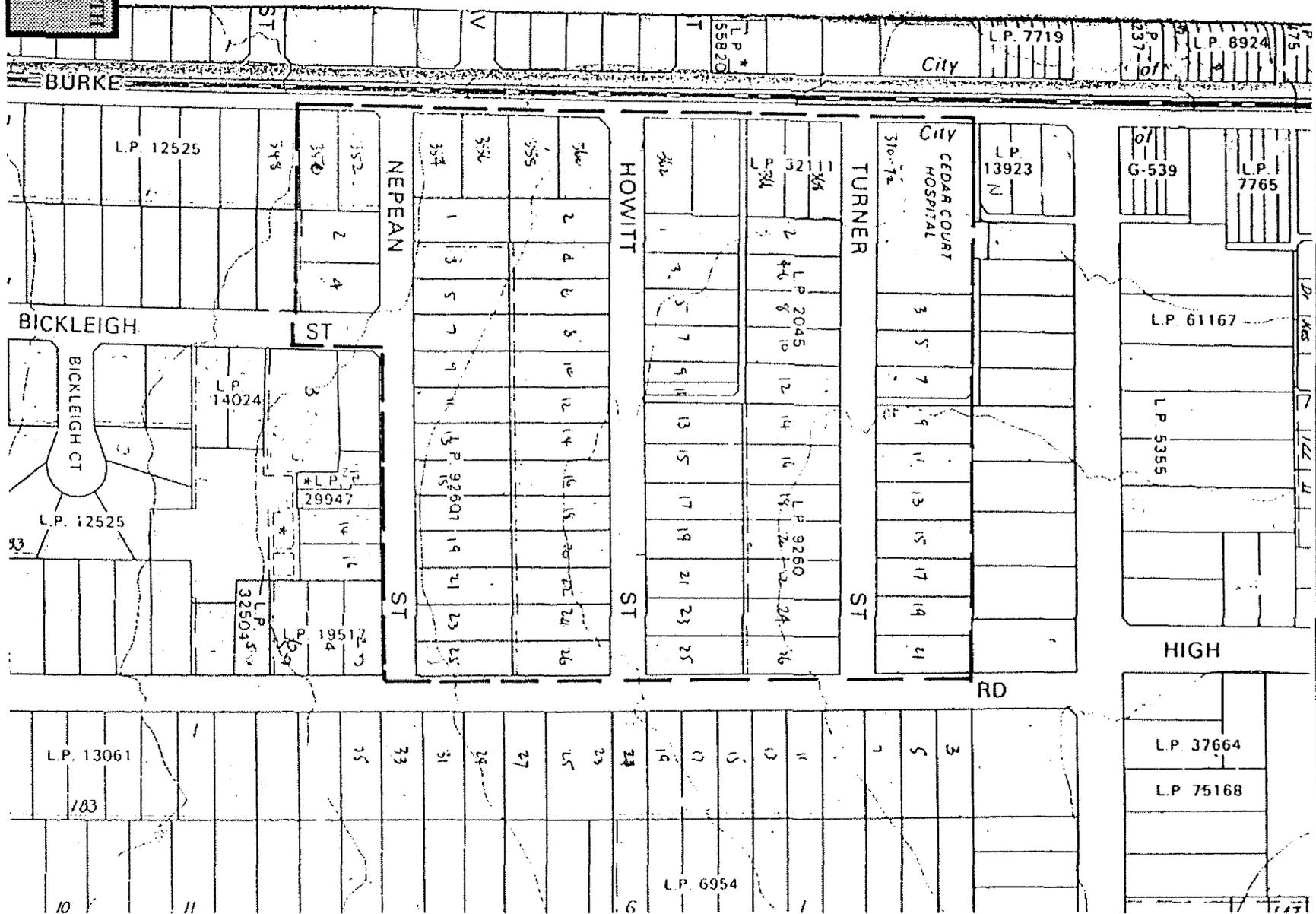
##### **Hazel Street**

The Bungalow character also extends along the north side only of Hazel Street.

#### **Significance**

Valuable for the concentration of the Bungalow house style, in part matched by an innovative curvilinear street pattern, and the public and private landscape which goes with that era. Historically it is indicative of Camberwell's place at the forefront of suburban growth and house styles in the inter-war decades and significant for its comparatively high concentration of inter-War Bungalow housing and its innovative use of crescents and courts in street lay-out. The houses here are superior in their integrity and shared characteristics and the street pattern is a superior example of inter-War estate planning. Camberwell's reputation as a desirable suburb is rested largely on these two qualities.

Precinct 10, Toorak Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986: P. Sanders P/L & Graeme Butler 1986, 1991  
 1991: Dr Chris McConville & Graeme Butler

### Precinct 10, Toorak Estate

Camberwell's finest Bungalow-era estate, having the concrete roads, period street trees and the well-preserved mainly brick Bungalow housing stock.

#### History

Known as the Toorak Estate (Turner, Howitt and Burke Road) in 1888, its layout came from Thomas H. Braim, Jnr. (Bruford & Braim), then of Inglesby Road, Camberwell.<sup>1</sup> Nearly 40 years later it was revived in a slightly different form (Nepean Street added?), as declared by J.G. Gillespie.<sup>2</sup>

Analysis reveals the following period expression percentages for the era 1916-1925:

Howitt Street 79%

Nepean Street 81%

Turner Street 69%

Of interest, is the 11% of sites judged to be pre-1900, in Howitt Street, and 12% in Turner Street;<sup>3</sup> e.g. numbers 11, 12 Howitt Street and 10 Turner Street. Meanwhile,

the Burke Road frontages contained larger lots, which generated larger, generally 1920s and 1930s, houses, particularly at corners.

#### Historical Themes:

Influence of electric tramways on estate subdivision; building form and the style characteristic of high-quality estates of the First World War and after.

Historical themes represented.

(1) Influence of electric tramways on estate subdivision; building form and style characteristic of high-quality estates of the First World War and after.

(2) The influence of by-law planning is reflected in the larger size of blocks and houses fronting the major street (Burke Road) and the larger scale of buildings on corner blocks. Camberwell Council made a deliberate attempt to regulate buildings at corners and along main roads in Camberwell, to counteract what they saw as the degradation of major streets because of increased traffic. This



354 BURKE ROAD- FULLY DEVELOPED BUNGALOW STYLE HOUSE WITH FENCE AND GARDEN FROM THE PERIOD.

1 D1889, LP2045  
2 LP9260, 1922  
3 See Appendices

estate demonstrates clearly the response to this threat to the image of the suburb.

**Description**

**Turner Street**

The street has a concrete roadway and mainly Bungalow era development. There are some original garden elements, such as Number 16, with a palm. New intrusions include Number 10 and residual Victorian era houses, Numbers 4 and 6.

**Howitt Street**

The street has a concrete roadway and a period Pin Oak avenue. Individually significant Bungalows such as Number 2, are in near original condition. It is typical of other red brick and stucco Bungalows throughout the estate.

**Nepean Street**

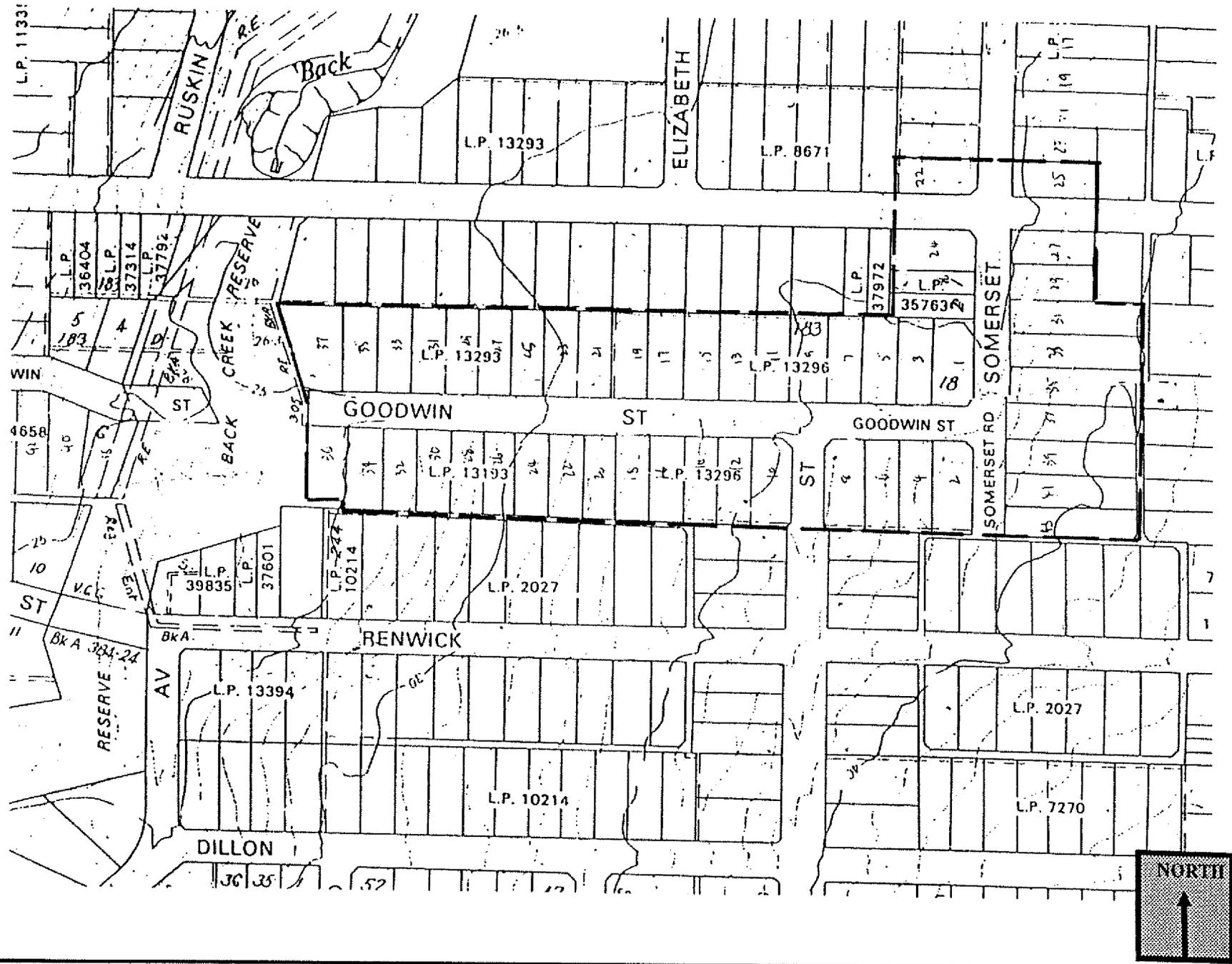
The street has a concrete roadway, and Bungalow style housing also, there are some later Old English style houses, especially on the south side.

**Significance**

**An** estate developed largely from 1916 to 1925 with a range of styles characteristic of the period.

**A** notable Bungalow estate developed largely from 1916 to 1925 with a landscape and road pavement characteristic of the period. Built near to major electrified tramway routes and historically representative of the influence of electric tramways on estate subdivision; building form and style characteristic of high-quality estates of the First World War and after.

Precinct 11, Goodwin Street & Somerset Road



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 11, Goodwin Street & Somerset Road

### History

The two estates around Goodwin Street and Somerset Road also included Denman Avenue and Lincoln Street, (Tyrone estates?). The surveyor, E.L. Braid, declared the first in October, 1929, and James G. Gillespie, the other, in December.<sup>1</sup> Gillespie was also responsible for the Cotham Hill, Belmont Heights and Parkside Estates. Braid surveyed the Burke Road Gardens estate and, coincidentally, a revision of the Cotham Hill Estate.<sup>2</sup> Surveyed one year after the Wall Street crash, the entrepreneurs must have been intrepid. Representation of the immediate post- Depression era (c1931-40) is, nevertheless, strong in the component streets i.e.

Goodwin Street 92%

Somerset Road 70% (97% 1916-40)

Most houses were built in the late 1930s (c1934-8), 1934 being the beginning of building revival throughout the

State.<sup>3</sup> Somerset Road has a similar age profile. The 1916 tramway in Toorak Road presumably aided the growth of this estate.

