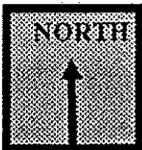


Precincts 28.1, 28.2 & 28.3 Golf Links Estate & Bellett Street



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

Precincts 28.1, 28.2, 28.3 Golf Links Estates and Bellett Street

**Introduction**

**Background History**

Growth immediately after the First War, promoted by the availability of easier bank finance and war service loan

Bungalows, is perhaps most evident in Camberwell's 20th century subdivisions. Camberwell also adopted a new rating system, on unimproved capital valuations for properties, thus taxing vacant land as much as improved sites: this proved to be an impetus to dispense with the large areas of vacant land still in Camberwell<sup>1</sup>. Improved transport broadened the scope for these estates with the

May 1, 1928.

THE AUSTRALIAN HOME BEAUTIFUL

5

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The reproduction above is of one of forty-four brick residences now under construction on the Golf Links Estate, Camberwell, off Burwood road. These you are cordially invited to inspect. Our furnished home

demonstrates to you the labor-saving devices so necessary when planning your future model home.

We do not restrict you in any way. We build to **YOUR ORDER** and you can sell or let at any time. We have helped hundreds of satisfied clients to own their own homes. We can help **YOU**. Call and obtain the benefit of our years of practical experience. It will absolutely repay you. You are under no obligation to us whatsoever.

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H.B., May 28

1 see NTA 'Golf Links Estate' citation p.6 cites Blainey

tramlines running through Camberwell in 1915-16, electrification of the railways 1920-4. Camberwell's by-laws determined the form the new suburbs should take, the 1926 requirements being no house under 10 squares, minimum frontages of 50 feet and 55 feet minimum for houses over 15 squares<sup>1</sup>. Many streets in Camberwell were declared brick areas in the same era although this precinct was not one of them. But it became so by the use of covenants.

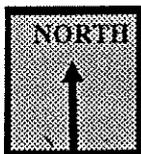
The Golf Links Estate and Bellett Street subdivision are notable, within both the area and metropolitan contexts, for their expression of the period and its architecture. In turn they are the municipality's best expression of the vast population which came to Camberwell particularly in the 1920's and the mid-1930's. Camberwell's status as Victoria's leading house building municipality of the late 1920's is clearly shown in these areas.

#### Dominant Streets

Bellett Street's split personality can be judged from the 76% of identified buildings which derive from this between-wars period (located at its north end) compared with the 23% from the Victorian and Edwardian period to the south. Its relatively low 40% between-wars representation (on a total street basis) is an indication of the post-Second War development at its lower end, interspersed with Victorian and Edwardian houses. Christowel Street (81% of between-wars housing on a street basis) has a similar north-south development pattern with major Bungalow styled housing near Riversdale Road graduating to the Mediterranean villas (Italian and Spanish styles), Old English and Moderne styled houses which make up the Golf Links Estate. Christowel, Fairmont Avenue and Bellett Streets form the principal elements in this period's development. The most homogeneous streets are, however, perhaps the least spectacular, i.e. Orrong Crescent in the Golf Links Estate is 93% from this period on a street basis and 100% on an identified building basis. Finsbury Way also has a high period content, but from later in the era, just prior to the Second War. Consequently it possesses relatively many houses in the Old English Style, so popular at this time, as well as a sprinkling of the Estate's mainstream Mediterranean villa form.

1 NTA loc. cit. p.7 cites Blainey

# Precinct 28.1, Golf Links Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 28.1,28.2 Golf Links Estate

### History

Surveyor, E L Braid, declared the northern part (above Finsbury Way) of this subdivision in the name of W S Winslow in April 1927 and the southern section in May<sup>1</sup>. Both were approved by August.