### Historic Themes:

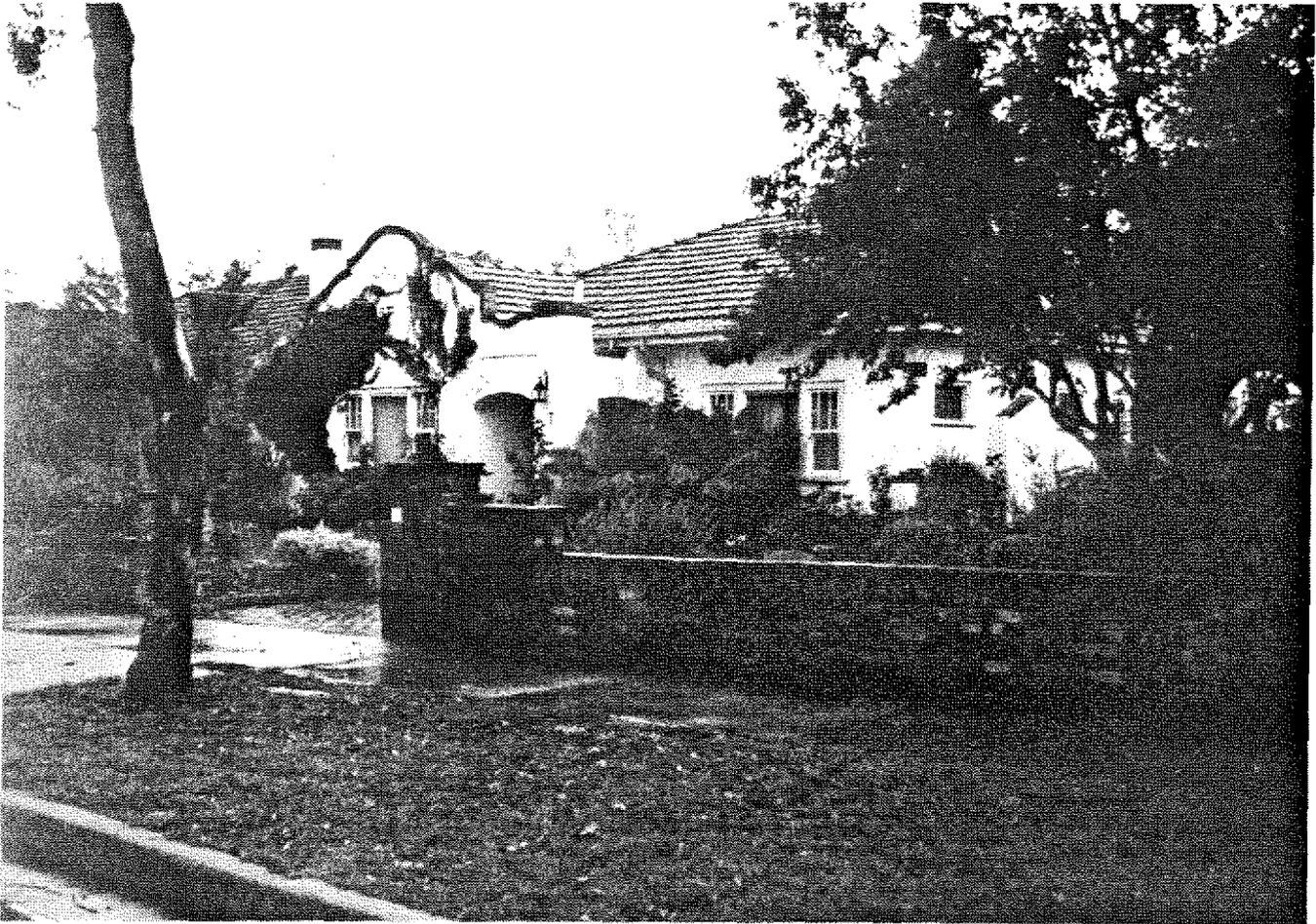
Historical themes represented: Late 1930s building boom in Camberwell; a range of stylistic references, especially nostalgic elements such as the Old English styles, identified with the period.

- (i) changes in urban form, land tenure and subdivision
- (iii) transport links and modes and their impact on residential and commercial development
- (v) typical residential lifestyles and their physical expression

### Description

#### Goodwin Street

The character of the street is strongly in the 1930s villa idiom, with face brickwork and in many cases unpainted coloured stucco dominating. There are many original fences and gardens. There is also some use of the Mod-



GOODWIN STREET

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1 LPs 13193, 13196  
2 LP15004, 12525  
3 See analysis, site schedule

erne style, Old English and Mediterranean villa with timber construction, more the case at the west end. Individually notable houses include Number 9 with its parged stucco work and unusual Mediterranean villa style, also the patterned brickwork on 5 and similar parging on Number 3.

#### **Somerset Road**

This street has a continuation of the Goodwin Street character, with brick and stucco Moderne and Mediterranean villa styles, fences and gardens.

Although the Precinct extends only to include No. 25, as the last house to the north, patches of similar housing do extend to the north.

#### **Significance**

A good and near intact example of the late 1930s estates and historically representative of the late 1930s building boom in Camberwell with a range of stylistic references, especially nostalgic elements identified with the period.

The estate is a classic example of the strength of Camberwell's building industry in the years immediately after the Depression, a period critical to the surviving character of the suburb. The speed of Camberwell's revival from the Crash distinguished it from other Melbourne suburbs.

The Estate has a relatively high concentration of high-quality buildings which survive from the later-1930s, when Camberwell was at the forefront of building in Victoria. Of particular importance here are the Moderne and Mediterranean styles, important characteristic buildings of the decade and better represented here than in other parts of the suburb.

# Precinct 12, Summerhill Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

### Precinct 12, Summerhill Estate

A residential development by a local entrepreneur which exhibits well the housing stock and styles of the late 1920s-30s, with period street trees (Camphor Laurel).

#### History

The Summerhill Estate of 1925 was a large one, encompassing nearly 600 house sites flanking a creek (later labeled as a sewerage reserve) and the deep Outer Circle Line cutting.<sup>1</sup> The subdivision was declared and surveyed by S. Callanan.<sup>2</sup> Nearby, the Camberwell Council had acquired land for the Summerhill Park, in anticipation of new homes.<sup>3</sup> 'Gas, water and electric light' were close by on the north, as was a sprinkling of new houses.<sup>4</sup> The sole selling agent was T.M. Burke, P/L and lot prices were clearly stated on his sale poster. Most lots were priced between £150 and £250, but some were over £300

(lots 39, 40 in Adrian Street, lots 1 & 2 in Summerhill Road).<sup>5</sup>

Again, years passed before these lots were developed. Much of Adrian, Brandon, Celia, Florizel, et.al. streets were built up in the mid-to-late 1930s. Early houses include 15 Adrian, 24, 25 and 27 Brandon, 22 Celia and 5 Hortense Streets, all in the late 1920s.<sup>6</sup>

Street period expression of identified sites from the era 1916-40 with those from the era 1931-40 in brackets:

Adrian Street 94% (88%)

Audrey Crescent 76%

Brandon Street 92% (86%)

Celia Street 88% (75%)

Florizel Street 86%

Hortense Street 81% (79%)



*32 HORTENSE STREET, A DISTINCTIVE CORNER HOUSE IN THE ESTATE*

- 1 LP11185
- 2 Plan 456, CCL
- 3 EHD, p.110
- 4 CCL
- 5 Plan 116, CCL
- 6 See schedule

**Historic Themes:**

Work of prominent local developer, stylistic range of inter-war building.

(v) typical residential lifestyles and their physical expression

(x) significant persons and sites associated with them.

**Description**

**Adrian Street**

This street has late 1920s to early 1930s stucco and brick housing, many with original fences and gardens. Styles are generally of the Old English with Mediterranean villa styles, residual Bungalows and with the Moderne style represented by Number 36.

**Hortense Street**

This street has mainly 1930s houses, with individually notable houses such as Number 6 in the Moderne style, again with many original fences and gardens and styles varying from the Indian Bungalow (Number 5), to the Old English style. Other individually significant houses include 32 Hortense Street which is an unusual design at the corner. Hortense Street south has some later development, but it retains the general character of the rest of the street.

**Audrey Crescent**

This street has 1930s and 1940s houses, Number 28 being a good example of the Moderne style. West of Florizel, there is new development, substantially unrelated to the rest of the estate.

**Brandon Street**

Some mixed redevelopment on the south, but stronger character around Aerial Avenue, where Old English style, Moderne style and original fences and gardens provide some dominant character.

**Celia Street**

This street has Camphor Laurel street trees, stucco and brick, Moderne and Old English style houses with many original fences and gardens. Frequent use of patterned brickwork, manganese, heeler brickwork and other types.

**Florizel Street**

This street has some redevelopment, but generally face brick Moderne, Old English style housing. Camphor Laurel street trees dominant, one notable house being Number 41 in the half-timbered Old English style and Number 29 showing patterned brickwork, corner siting and mature garden. Number 23 has rounded curves in the Moderne style.

**Significance**

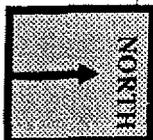
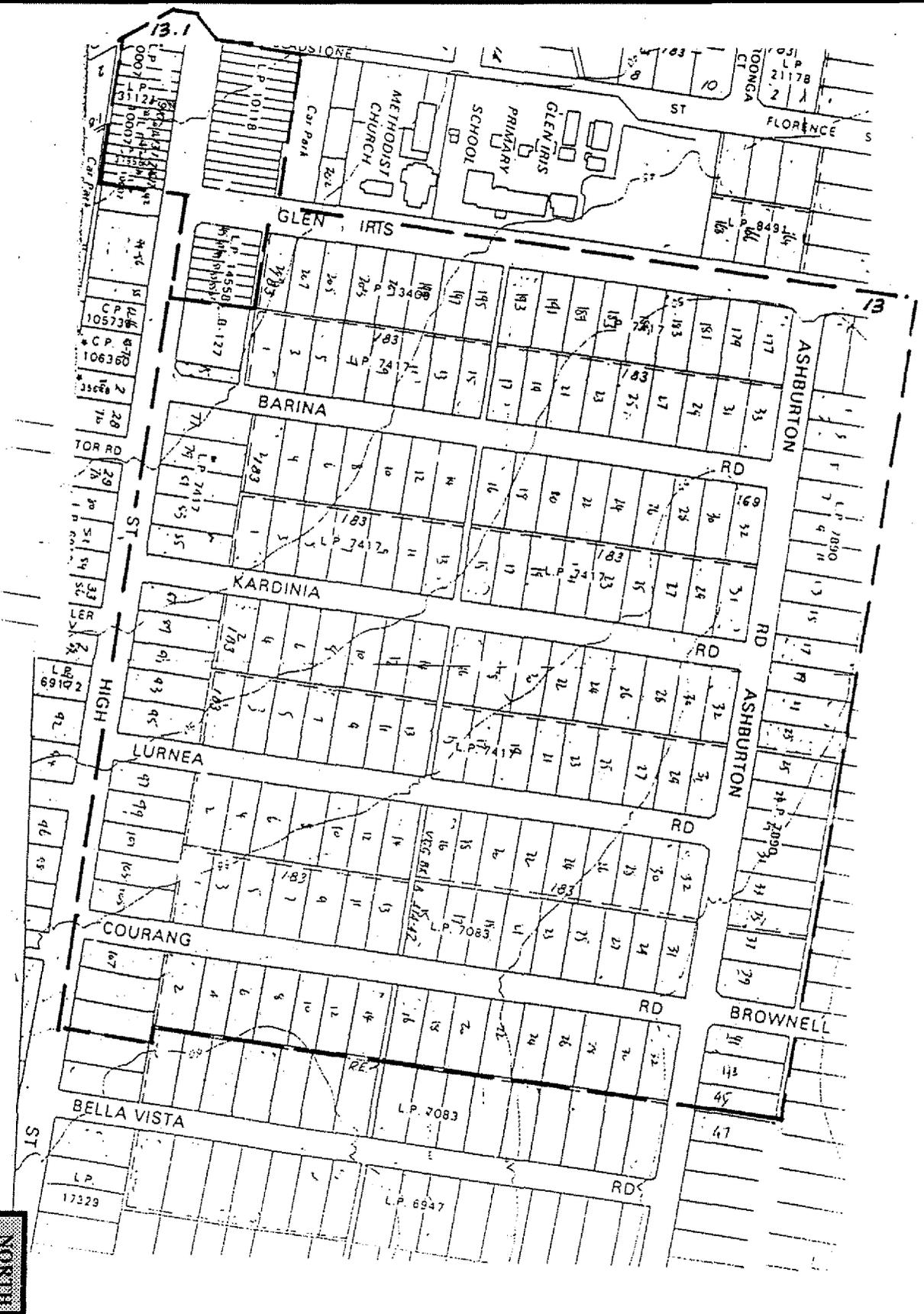
A good example of the work of a prominent local developer, T.M. Burke. The buildings are consistent in date from the late 1920s, expressing the character of this important period in Camberwell's development. Historically, this was the work of prominent local developer, and architecturally it shows the stylistic range of inter-war building.

Important as a large and relatively intact subdivision. Summerhill Estate is also a good example of the work of a prominent local developer, T.M. Burke. Burke was active in Eastern Suburbs subdivision during the 1920s

and was responsible for several subdivisions in Camberwell, many of them smaller than this. The buildings are consistent in dating from the late 1920s and express the character of this important period in Camberwell's development. Compared to nearby areas the precinct includes a better range of characteristic styles supported by period streetscape (through fences, private plantings and street trees).

Themes represented. Work of prominent local developer, stylistic range of inter-War building.

# Precinct 13, Glen Iris Heights Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 13, Glen Iris Heights Estate

### History

'Probably nowhere in the world, so near to a great metropolis, may be found such a wonderful cyclorama of views.' 'See the richly timbered Dandenong and Warburton Ranges to the east...See the distant Macedon Range, stretching along the western skyline, with the great City of Melbourne and its Notable Buildings...' You could also see the You-Yangs (on a clear day) and even the estate's lot frontages had been staggered so that one house would not obscure another's view, opposite.<sup>1</sup> Street names followed Aboriginal precedents. Barina meant 'summit,' Kardinia was 'sunrise,' Lurnea, 'here I rest,' and Courang was 'brown gravel.' High Street ('a fine, wide, made, government road, leading from St. Kilda Road to Ferntree Gully') bounded the estate on the south and sale plans depicted 'ornamental shade trees' and electric trams (once extended) along its length. War

Bonds and Certificates were acceptable means of payment.<sup>2</sup>

The Californian or 'artistic' Bungalow villa comprised the early character of the area, (houses had been built in Courang Road on lots 84, 85, 68, 69, 71, 72 and in High Street on lots 1 and 76, with names like Ontario (72), Toronto, Delahunty).<sup>3</sup> The estate was declared by surveyor, Walter Webb, in 1916 and 1918; hence, predictably, today's precinct character remains as the Bungalow era, with most sites in Barina, Courang, Kardinia and Lurnea being from pre-1930. Exceptions include major through-roads like High Street and Glen Iris Road, where many sites stem from the 1930s or later.

Typical street period expression of identified sites from the era 1916-40 with those from the era 1916-30 in brackets:

Ashburton Road 92% (65%)  
Barina Road 88% (81%)  
Courang Road 76% (60%)  
Kardinia Road 88% (80%)



13 KARDINIA ROAD

1 Plan 3/49A, CCL  
2 *ibid.*  
3 *ibid.*

Lurnea Road 76% (60%)

**Historic Themes:**

The process of subdivision, sale and building extended over more than one decade. Influence of transport; impact of town planning initiatives.

**Description**

**Courang Road**

This street has a Californian and Indian Bungalow mixture, with mainly timber construction but some brick.

**Lurnea Road**

This street has Bungalow character in brick and timber, but intermixed with some new development also oak street trees, some original fences and gardens.

**High Street Road**

This frontage has some individually significant houses, including one on the corner of Kardinia Road.

**Kardinia Road**

This street has Bungalow style houses in brick and timber, with notable examples such as Number 13 with its chain and pier fence and semi-circular porch, an Indian Bungalow derivative. There are pin oak street trees, empathetic to the period and a Spanish Mission style house, Number 21, (altered). Some new development is intermixed.

**Baring Road**

This street has Bungalow era housing in brick and timber, some Old English style houses but with some new brick development intermixed,

**Glen Iris Road**

The east side has impressive examples of 1930s housing towards south end, including Old English style and Moderne style (177), also Bungalow period relating to balance of Precinct.

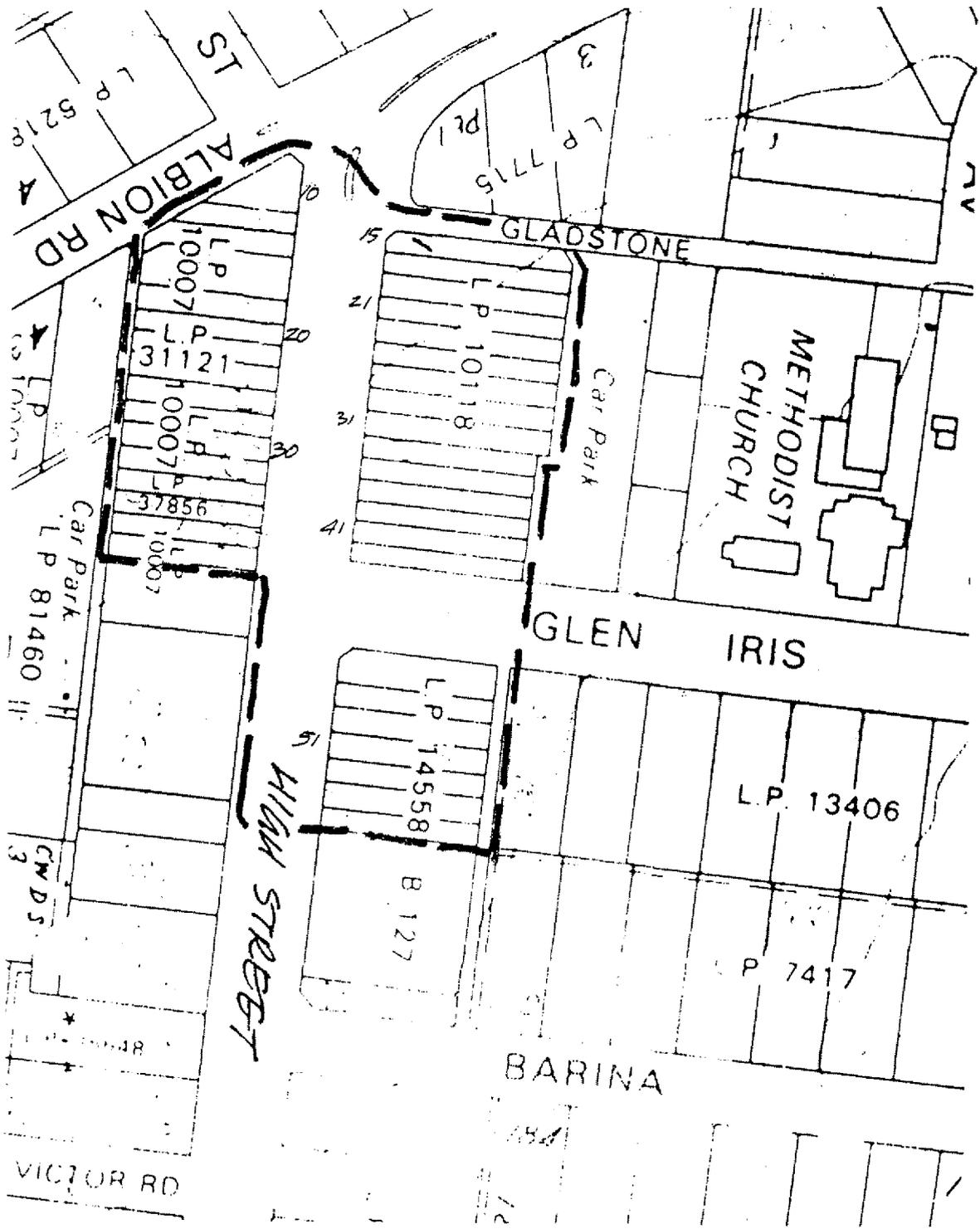
**Ashburton Road**

This street has a strong Bungalow stucco brick character.

**Significance**

A subdivision with most houses dating from the Bungalow period. It reflects the influence of transport in these subdivisions created in the First World War and then built on in the 1920s; indicative of an attempt at controlled development and planning. Historically it shows the process of subdivision, sale and building extended over more than one decade, the influence of transport and impact of town planning initiatives.

Precinct 13.01, Albion Road & High Street Glen Iris Shopping Centre



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 13.01, Albion Road & High Street Glen Iris Shopping Centre

### History

Adjoining the residential Precinct 13 (Glen Iris Heights Estate), the strip was comprised largely of the A.J. Muntz and Ivo Charlesworth's c1924 subdivision surveys.<sup>1</sup> A later addition to commercial sites in the area was K.N. Stevenson's 1937 subdivision.<sup>2</sup> A butcher's shop (20 High Street), cake shop (24), Kneen's service station (10-10a), the Kit Kat Library (17), Thom & Johnson's drapery and fuel merchant, J.G. Horne, were among the long-term elements in the centre during the c1920-50 period.<sup>3</sup> There was a chemist's shop at 39 High Street, confectioners at 41 and 33, a grocery at 43 and, for a short time, a bank (E.S. & A.) at 28 High Street.<sup>4</sup>

### Description

The north side of High Street at the east end of the precinct (east of Glen Iris Road) is from the 1930s pre-

dominantly, extending up to 55 High Street which has unfortunately been painted, obscuring its coloured brickwork. The main shop row in this section extends from 51 to the west, ending at 45 High Street. Wall materials are a clinker red and cream brick combination embellished with a cement string-mould streamline which ties together window pairs on the upper level and extends around the faceted corner facade of 45 High Street. The canopy is, in part, original with original soffits and shopfronts, such as at 49 and 51 with its salt and pepper body tiling and distinctive orange and yellow friezes running at doorhead height. Some retiling has occurred on 49. The balance of the shopfronts, at 45 and 47 High Street, have been replaced.

West of Glen Iris Road is a commercial streetscape more dedicated to the 1920s, with the two types of upper-level elevations being the parapetted type, with dividing piers, and the expressed, usually tiled, roof type also set between dividing piers. Again, red brick and both textured and



12- 36 HIGH STREET, SHOWING THE TWO-STOREY DOMINANCE IN THIS SECTION

- 1 LPs10007, 10118
- 2 LP14558
- 3 D1925-50
- 4 *ibid.*

smooth stucco are the two main finishes and, where parapets are used, they are either stepped or have segment-arched scallops, such as at 29 High Street. Some impressive ground-level elements survive, such as the glazed tiling at 43 (incomplete). The shopfronts at 39 and 41, which include notable leadlight transoms and the notable leadlight at 37, also in the transom. The distinctive amber glazed tiling at 31 is original, along with the brass-framed shopfronts. This is probably similar to that at 33 High Street which has since been painted over. Old colours survive on upper-levels, as do window hoods for instance on the corner, former grocery at 43 High Street. The simple timber framed canopies of the era are also well represented on this shop.

At the western end of the strip, commencing with 15 High Street, some unusual shopfront treatments exist including geometric stepping in the main window framing rails and which is repeated in each door rail. The canopies have decorative fascias, although soffits have been replaced on the shops 15 to 21 High Street. West of Gladstone Street, Bungalow era housing ensues in a related era to that of the shops.