Offered for sale late in 1927, the estate had the personal convenience of reticulated sewerage (despite the provision of rear right-of-ways), gas, water and the electric light as well as public utilities such as the electric tram, a proposed public baths and higher elementary school to be erected nearby. It was also in a declared brick area. Blainey called its sale 'Camberwell's most glamorous auction of the decade' having the landscape advantage over other post-First War estates of the former Riversdale golf club fairways, well treed and neatly grassed. The club had moved to Jordanville.

The first house owners like their houses, showed certain similarities, particularly in their chosen occupation. Of the individual houses examined from the estate, located in the north section of Christowel Street, three were built for professionals (24, 26, 27) and another (23) for a retiree. In Fairmont and Finsbury Way the owners were merchants, or white collar workers such as Arthur Trask of 3 Finsbury Way. Some 42 new owners were listed in

1927-8 rate books with their previous addresses shown as 11 from Camberwell, 16 from established comfortable suburbs such as Malvern, Toorak and Hawthorn and the others were from rural areas<sup>2</sup>.

### Period Expression

The following streets comprise the estate; the percentage given to each proportion of the street's being the near intact housing built between the two wars.

Christowel Street (82% part), Finsbury Way (89%), Fairmont Avenue (66% part), Lyric Grove (100%), Lansell Crescent (75%), Marlborough Avenue (78%), Maple Crescent (86%), Murdoch Street (91% part) and Orrong Crescent (93%).

### Description

Houses were constructed on much of the estate by World War II and the visual homogeneity promoted by the small range of architectural styles and materials was enhanced by the physical link of the concrete paved roads with their broad nature strips, medians and cast concrete street lamps at main intersections. Street names were obligingly set into pavements with the probable intention of reduced eye-level signs. Further uniformity was promoted by the council by-laws (1926) which determined minimum



3 Finsbury Way (1932)- one of the larger houses built on the estate in the Mediterranean villa mode with original fence and landscape evocative of the era.

1 LP 12146  
2 NTA loc. cit. p.7

general frontages of 50 feet and 60 feet at street corners. No house could be built less than 10 squares in the area. Similar estates, complete with Mediterranean villa style houses, include the Alta, Maysia and Quantock Streets subdivision of the Hassett estate (1927).

The integrity of the estate is high such that most individual houses reflect their construction period. The exotic styles current in the late 1920's are epitomized by 21 Christowel Street, whilst the later, more sombre neo-Tudor is seen along side at number 23. A minority of the estate is in the Moderne style: one example was built by J L Humphries in 1939, opposite the above, at 24 Christowel Street (see also the later 24 Finsbury Way).

Concrete kerbs, channels, road and footpaths survive as an evocation of the emerging use of the material in the 1920s, whilst street trees vary from the common Edwardian garden tree, the Lillypilly, to the Jacaranda, probably reflecting the residents' choice of trees at differing periods. Their common exotic origin or nature (ball shape, smooth bark, small dense leaf) unite them and relates to the area).

#### Individual Buildings

Few houses are outstanding with the estate's pervading homogeneity. Those that are, such as the Mediterranean mannered 21 Christowel Street (q.v.), are also well located on corner sites. The corner view is successfully captured by this house, with its distinctive moon gate, as is the estate's general character.

Sloan, Goss & Jenkinson's Bungalow-style 6 Christowel Street (q.v.) evokes the period of this part of the street while 1 Fairmont Avenue, so aptly sited, expresses the Mediterranean villa character typical in the south. A. Mortimer McMillan's 3 Finsbury Way shows the ultimate extension of this style, on a modest scale, as well as this particular builder-designer's flexibility in matters of architectural fashion (see Modern cum Moderne style examples in Toorak). The later Moderne style, mastered elsewhere by McMillan, inspired Camberwell builder, J.L. Humphries in the design (and construction) of 24 Finsbury Way in 1938. These houses are but a few notable examples of the types which prevail from this period, in this area. Humphries' son Barry was raised in the area and no doubt drew from it for his social satire.

#### Builders

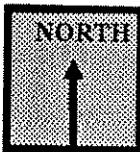
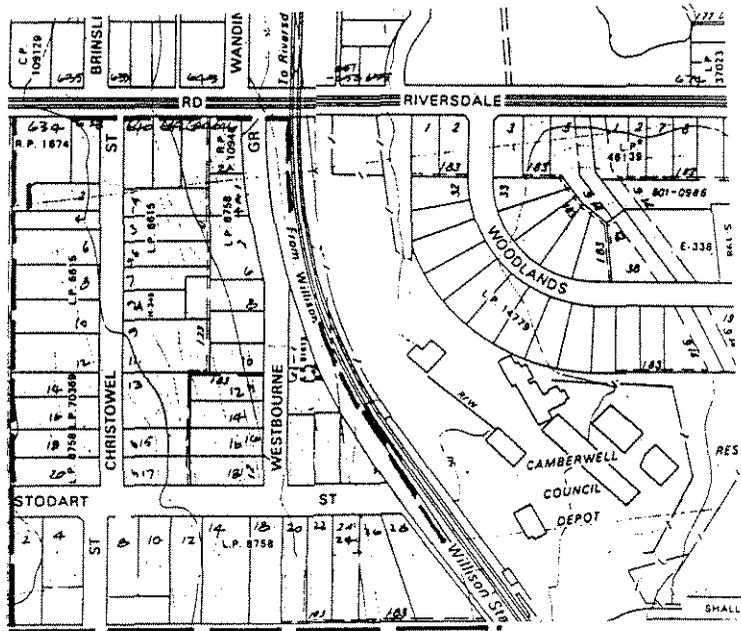
Much of the house design was carried out by builder-designers such as Humphries (24, 28-32, 36-40, 31 Christowel Street, 509-11 Camberwell Road etc.<sup>1</sup>) and McMillan (1, 18 Fairmont, 463 Camberwell Road). There were also Kalmund & Heber, J C Spargo, G O Cooper, and the Smith brothers among others<sup>2</sup>. Kalmund & Heber advertised extensively in the 1928 *The Australian Home Beautiful* (1 May), claiming authorship to some 44 houses on this estate.

#### Significance

The estate captures more than any other in the state, the mainstream villa styles of the late 1920s and early 1930s. Highlighted by the estate's introverted layout, undulating terrain and period accessories (concrete roads, lamp standards, grassed nature strips and islands), the cultural expression of the period between the two wars is very high, both for Camberwell and the state.

1 NTA loc. cit. p. 19  
2 ibid.

# Precinct 28.2 , Camberwell Links Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 28.2 Camberwell Links Estate, Christowel Street and Westbourne Grove

### History

The Christowel section of this estate was declared in 1914 followed in six years time by the Westbourne Grove, eastern half, linked by Stodart Street<sup>1</sup>.

Only five houses existed in Christowel Street by c1919 leading at its south end into the Riversdale Golf Club House<sup>2</sup>. By c1929, the street was almost fully developed, no doubt gaining some impetus from the new estate to the south. Some of the early residents included: Geoge Wilcox, Miss Chris Macara, Francis Wilcox, and Edgar Carter<sup>3</sup>.

Westbourne Grove possessed some 6 houses by c1929, adding five on the west side in the next 5 years<sup>4</sup>. C S Naylor, a builder, and John T Blake were both early occupiers<sup>5</sup>.

In 1925 Stodart Street had 3 houses, one of which was the golf links caretaker's<sup>6</sup>. Seven were added in the next 5 years<sup>7</sup>. Annie Holzer and Frank Loft were long-term occupiers of the street.

### Description

#### Westbourne Grove

The street is dominantly Californian Bungalow in terms of its house design, with street trees (Lillypilly) empathetic of the period. Bungalows are constructed of both brick and timber, with individually notable examples including the attic style No. 16 and the Indian Bungalow No. 14. *Note that current Council policy is to replace these trees with oak: this would be inappropriate.*

#### Stodart Street

Has some individually significant houses such as 12 and 14, mainly of the 1920s, which concurs with Christowel Street North's character.