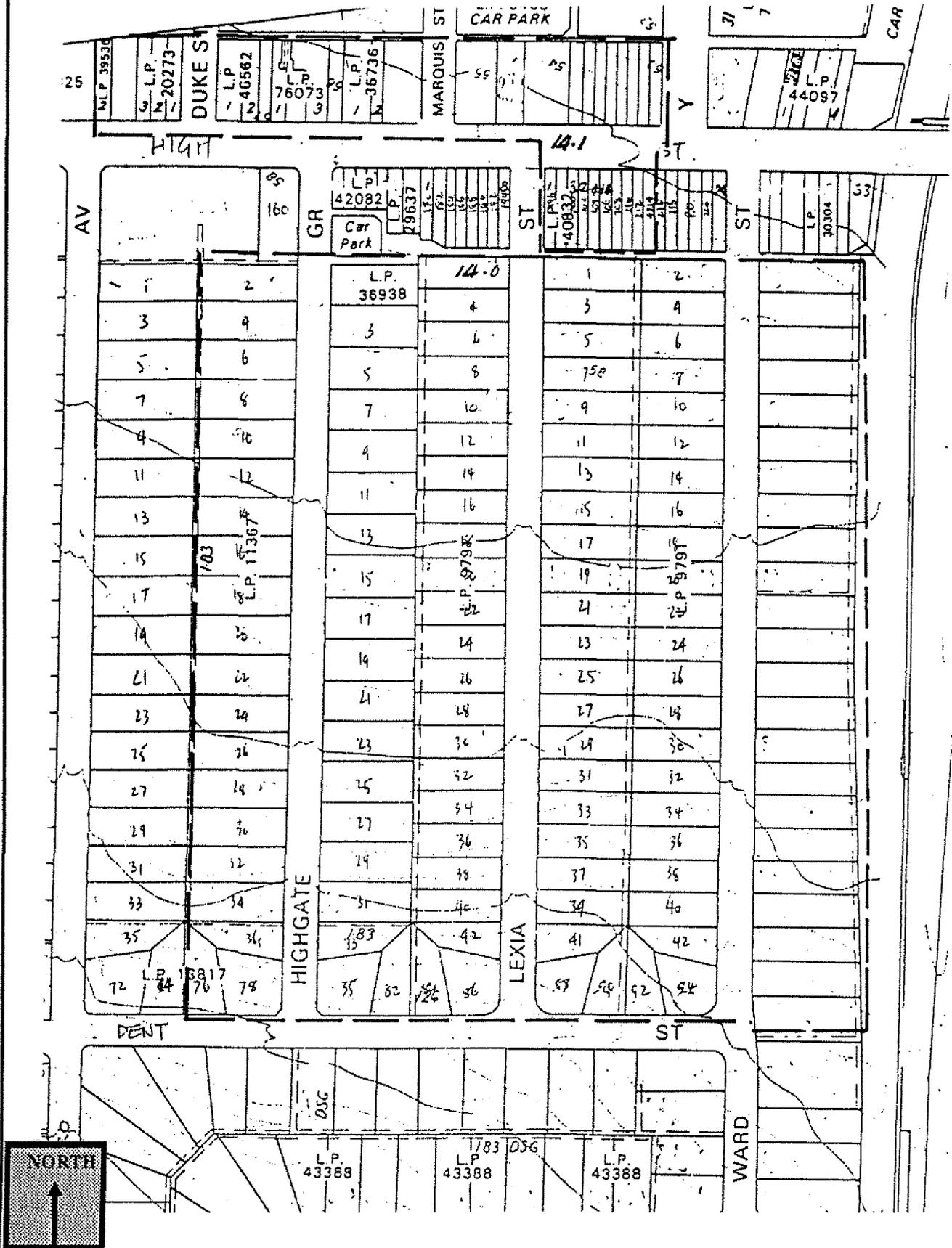
On the south side 10A High Street (part of the former service station) introduces a later Moderne element to the street, with its patterned clinker brickwork but altered ground level. However, the rest of the shops extending to the east, are of an earlier vintage, retaining window hoods such as 18 and 20 and share the red brick and stucco upper wall combination present in most of the precinct. Shopfronts such as at 20 and 22 are original, as is 26. Upper level leadlighting exists at 26, 28, but the most distinctive row is the Old English style one which extends eastwards from 30, however, window alterations on this row have marred its architectural importance. One shopfront exists from the original state of 32 and has fine copper framing.

#### **Significance**

Overall, the physical topography of the shopping strip, with its downhill progress to a sharp corner intersection, enhances the visual containment of the centre which is already clearly stated by the high integrity of the shops, including shopfronts and canopies and the narrow period of development in the 1920s and 1930s.

Historically important as it consists of a comparatively intact grouping of standard retail functions of the period 1920-1950. It secondly relates to housing subdivisions of the period and demonstrates the way in which particular housing developments gave an impetus to the growth of commercial nodes at major suburban intersections. Much of the character of the shopping precincts of this period is still recognizable in the buildings at Glen Iris. The siting above the Gardiners Creek valley gives an added interest.

Precinct 14, Great Glen Iris Railway Junction estate



## Precinct 14, Great Glen Iris Railway Junction estate

### History

The Great Glen Iris Railway Junction estate was first sold by Flint & Munro & Baillieu in the 1880s but it was revised by surveyor, E.L.G. Cresswell, in 1923, including High, Lexia, Ward and Dent Streets in place of the original Baillieu, Gladstone and Station Streets.<sup>1</sup> Cresswell also lodged the Central Estate in Balwyn during the same era, (q.v.).<sup>2</sup>

The 'junction' referred to was that of the Oakleigh and Outer Circle railway lines, some distance to the south of the estate and only just becoming reality when the estate was first sold. James Munro speculated in a number of estates in this area, together with many others along the Outer Circle route.<sup>3</sup>

*Reference to the above Locality Plan will demonstrate forcibly why this Estate has been termed the*

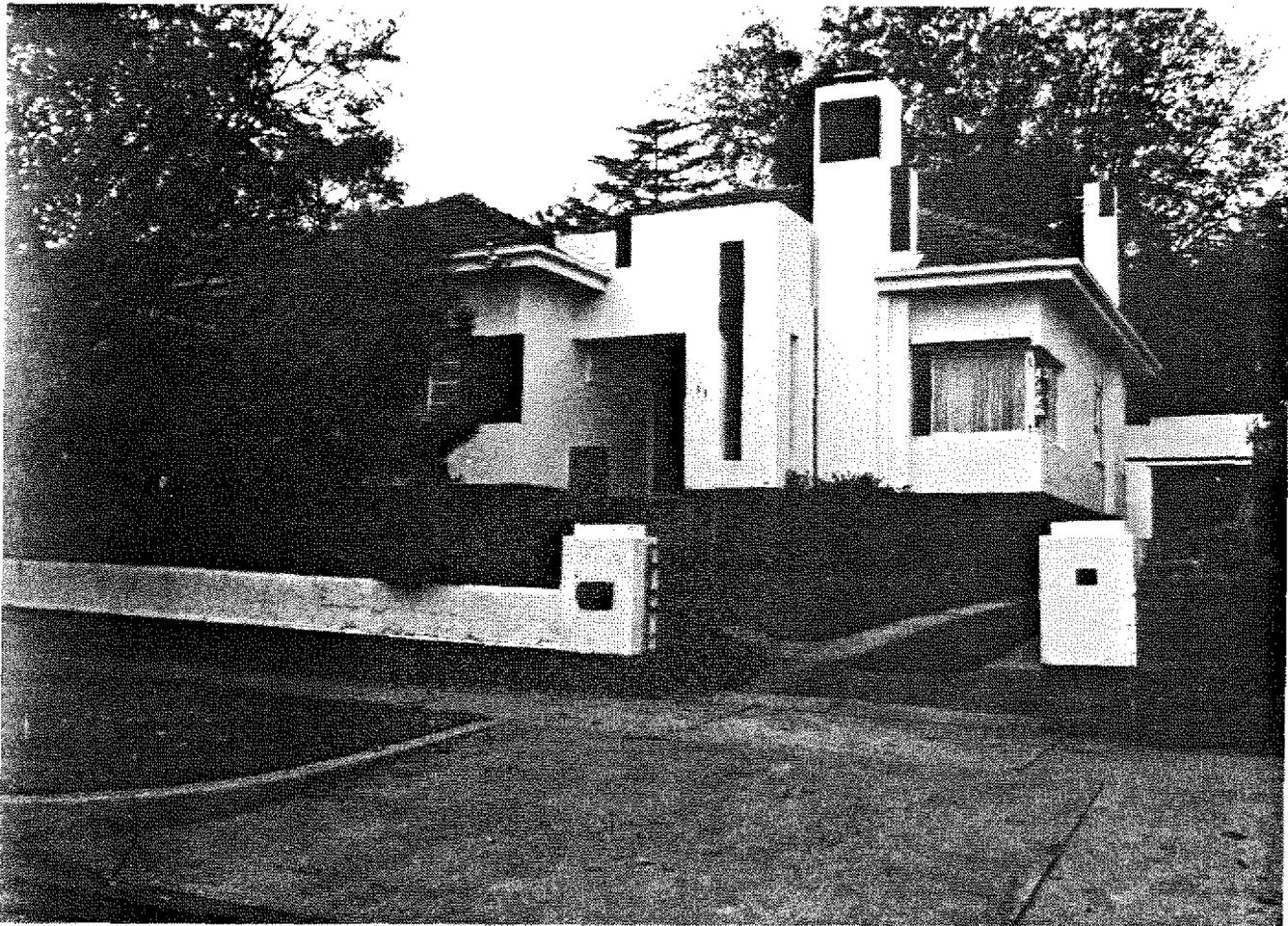
### GREAT GLEN IRIS RAILWAY JUNCTION ESTATE,

*and further has been stamped as the Key and Heart of the Greatest Suburb that "will be" out of Melbourne.*

*This Estate was selected and bought by the Hon. Jas. Munro when he had all the land in the Glen Iris district to choose from, which is the highest recommendation that the Estate can receive.*

*The HIGH STREET frontages must grow into great value, and it is confidently expected that before many years they will be worth from £50 to £80 a foot.*

Lots in Munro Avenue and Highgate Grove were revised (along with the new names) and lodged by J.G. Gillespie in 1926.<sup>5</sup> Curtain Street became Dent Street in c1928-9, to complete the estate's transformation.<sup>6</sup> Other changes included a reduction in frontage from 66 to 50 feet, introduction of radiused corners (to eliminate side-front-



33 WARD STREET, A MODERNE STYLE HOUSE

- 1 LP9791
- 2 LP9651
- 3 see Beardsell, pp.28-9 table and map
- 4 see precinct 14.01
- 5 LP11367
- 6 *ibid.*, lodged plan annotation correspondence 1928

ages, for the views and to allow for motor traffic). These specially formed corner blocks added two blocks per corner and allowed a diagonal siting axis for each house. Percentages of identified house construction dates in the period 1916-30 are as follows:

Highgate Grove 57%

Lexia Street 59%

Munro Avenue 49%

Ward Street 37%

Highgate and Lexia both have over 90% inter-war housing representing of the street while Munro and Ward are 49% and 80% respectively. Distribution of period is predictably earlier housing (pre 1930) closer to High Street tram line. In the Ashburton Shopping Centre itself there is the same period distribution adjoining the estate, with more emphasis on the late 1930s; i.e., 180-82 (c1937), 206-212 High Street (c1939). Opposite there are rows of 1920s shops, (243-259 High Street): both periods providing visually cohesive elevations.

#### **Historic Themes:**

(iii) transport links and modes and their impact on residential and commercial development

(v) typical residential lifestyles and their physical expression

(iv) man-made and 'native' landscape, their evolution

#### **Description**

##### **Munro Avenue**

This street has late 1920s, 1930s houses. There are a number of intrusions with new development but some Moderne style houses, some Mediterranean villa style, and some Old English style survive.

##### **Highgate Street**

The street has a concrete roadway with the name of the street set into the roadway. Camphor Laurel trees help create a distinct character of late 1920s, early 1930s housing (Italian villa or Mediterranean villa, such as Numbers 19 and 21), with some Bungalow era housing like Numbers 23 and 26.

##### **Lexia Street**

The street has a concrete roadway, Bungalow style houses, Old English and Mediterranean villa mixture, mainly stuccoed and brick housing with some original fences.

##### **Dent Street**

North face only in Precinct with mainly Mediterranean villa style houses of masonry and stucco and some Old English.

##### **Ward Street**

The street has a concrete roadway, with the name set into the road. There is 1930s housing, brick and stucco using the Moderne (Number 33) and Old English styles.

##### **High Street**

The commercial frontage is of a similar era, albeit altered.