#### Christowel Street North

Most of the houses are of the Bungalow type and era and constructed of brick. Typical examples of the Bungalow style exist in No. 1, whereas more distinctive examples are at Nos. 6 and 5. Earlier houses, such as No. 8, provide very similar forms and finishes and later houses such as



Christowel Street north - asphalt footpaths, original fences and dominance of the gabled roof form.

- 1 LP6615, 8758
- 2 D1915-40
- 3 *ibid.*
- 4 *ibid.*
- 5 *ibid.*
- 6 *ibid.*
- 7 *ibid.*

## Camberwell Conservation Study - Significant Areas

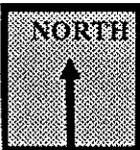
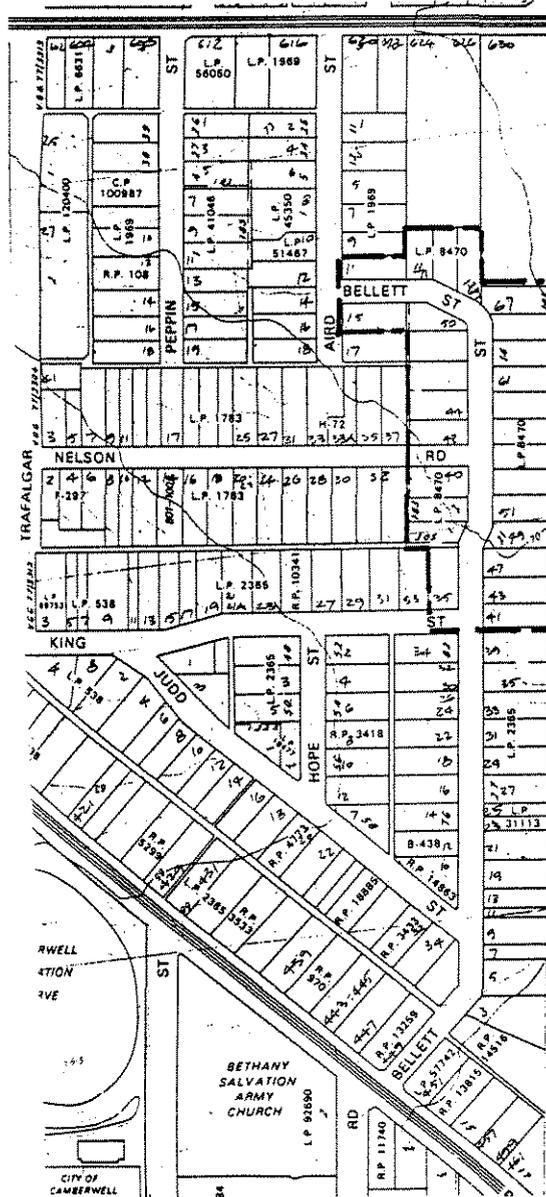
the two-storey Italian villa-style house at No. 7 also offers similar materials and roof forms.

New development is restricted to No. 11 Christowel Street, the remaining being all of the 1920s-early 30s era. Street trees are empathetic (Lillypilly). *Note that current Council policy is to replace these trees with oak: this would be inappropriate.*

### **Significance**

Both the straight and curved street forms enhance the disposition of the Bungalow-era housing in this precinct, particularly along Westbourne Grove where mature cypress row at the north end reinforces the street period and provides a notable landscape element in the area. Within both streets there are notable individual designs and development outside of the First-war Bungalow-era is minimal providing a strong period expression from Camberwell's major growth period. There is also the link with the Riversdale Golf Links which once was entered via Christowel Street, prior to the new Golf Links estate to the south.