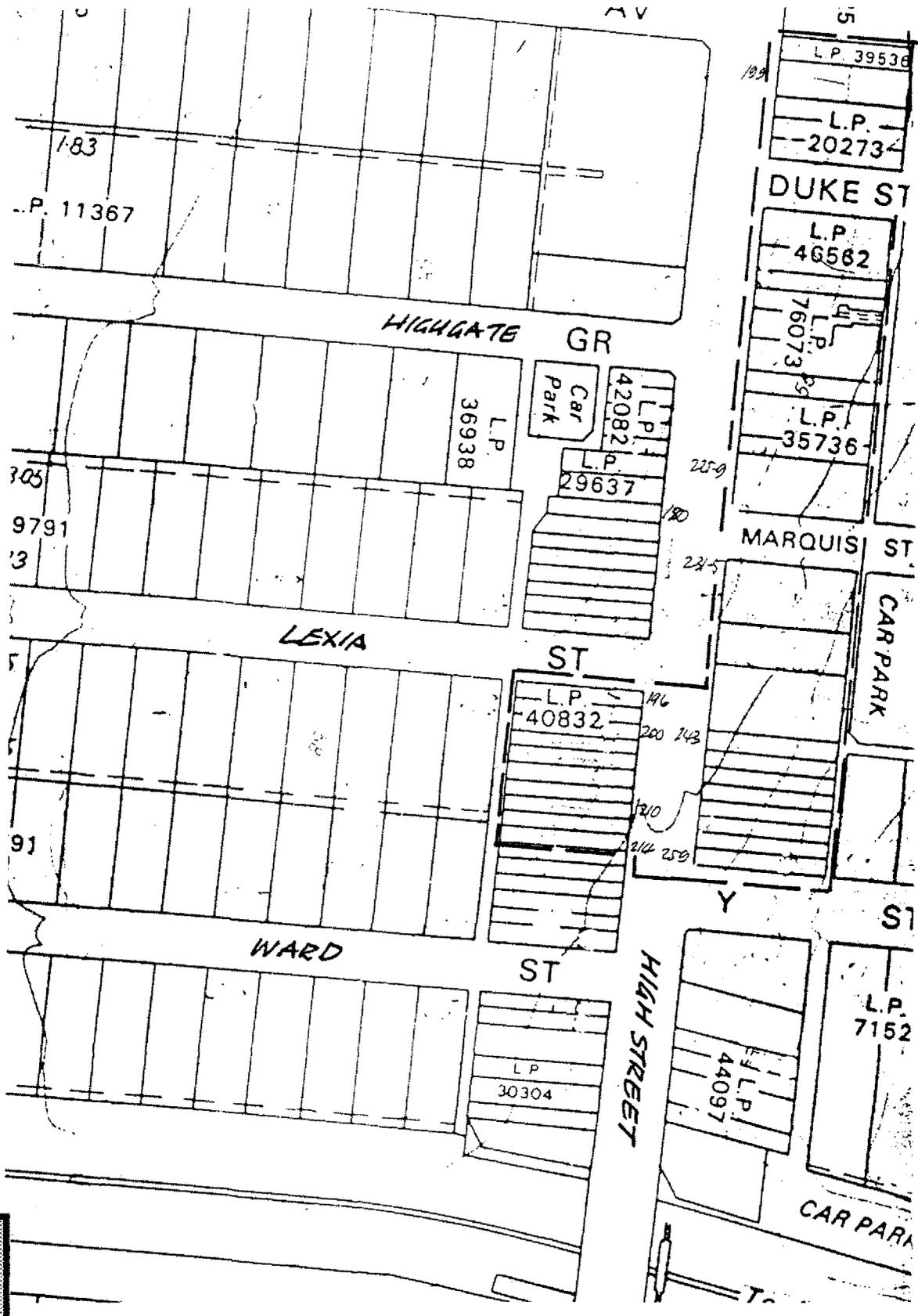
#### **Significance**

A range of 1920s-30s house styles with high integrity to the initiation date of the estate which is enhanced by concrete roads, street trees and an adjoining contempo-

rary shopping strip. Historically it represents the high growth period in the 1920s and the influence of transport on its location also the effort taken by developers to create a distinct character with road surfacing, street tree selection and street name identification.

The precinct is important in expressing the character of subdivision in the southern parts of the municipality in the 1920s and 1930s. The area has a high proportion of typical housing styles of the period, supported by characteristic street features. Of additional interest are the size of corner blocks and diagonal building siting (reflecting by-law planning) and the relation of the houses to the shopping centre. The shopping centre itself retains the character of the subdivision period in several rows of shops and is significant in reflecting the role link between transport, home and shopping, the characteristic grouping of land uses in the inter-War suburb.

Precinct 14.01, High Street



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 14.01, High Street

### History

Sited at the edge of the Great Glen Iris Railway Junction Estate, most of these High Street commercial sites were created in the 1923 resurvey of Flint and Munro & Baillieu's 1880s estate, or in other contemporary surveys. Advertising predicted the High Street lots would grow to great value, possibly £50-£80 per foot frontage.<sup>1</sup> Later subdivisions in the 1950s-60s splintered off smaller commercial sites from the previous estate lots.<sup>2</sup>

An established use and occupancy commenced in the late 1930s for many shops. The block 196-212 High Street seemed to arise as one, with occupants such as Parkinson the chemist (196), a butcher (198), cake shop (200), Miss Kelton's drapery (202), a ladies' hairdresser (204), a fruiterer (206), grocery (Crooks National Stores P/L),<sup>3</sup> Roberts drapery (212) and a leather goods seller at 210.<sup>3</sup>

Logan's newsagency at 214 (c1926) was a familiar part of the street for some 25 years. Moran & Cato's grocery at 241 was a later but also long-term occupancy. There were the E.S. & A. Bank branches (253, 243), the Ashburton Post Office (255) and long-term shopkeepers like E.T. Owens (boot repair at 257), A.E. Richards (ironmonger at 259) and F.W. Cashen (a fruiterer at 233).<sup>4</sup>

### Description

#### High Street- South Side

As part of the diverse development in this part of High Street (made even more so by extensive ad-hoc signage and upper-level alterations), the Moderne style stucco two-storey row at the eastern corner with Lexia Street (196 High Street) provides, with its elevated parapet bay, a distinctive corner element which precedes the identified streetscape that ensues to the east. This streetscape includes, in contrast to the parapet of the Moderne corner row, a more domestic-styled pitched roof on a two-storey stucco and brick shop row that, with its parapetted centre element, nevertheless relates to the



243-259 HIGH STREET - 2 STOREY ROW WITH NEW AD-HOC PAINT SCHEME WHICH ADVERSELY AFFECTS THE CONTINUITY OF THE DESIGN

- 1 Estate poster, LP9791, CCL
- 2 See LPs 40832, 20273 (declared 1950)
- 3 D1925-50
- 4 *ibid.*

Lexia Street corner. On the western corner of Lexia Street (194 High Street) is an altered two-storey 1920s structure which, by its geometric parapetted form, provides a related element to the row that commences with 196. Further to the west there is another isolated two-storey element: 190-192 High Street adopts Tudoresque elements and clinker brickwork, as yet unpainted, while to its east there is another altered pair, 184-186, which has geometric parapet forms which relate to 194. However, the contrasting and diverse nature of the intervening single-storey 188-192 High Street does little to unify this row with the streetscape surrounding Lexia Street.

Some shopfronts survive in this section, including 196 at the corner, with its recessed entrance and a slim metal frame shopfront and tiled plinths. This building also retains a corner parapet with a moulded fascia. Embossed canopy soffits exist around the 200-212 High Street area.

#### High Street- North Side

On the north side of High Street there is more stylistic continuity, commencing on the east with 281a High Street, which is the end of a two-storey five shop row. This elevation pursues the typical parapet format of a panel set between raised piers which is accentuated by the use of soldier-coursing in clinker brickwork. The same clinker brickwork is used to provide soldier-coursing over window openings and to provide a form of abstracted hood mould over each of the main window groups. Remnants of the original canopies survive, but most have been refaced. All of the shopfronts of this section have been replaced. The shop 269-271 High Street has a neo-Grec style upper level with a shaped pediment-like parapet, stucco finish, with modern buildings to its west extending to the corner of Y Street. This new building has sought to emulate the geometric parapet form and some fenestration elements which occur west of Y Street.

In that section there is a very high continuity among the upper-level elevations in brick and stucco, typical of the 1920s. The brick used is a combination of red and clinker brickwork and many parapets have a segment arch motif. There is also some upper-level unpainted stucco, as well as remnant window hoods. Some of the canopy survive in form, but most have been reclad. Shopfronts such as at 249 High Street indicate the original form of the general shopping strip lower level.

To the west of this two-storey group is the single-storey Moran & Cato Ltd. shop, as indicated by raised lettering on the elevation on the upper-level. It has embossed metal canopy and a later shopfront, which echoes in form, the original (241 High Street).

The streetscape recommences at 235 and extends to the corner of Marquis Street in two elements, the corner element being an Old English style clinker brick two-storey building with shutters and an original canopy which has still its embossed soffit and opal sphere canopy lights. On the opposite corner, at 229 High Street, there is the rounded Moderne style two-storey patterned brick

building which is well suited to its corner site and maintains some of its original shopfronts, particularly at the corner. Even this building however has painted over its decorative brickwork on both upper and lower levels, plus an intrusive billboard sign facing Marquis Street. Further west, Duke Street marks the beginning of an interesting group of shops of the 1920s and 1930s, which has a high integrity at both upper and lower levels and includes impressive patterned brickwork such as the corner building at 207 High Street and unpainted stucco at 201 High Street. Shopfronts survive at most of the shops to the end of the row at 199 High Street, except for 201 where recent aluminium shopfront has been introduced. The canopy at 207 High Street has a moulded fascia and embossed soffit.

#### Significance

The shopping centre evolved next to locally important housing precincts, such as The Great Glen Iris estate. These commercial streetscapes evoke both the development period of this part of Camberwell (Ashburton) and the major growth era in the city as a whole when compared within the metropolitan area. There is a relatively high integrity to construction period of upper-level facades while also providing an identifiable usual character, despite the accumulation of signs and minor alterations.



### Precinct 15, Hassett's Estate

Like the Golflinks estate, this subdivision has all of the idealized attributes of a 1920s estate: period street trees, concrete roads and footpaths, plantation medians with concrete lamp standards and well preserved housing stock of the era. Its placement, wedged between three main roads, enhances the feeling of place by adding further visual and aural boundaries, other than those from the estate's design.