# Precinct 28.3, Bellett Street



## Precinct 28.3, Bellett Street

### History

Hall and Wilcox lodged a subdivision plan which was declared on May 17, 1920, by E.P. Muntz.<sup>1</sup> All the lots on the west side of Bellett Street were occupied by 1925, but the east side took until 1930 to fully develop, with only 6 lots having residences in 1925.<sup>2</sup> The population was relatively stable, with most occupants remaining for approximately 10 years.<sup>3</sup> William Harvey and Albert Lehmer or their families resided here from 1925-26 until after 1950.<sup>4</sup>

### Description

#### Bellett Street North

Curved in form past the rear of the mansions Astolat and Warawee in Riversdale Road, the street is considerably added to by the camphor laurel trees which arch over the roadway and the large Bungalow style houses that occupy the main frontages of the curve such as 69 and 71 Bellett Street. Many have original fences. Most of the housing is of the mid-to-late 1920s, some stuccoed, some face-brick and it extends to the King Street junction. Little redevelopment has occurred, except in terms of detailed alteration.

The precinct extends to 41 Bellett Street on the south-east corner of King Street and 30 Bellett Street on the south-west corner.

#### King Street, east of Hope Street

Some Bungalow, but mainly Edwardian timber houses lie on particularly the north side of the street, extending the general Bungalow character of Bellett Street to the west. Asphalt footpaths and roadways prevail in both Bellett and King Streets.

#### Hope Street

Camphor laurel trees are empathetic to the general development but original elements consist of altered timber Bungalows and some Edwardian houses. Not part of precinct.

### Significance

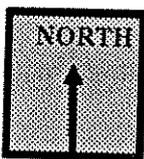
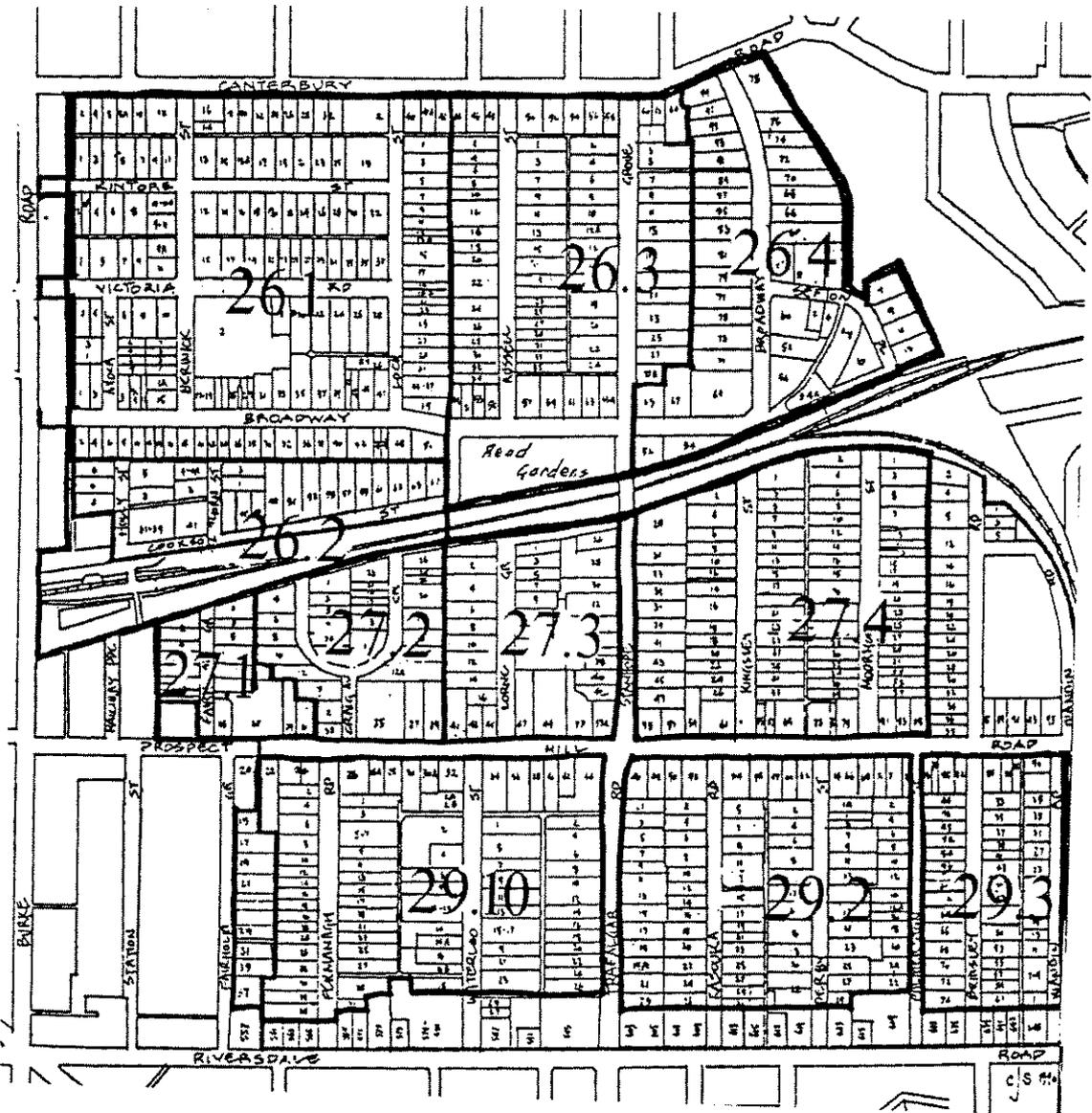
Bellett Street north combines the curved street form (lauded by estate planners in the First War era), notable and mature street trees of the 1920s-30s and both individually important and representative examples of Bungalow-era housing. As well, the street allows a view to the rear of the mansion Astolat as an indicator of the presubdivision period and hence provides a further understanding of the estate's history.