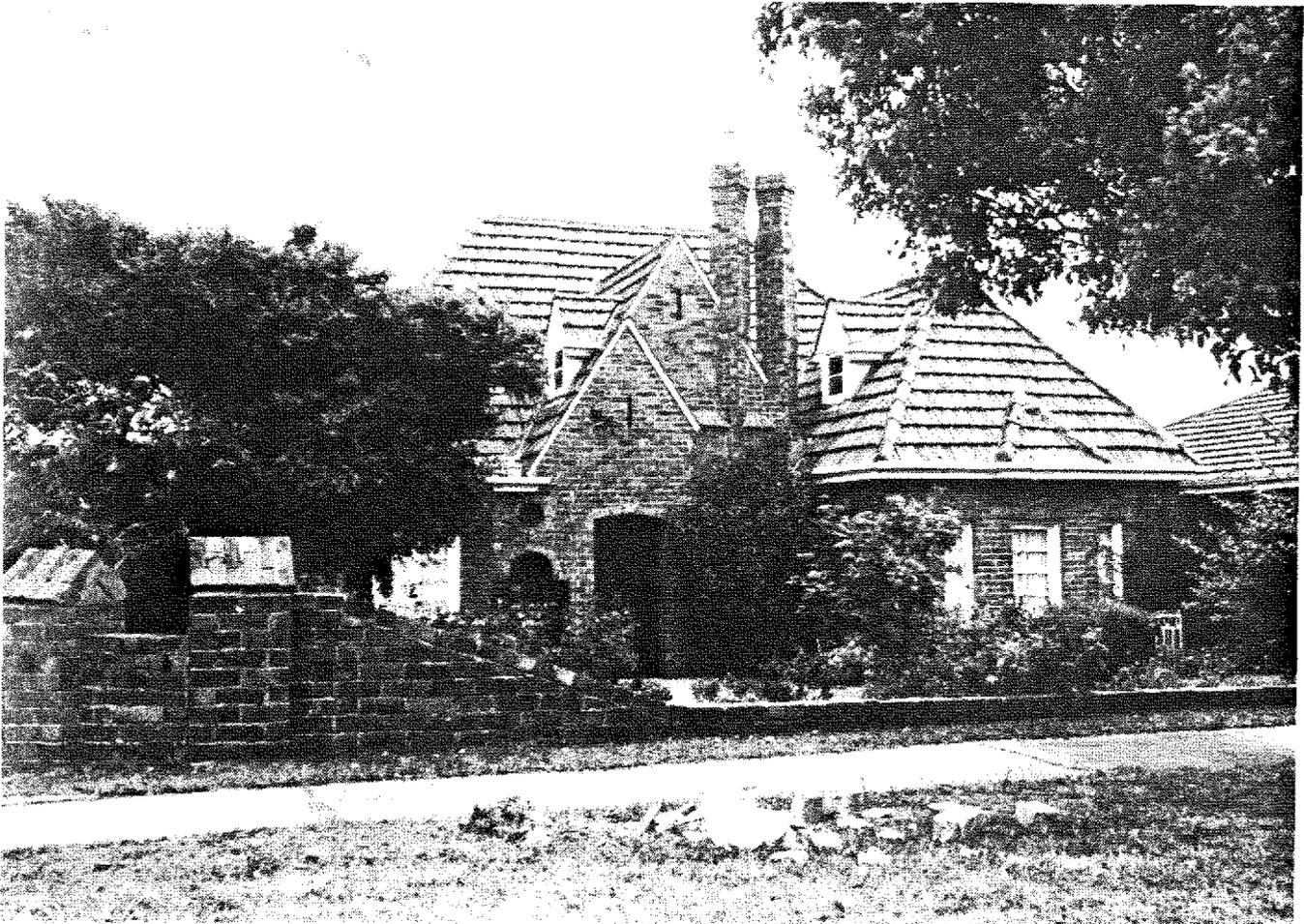
#### History

Hassett's Estate (or Hassett's Paddock Estate) is, with the Golflinks, Sunnyside and Riverside Estates, one of the most expressive of the post First War era residential areas. Sold in three sections, the first (Catherine Elphin Quantock, Riversdale) was declared in 1920 by H. Parsons, while the rest followed four years later, being the eastern section of the estate.<sup>1</sup> Directories list one Mi-

chael J. Hassett residing in Matlock Street, Camberwell,<sup>2</sup> while sale posters told of the Hassett family's long tenure in the area. Major sale dates were May 1924 and March 1927.<sup>3</sup>

Sale posters depicted a balloon high above the suburbs, annotated with the estates name and features and carrying fortunate buyers to 'Get away from the noise, dust and grime of the City!' The estate was within half a mile of Canterbury Station, had all services provided (sewer, power, water, gas, telephone) and lots sold at a mere £10 deposit... "Express to Profit..."<sup>4</sup>

*Get on the "Wattle Park" Electric Tram at Princes Bridge and ask to be put off at Hassett Street. Notice how you are getting out of the dusty environs of the crowded city. Look up the beautifully sloping hill of Hassett's Estate and see how it overlooks all the surrounding country. Walk over the Estate, the further you go the better it becomes. The grandeur and beauty of the positions on Maysia Street and Alia Street are seldom rivaled, while Prospect Hill Road is well-known as one of the finest residential roads in the suburbs. After going over the Estate*



ONE OF THE POPULAR OLD ENGLISH STYLE HOUSES- 20 CATHERINE STREET

1 LPs 8325, 10331  
2 D1900  
3 Sale Plans 42, 249, 554265, 220 CCL  
4 Sale plan 220, CCL

*walk down Scott Street to the Canterbury Station and so return to the City after being on one of the finest Estates ever offered at auction.*

*It is really money wasted to erect a good home on a bad allotment. You must build so that your house will appear even better than it really is, because of the allotment of land it is built on. On the other hand, quite plain looking houses when placed on a good allotment appear to be far superior than they really are. It is to your advantage to select a good allotment for appearance sale<sup>1</sup>.*

Most sites were around 60 feet frontage, except those facing Riversdale Road (27 lots), which were 22 feet and potentially a commercial site. Houses depicted as or near the estate were either Federation or Californian Bungalows.<sup>2</sup>

The subdivision form was typical except for eleven feet splays at each corner, presumably to allow centre median's for lamp standards as well as a clear view for traffic.<sup>3</sup>

Street period expression of identified sites<sup>4</sup> from the era 1916-40 with those from the era 1916-30 in brackets:

Alta Street 100% (86%)

Burnside Avenue 100%

Byron Street 60%

Catherine Street 100% (73%)

Elphin Grove 100% (82%)

Griotte Street 100%

Maysia Street 100% (89%)

#### **Historic Themes:**

This precinct exemplifies the high quality custom-designed estates of the eastern suburbs, many of which were, like this precinct, designed around the new transport facilities provided by electric tramways.

Themes:

(iii) transport links and modes and their impact on residential and commercial development

(v) typical residential lifestyles and their physical expression

#### **Description**

##### **Elphin Grove**

The street has concrete roads, Camphor Laurel trees, and Bungalow era housing, some of brick and stucco, some altered.

##### **Byron Street**

This street has collection of Bungalows at the south end, mainly brick, and then Edwardian villas in timber extending along the east side. Patchy quality, not considered part of precinct. Of note is Number 19, with original stained shingling in the Californian Bungalow manner and part original fence.

##### **Catherine Street**

The street has a concrete roadway, Bungalow era housing of brick and stucco, with original fences, rockeries and some gardens. Stylistically, the range is from Indian Bungalow to Californian Bungalow with some Italian villa styles and Old English, specifically Number 20. Number 20 is individually notable for its picturesque massing.

##### **Quantock Street**

The street has Californian Bungalows, such as Number 7, but these are intermixed with newer development, unrelated visually.

##### **Alta Street**

The street has a concrete roadway, Camphor Laurel street trees and a strong character towards the east end of the street with Mediterranean villas, Spanish villas and Bungalows. Later housing in estate uses Old English pattern, with tapestry brickwork and stucco and some masonry fences.

##### **Burnside Avenue**

The street has Indian Bungalow style stucco brick houses and some of the Old English style but with later development particularly dominant at the north end. There are some original fences.

##### **Griotte Street**

The street has a concrete roadway and Indian Bungalow style houses such as Number 19, in brick and stucco, also Old English style, as in Number 11.

##### **Maysia Street**

The street has a concrete roadway and stucco and masonry villas in Italian villa and Bungalow style. Individually notable houses include 25 in an Old English style and the house, Bon View, at the Hassett Avenue corner, Number 23. Housing west of Quantock Street is of a later period in general, with some earlier examples but without the strong character of other parts of the estate.

##### **Riversdale Road**

Most of this frontage is not included, with the exception of Number 761-763 and east to Wattle Valley Road which includes mainly stuccoed Moderne and Old English style houses with clinker brick intermixed. There is also some Italian villa style. Most houses are complete with masonry fences and some gardens.

##### **Cooba Street**

The street has a concrete roadway, Indian Bungalows, Californian Bungalows with some later Moderne style houses.

#### **Significance**

Hassett's Estate with its range of 1920s-30s house styles, concrete roads, roadway plantations, and custom-made lighting, was one of the outstanding subdivisions of 1920s Camberwell and inspired much of the later building form, subdivision and street design for the suburb. Historically the estate exemplifies the high-quality estates of the eastern suburbs, many of which were designed around the new transport facilities provided by electric tramways.

1 Hassett's estate sale poster. CCL  
2 ibid.  
3 ibid.  
4 see 1986 schedule



## Precinct 16

### History

James McIntosh commissioned his mansion, Verulam, in 1888. Together with those of Parlington, Torrington, Linda and Mountfield, his estate's grounds formed a major part of today's precinct, as perhaps today's irregular street pattern indicates. Mountfield, Oak and Woodstock Streets were the only ones between Burke, Canterbury, Mont Albert and the Outer Circle Railway and even these streets housed mainly large villas, similar to their grander neighbours.<sup>1</sup>

The driveways of the big houses gave way to streets, early this century, one of the early subdivisions being

Parlington, named after a large house fronting Canterbury Road at or near today's Parlington Street. The streets, Torrington, Gascoyne and Allenby Road were also laid out in 1912.<sup>2</sup> Karl Arndt, a licensed land and mining surveyor of Queen Street, had already established the line of Parlington Street in the previous year.<sup>3</sup> The Camberwell Ridge estate preceded this, creating The Ridge in 1904, through the grounds of Versailles which stood back from Canterbury Road.<sup>4</sup> Advertising for The Ridge cited 'picked Bungalow sites...in the very best residential part of Camberwell' as incentive to buy, along with the 'Splendid Garden Soil' and ready made asphalt paths. The house, Versailles, lay on Lot 3, (now Marcellin Junior College) and W.E. Craig's house, Linda,



*27 TORRINGTON STREET, BUNGALOW STYLE*

- 1 MMBW RP70, 1904
- 2 LP5791
- 3 LP5828, D1900
- 4 LP6541, MMBW RP70

(q.v.) lay to the west. The sale was handled by W.J.P. Davies of Burke Road.<sup>1</sup>

The last of the major estates in the area was the Parlington extension, creating Torrington Place in 1928 to a cul-de-sac design by G. Parsons.<sup>2</sup> Torrington Place was both a showpiece and residence for the builder-designer, Basil Hayler, VMBA. His advertisements suggested his designs were 'Always a Little Different,' financially worthwhile... 'A Home, next to a Wife, is Man's best investment'... and psychologically settling... 'Harmony without,' implied 'harmony within'...<sup>3</sup> The designs portrayed already showed the shift away from the ubiquitous red brick Bungalow to a Mediterranean-inspired, stucco and tile-roof house.<sup>4</sup> Hayler's house for Mr. & Mrs. Gill in Highton Grove, Balwyn, received attention from *Australian Home Beautiful* in 1929, as yet further proof of the Californian influence (via the Spanish style) on Victoria.<sup>5</sup> Hayler later also left his mark on Kew where his home also formed the focus of a small estate.<sup>6</sup>

Notable residents in the precinct included:

Civil servant, John B. Cumming (21 Parlington Street); Country Roads Board chief engineer, Donald V. Darwin (24 Parlington Street); and the successful barrister, George Maxwell (1 Mountfield Street): all active in the 1930-40s.<sup>7</sup>

Street period expression of identified sites<sup>8</sup> from the era pre 1915 with those from the post-war period of 1916-30 in brackets:

Allenby Road 71% (28%)  
 Gascoyne Street - (99%)  
 Parlington Street 18% (69%)  
 The Ridge - (82%)  
 Torrington Street 42% (57%)  
 Torrington Place - (85%)

This shows the two complementary development periods: Edwardian and the 1920s which overlay the remnant sites of the third Victorian era of large villas set in now sub-divided grounds.

#### Historic Themes:

- (i) changes in urban form, land tenure and subdivision
- (ii) changes in social form and its impact on the physical form
- (iii) transport links and modes and their impact on residential and commercial development
- (ix) landmarks, sites identified as significant to the city's residents
- (x) Significant persons and sites associated with them.

#### Description

##### Gascoyne Street

The Precinct commences at 6 on the east side and 3 on the west side with Edwardian and Bungalow era houses

of brick and stucco construction, and terra-cotta tiled roofs predominating.

##### Allenby Road

This street has mainly Edwardian houses in stucco and brick, extending to Burke Road and more modest in scale than Gascoyne Street with timber construction on the north side and new development, unrelated in form and materials at the east end.

##### Parlington Street

This meandering street has Edwardian & Bungalow era houses on both sides in a mixture of brick and stucco. The character terminates at Parlington Street on the north and Woodstock Street on the south. Most houses have mature exotic gardens and the street trees are a mixture of Paperbark and Plane. Notable houses include number 1, a Californian Bungalow.

##### Torrington Street

Brick and timber generally original Bungalow era houses on the south side with Camberwell Church of England Grammar School providing a major intrusion on the north side. Minor alterations to street character include additions of carports in front of houses.

There is also a major intrusion on the north side of Torrington Street east.

##### Torrington Place

This cul-de-sac or Bungalow court has concrete roads, Camphor Laurel trees and many notable 1920s and 1930s houses, many of which were designed and built by Basil Hayler. One notable example is No. 3, showing the Spanish Mission revival.

##### The Ridge

The street has mainly English cottage style houses. Character of street varies with progress to the north, with 1930s housing predominating at this end but with one major non-contributory element at the corner of Stanley Grove. Numbers 47 and 49 set the pattern for the north end of the street, Georgian and Old English revival styles.

Bungalow housing dominates around the intersection with Torrington Street further to the south. A major non-conforming element on the south west, is the school grounds.

Number 10 is an interesting example of the Italian villa and 14 is an interesting example of the English vernacular bungalow.

##### Mont Albert Road

This frontage of the precinct is non-contributory.

##### Canterbury Road

Sites contribute only at the entrance to Parlington Street.

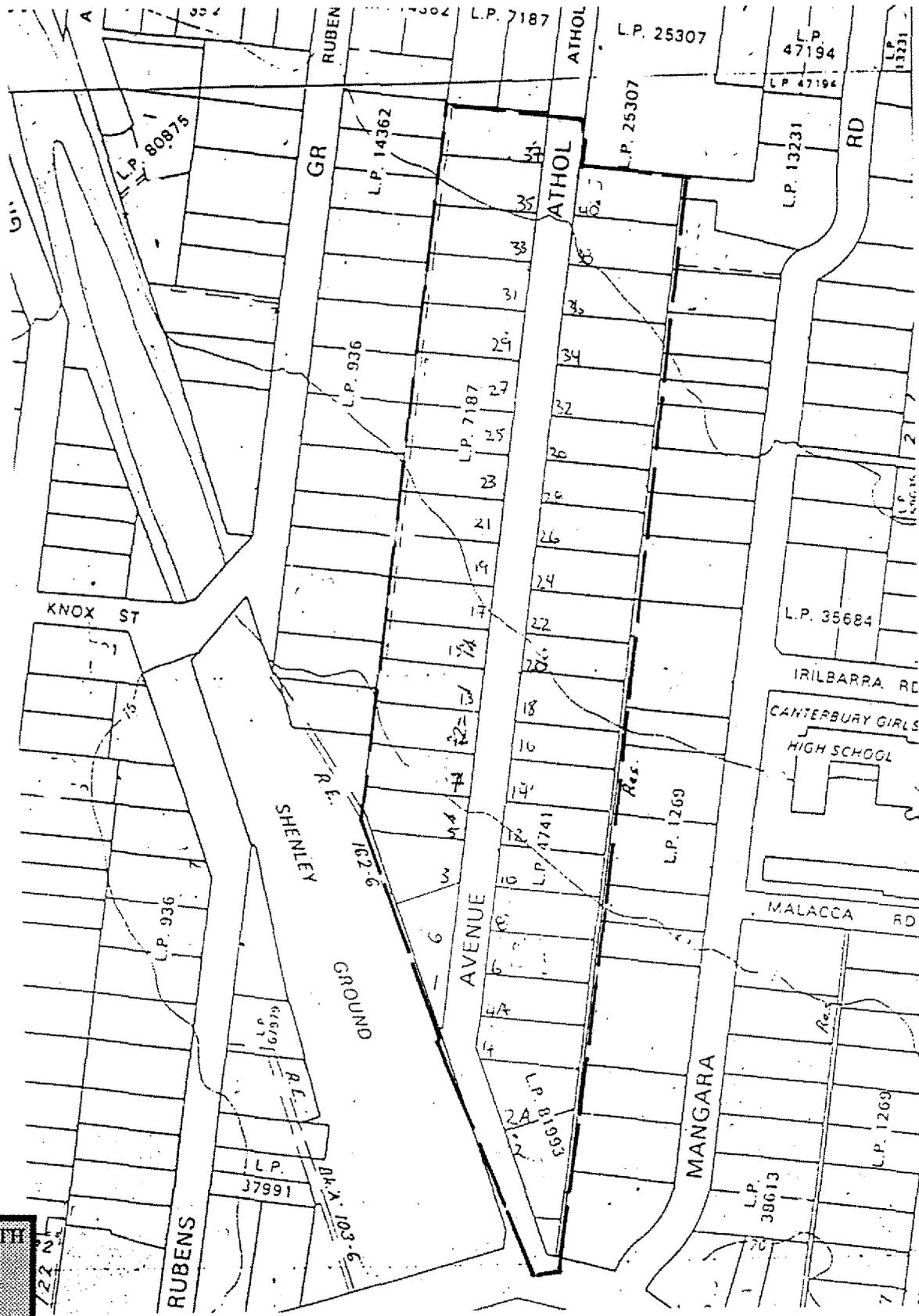
1 CCL Sale Poster, LP6541  
 2 LP12858  
 3 EH draft p.44  
 4 ibid.  
 5 Cuffley, *Houses of the 20s & 30s* p.99f, cites *AHB* 7.1929, illust.  
 6 op.cit., p.188  
 7 WWA 1935, 1944  
 8 see 1986 site schedule

**Significance**

Although mixed in period, the housing stock is visually complementary (particularly the high growth eras of Edwardian and Bungalow housing) and the street form is representative of earlier housing estates, some of which survive within the precinct as clear indicators of the Victorian-era mansions which once prevailed here. The estate is valuable as a visual resource as well as historically indicative of previous development eras now no longer obvious in the rest of the city.

This area has historic significance because it reveals clearly the process of subdivision and house-building over several decades. The subdivision of the grounds around Parlinton, while the house itself survived amidst smaller and newer homes, was a typical process now evident in few other areas but expressed clearly here. Hence the significance of this precinct. The area has added significance in the experimental designs of Basil Hayler; his designs for this area were forerunners of several private town planning ventures in Camberwell. This precinct demonstrates more clearly than elsewhere in the suburb the several critical turning points in the history of subdivision and house building and the distinctive estate layouts typical of Camberwell.

Precinct 17, Avenue Athol



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

### Precinct 17, Avenue Athol

#### History

The Avenue Athol did not exist in the MMBW 1904 plan. Mangarra Road fell short of Mont Albert Road and only Rubens Grove ran the full distance between Canterbury and Mont Albert Roads. Largely vacant land ran between.<sup>1</sup> Local resident surveyor-architect, Henry Parsons, surveyed Avenue Athol through this gap in 1906.<sup>2</sup> Parsons, himself, lived in Kintore Street.<sup>3</sup> Subsequent development was dominantly from the Edwardian era for the south end, near the East Camberwell Railway Station, while 1930s housing predominated at the other end of the street.<sup>4</sup> One notable resident, at the north end, was Brigadier Alwyn R. Garrett, who lived at 30 Avenue Athol in the 1940s.<sup>5</sup>

Street period expression of sites (expressed as a percentage of the whole street) from the era 1916-40 is 62% (or 76% of identified sites only) with those from the Victorian & Edwardian Era (pre 1915) are 18% (23% identified sites only)<sup>6</sup>. The percentage of identified sites from the core development era (1900-1930) is 92%.

#### Description

##### Avenue Athol

The street contains mainly Edwardian houses, many of uncharacteristic (for Camberwell) timber construction, with some brick. There is also intrusive modern development, No. 7 being an example. Visually compatible with this Edwardian housing is the Bungalow development which occurs further to the north on the commencement of the concrete roadway. Here the Bungalow character becomes quite dominant. This character includes late 1920s Indian Bungalow and some Italian Villa



*AVENUE ATHOL - CONCRETE ROAD, PATHWAYS AND KERBS. OF THE BUNGALOW SECTION OF THE STREET*

- 1 MMBW RP70
- 2 LP4741; D1900. Henry Parsons of George Parsons & Son
- 3 *ibid.*
- 4 see Site Schedule
- 5 WWA 1944; D1944-5
- 6 from 1986 site schedule analysis

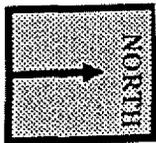
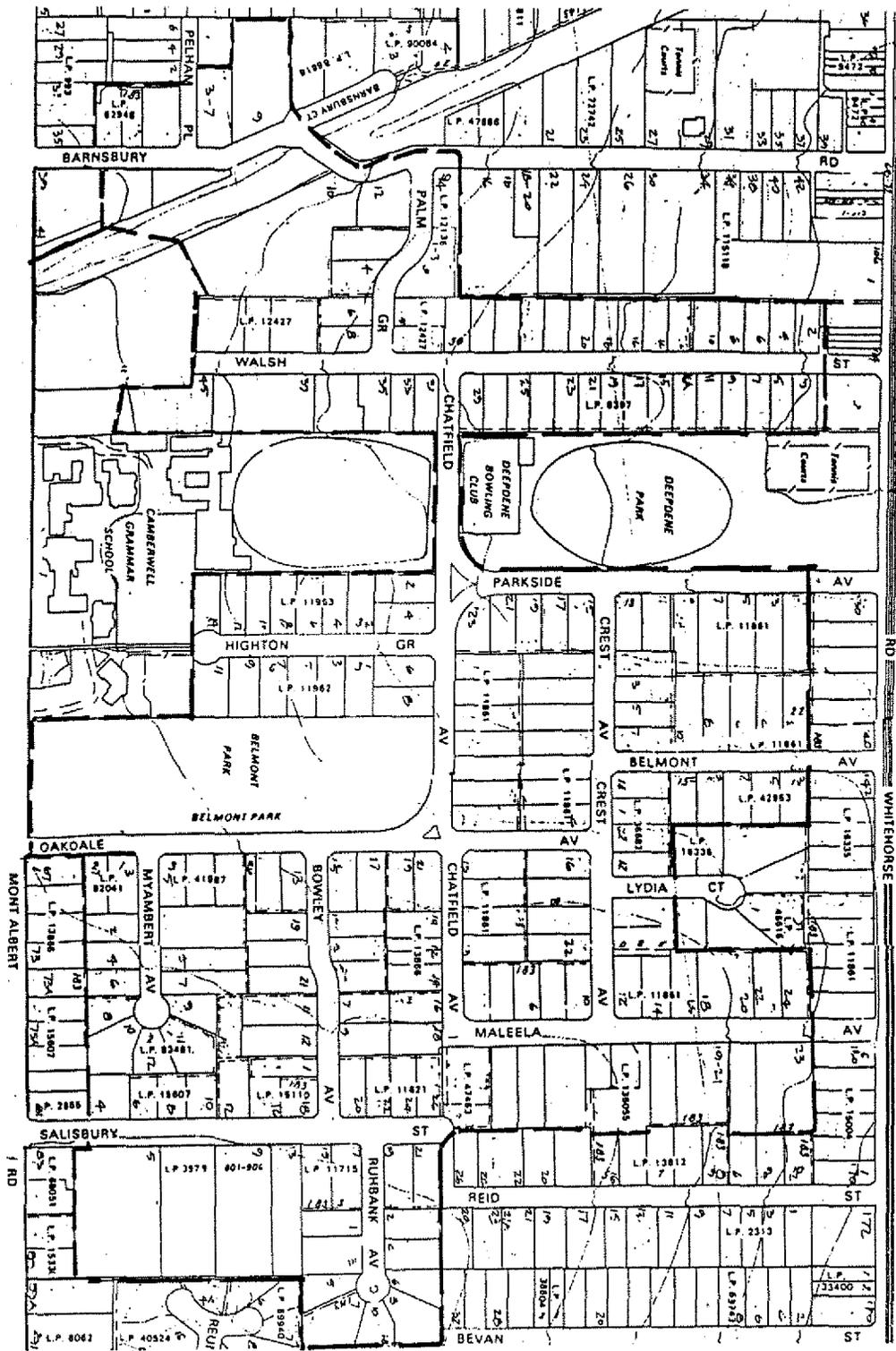
## Camberwell Conservation Study 1991 - Significant Areas

style houses, with many fences and gardens empathetic to the period.

### **Significance**

Comprised of houses from the city's two main development periods (Edwardian and Bungalow eras), the designs are visually complementary and representative of major historical eras in the city's history.

Precinct 18, Reid estate, later Central Park, Belmont Heights and Cotham Hill estates



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**Precinct 18, Reid estate, later Central Park, Belmont Heights and Cotham Hill estates**

**History**

Comprised of three main 20th century estates, Central Park (1922), Belmont Heights and Cotham Hill (1926), the housing there expresses another decade on.<sup>1</sup> H.C. Crouch surveyed the north section (Belmont Heights), contained by Parkside, the well-treed Belmont Park and Maleela Avenue. Buyers could depend on a 'Superior Class of Residence' as neighbours because of the brick area by-law. It was claimed as the highest land in the district, with perfect drainage, glorious panoramic views, well served by trams and trains, equipped with all ser-

vices, 'touching' two public parks (Belmont and Balwyn Parks) and near sporting facilities, ecclesiastical and educational institutions.<sup>2</sup>

The most telling quote from sales promotion was the proud statement that municipalities had set minimum 50 feet frontages and limited one house to a lot... 'The consequence being that Melbourne is going to cover a greater area than any of the World's Modern Cities. Visualize what will be the value of land within 6.1/4 miles of the city during the next ten years...'<sup>3</sup>

Other parts of the precinct include Walsh Street (Central Park Estate), declared by J.G. Gillespie in 1922 and Salisbury Street (Gillespie in 1926). An older estate



*18 CHATFIELD AVENUE - AN UNUSUAL OLD ENGLISH STYLE HOUSE, SITED ON A CONCRETE ROADWAY*

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1 LPs 11861, 9397, 11621  
2 Sale Plan H2 202 553530 CCL  
3 *ibid.*

was Cotham Hill, containing Reid and Bevan Streets. It was declared by W.H. Flood in the late 1880s but has been reputedly resold at a much later date under the title of the Reid Estate.<sup>1</sup> Sale posters of the 1880s show Robert Reid Esquire's house facing Whitehorse Road, close to Burke Road (still there? 936?) Reid was the principal of Robert Reid & Co., importers, warehousemen and manufacturers, of Flinders Street.<sup>2</sup>

The 1904 MMBW plan shows the area undivided with the Surrey Hotel facing Whitehorse Road, at the area's north-west corner, and large villas such as Kaleno and Roystead at the southern perimeter of the precinct.<sup>3</sup>

Sites in the area are both individually significant and representative of the 1930s; i.e., 1 Chatfield Avenue, 20 Walsh Street (1936), 8 and 26 Reid Street (1938).

Street period expression of identified sites from the era 1916-40 with those from the era 1926-40 in brackets:

Belmont Avenue 100%<sup>4</sup>  
 Bowley Avenue 100% (99%)<sup>5</sup>  
 Chatfield Avenue 100% (94%)<sup>6</sup>  
 Crest Avenue 94% (93%)<sup>7</sup>  
 Highton Grove 100%<sup>8</sup>  
 Maleela Avenue 100%<sup>9</sup>  
 Oakdale Avenue 100%<sup>10</sup>  
 Palm Grove 100%<sup>11</sup>  
 Parkside Avenue 100% (83%)<sup>12</sup>  
 Reid Street 100% (94%)<sup>13</sup>  
 Salisbury Street 71% (42%)<sup>14</sup>  
 Walsh Street 100% (93%)<sup>15</sup>

**Historic Themes:**

Process of subdivision, sale and building over several decades. Influence of building controls to ensure distinctive quality. ie.

- (i) changes in urban form, land tenure and subdivision
- (v) typical residential lifestyles and their physical expression

**Description**

**Oakdale Avenue**

Oakdale Avenue has concrete roads and adjoins Belmont Park. Character of the street commences at Bowley Avenue and then continues on with 1930s era housing of Moderne and Old English revival style. Number 17 may be a J A L Humphries design.

**Crest Avenue**

The street has concrete roads and Camphor Laurel street trees. The 1930s housing character continues, but with more interesting development and lesser scale of dwelling. Number 8 is one of the individually significant houses in a Georgian revival character. This character is not as strong at the east end.

**Maleela Street**

The street has a concrete road, notable street trees of Pin Oaks and mature exotic trees and gardens combining to provide a landscape quality. Large 1920s, 30s and 40s villas predominate. However mixed development prevails, with some new development between the period houses.

Among the significant examples is Number 18, a Mediterranean villa style house, and Number 17, an Old English style house. Number 1 Maleela Avenue is also another notable house, with particularly notable fence and agapanthus planting.

**Chatfield Avenue**

The street has a dominant 1930s character with Old English style and some Moderne examples, such as Number 19. The road is concrete paved. All houses are large and detached, Number 11 being particularly notable (corner of Chatfield and Oakdale) also Number 9.

**Highton Grove**

The street has concrete roads, with lamp standards set in the median at the end of the cul-de-sac. There are many individually notable houses, reputedly built and designed by Basil Hayler, including Mediterranean villa styles, Spanish villa styles and other Bungalow-oriented designs.

**Walsh Street**

The street has concrete roads, many individually notable houses, in the Old English style and of brick and stucco. Also, on the east side, Bungalow-oriented and Mediterranean style houses, and many original fences and gardens.

One individually notable house is an Indian Bungalow style house, Number 43, with unpainted stucco and mature exotic garden.

1 See LP2313  
 2 D1890  
 3 MMBW RP70  
 4 street % 1916-40 is 40%  
 5 street % 1916-40 is 77%  
 6 street % 1916-40 is 89%  
 7 street % 1916-40 is 72%  
 8 street % 1916-40 is 100%  
 9 street % 1916-40 is 66%  
 10 street % 1916-40 is 33%  
 11 street % 1916-40 is 87%  
 12 street % 1916-40 is 52%  
 13 street % 1916-40 is 75%  
 14 street % 1916-40 is 22%  
 15 street % 1916-40 is 76%

## Camberwell Conservation Study 1991 - Significant Areas

### **Palm Grove**

The street is a continuation of the Spanish/Mediterranean villa and Old English style, all being large houses of brick and stucco construction.

### **Salisbury Street**

Starting with Number 1, on the east side, the street has a group of individually notable houses ending at 7. All are notable but not of a similar construction date. The street has a patch of individually notable Old English houses, Numbers 22, 24, 26 being a notable group. Number 21 is a similar scale, opposite.

### **Bowley Avenue**

The street has a concrete roadway at Salisbury Street, Old English style mixed with Georgian revival houses of the 1930s and 40s, plus new unrelated development, particularly on the south side.

### **Ruhbank Avenue**

The street has a concrete roadway and the Old English style is dominant among the houses. There is a median at the end of the cul-de-sac and later Georgian revival houses at the end, unrelated to the Old English but sharing some of the stucco character of the earlier houses in the rest of the estate.

### **Reid Street**

Mixed development, with some individually notable Old English style houses on the west side. The street does not form part of the Precinct.

### **Belmont Avenue**

The street has a concrete roadway but the street does not form part of the Precinct.

### **Parkside Avenue**

The street has a concrete roadway, east side only, facing the park on the west. It has a mixture of late 1920s, early 1930s houses, including 9, with unpainted stucco and mature original garden.

### **Myambert Avenue**

Presumably carved from the grounds of the Reid family's former house, Myambert, at number one Myambert Avenue, this street contains houses which concur with the rest of the estate in age and style with the Old English style dominating. A notable element is the old gum at the end of the street, retained on a median formed by the turning radius, which expresses some of the aims of the Reids for Belmont Park, in keeping the native vegetation.

### **Barnsbury Road**

Straddling the railway line in its connection to the precinct, the street contains individually significant houses (number 9) as well as contributory sites (1920s-30s). Canonbury's garden has a further unifying effect with its mature growth and visibility.

### **Significance**

A good example of the impact of local site control regulations with minimum 50 feet frontages. It is an example of the manner in which the large 1880s properties were often not divided until the inter-war years of the twentieth century. This precinct demonstrates the

process of subdivisions and building common in much of Camberwell.

Historically the process of subdivision, sale and building over two decades is evident along with the influence of building controls to ensure distinctive quality. The result is a perceivable middle-class enclave, housing over the years a number of important Victorians.

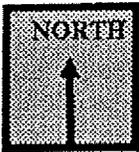
Architecturally the housing includes individually important examples and is significant as a notable group of mainly 1930s designs of a wide range of styles set in a contemporary context of concrete roadways and landscape.

Historically significant as an example of 1930s estate development, with a comparatively high degree of integrity.

Important as a high-quality estate with a full range of the characteristic housing styles of the 1930s and with the period character extended into street form (especially the use of concrete) and plantings. These have survived here where they have been lost in other estates.

A good example of the impact of local site control regulations with minimum 50 feet frontages. It demonstrates some of the characteristic aspects of subdivision and building in Camberwell. The delay between subdivision in the 1880s and building in the 1920s; the impact of public transport on subdivision and sale; the emphasis on rural qualities and views in descriptions of the estate and the superior quality of the buildings themselves. Especially important are the nostalgic Old English styles so closely associated with the character of Camberwell.

Precinct 19, Shenley Hill estate and Wentworth Avenue



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

1986: P. Sanders P/L & Graeme Butler 1991: Dr Chris McConville & Graeme Butler

## Precinct 19, Shenley Hill estate and Wentworth Avenue

### History

Typical of subdivisions in this part of Camberwell, the Shenley Hill estate and Wentworth Avenue arose in 1883 from the grounds (apparently the orchard) of a large house, fronting in this case Mont Albert Road.<sup>1</sup> C. (Charles?) Wentworth was the vendor and his co-agents, John Day & Co., T.L. Flint and Joseph Fordyce.<sup>2</sup> Wentworth's own house (presumed named Shenley Hill) was where today's 110-112 Mont Albert Road stands, occupying the space of about 9 of the 66 feet frontage suburban blocks typical of those offered in the estate. Another house (Ardno) was located approximately on the site of 14 Wentworth.<sup>3</sup> The MMBW 1904 plan showed Wentworth's house and about 15 other villas on

the 46 allotment estate, most of which were timber, (see 37 and 38).<sup>4</sup>

Some of the estate's cited attributes were as follows:

*Having large frontages to CANTERBURY ROAD, WENTWORTH AVENUE, and MONT ALBERT ROAD, each lot containing choice Fruit trees of every description in full bearing and altogether in first-class cultivation, the soil being extremely fertile and admirably adapted to all gardening purposes.*

*This MAGNIFICENT BLOCK from its extremely elevated position, grand landscape scenery (for which this locality is now so celebrated), perfectly drained by its own natural slope and its close proximity to the Camberwell Railway Station, must commend itself to all persons seeking a healthy house and safe investment; as this HEALTHY SUBURB is bound to Double its present value in a very short time.*

*It is situated within 3/4 of a mile of the Camberwell Railway Station, and just beyond the Mansion of Sir J. O'Shanassy, and as the trains are now running through to Melbourne every 20 minutes, it enables those engaged in the Metropolis to reach business or return to their respective homes in 35 minutes.*

*The advantages claimed by the Proprietor in offering this Estate to the Public are that every desiring purchaser can quietly select one or more lots at very low prices without being run up by an Auctioneer or*



19 WENTWORTH AVENUE, A FEDERATION BUNGALOW STYLE HOUSE WITH RECENT BUT EMPATHETIC GARAGE

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1 LP545: CCL Sale Plan 50  
2 ibid.  
3 CCL Sale Plan  
4 MMBW RP70

*SYNDICATES with their numerous dummies, which are now so conspicuous at so many land sales. Thus giving the Purchaser the privilege of FREE SELECTION and deferred Payments as the terms will be made easy to suit.*

**TITLE CROWN CERTIFICATE.<sup>1</sup>**

What followed was development dominantly of the 1920s, intermixed with, and on top of, the remaining 1890s villas.

**Historic Themes:**

- (i) changes in urban form, land tenure and subdivision
- (v) typical residential lifestyles and their physical expression

**Description**

Of the 34 sites identified in Wentworth Avenue, over half were built in the Bungalow era but some 20% of the street remains from the Victorian & Edwardian Eras, with emphasis on the latter. Examples of each era include numbers 4, 13, 15, 17, and 18 from the Bungalow era, numbers 1, 3, 7, and 14 from Edwardia and 37 and 38 from pre 1900. Given the strong Edwardian & Bungalow presence, the gabled roof form is dominant and face-brick and weatherboard construction are represented as the major wall materials.

Street period expression of identified sites from the era 1916-40 is 70% and 50% for the street as a whole with those from the Victorian & Edwardian Era (pre 1915) being 29% (20% for street)<sup>2</sup>.

**Significance**

Typical of the 1880s estates which only gained identity in the growth eras of Edwardia and the immediate post-war time, this street evokes the city's residential development history as well as its peak population expansion.

1 sale poster LP545. CCL  
2 see 1986 site schedule