Bellett Street showing Bungalow-era housing, asphalt paving, basalt kerbs and a Camphor Laurel specimen.

- 1 LP8470
- 2 D1925: D1930
- 3 D1925-50
- 4 D1925: D1926: D1950

Precinct 29.1, Riversdale Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 29.1, Riversdale Estate

### History

On January 27, 1883, M.H. Davies declared the Riversdale Estate.<sup>1</sup> The estate was extended to include the west side of Fermanagh Road with a declaration by William Bryson on December 15, 1885.<sup>2</sup> Apart from Bartholomew Beckett's (pre 1884) and John Baker's residences in Fermanagh Road, the estate was undeveloped until 1888 when seven houses in Fermanagh Road and eleven in Waterloo Street were built.<sup>3</sup> Eight houses existed in Prospect Hill Road at that time.<sup>4</sup>

The Trafalgar Road section of the Riversdale Road Estate developed rapidly with six of the 12 lots built on by 1888.<sup>5</sup> By 1892 the lots were fully developed.<sup>6</sup>

Waterloo Street sites were occupied at a less rapid rate with seventeen of the 22 lots being built on by 1905.<sup>7</sup> Fermanagh Road, the last to be subdivided, was the slowest to be developed. Sixteen of the 33 lots had residences by 1905 and by 1920 there were houses on most blocks.<sup>8</sup>

The Riversdale Estate included three schools: Miss E.J. Parish began a School for Ladies on the corner of Riversdale and Trafalgar Roads in 1888. A grammar school founded in 1888 by Arthur Bertram Taylor and later to become Camberwell College, under William Camberwell, was situated in Fermanagh Road, and Milverton Ladies' College, run by Misses Effie and Fran-



*Waterloo Street*

- 
- 1 LP466
  - 2 LP675
  - 3 D1888: D1884
  - 4 *ibid.*
  - 5 D1888
  - 6 D1892
  - 7 D1905
  - 8 D1905: D1920

ces Burke on part of the grammar school, was later sited on the east side of the street.<sup>1</sup> Long-term early residents of the estate include Fitzwalter G. Read, Rachel Mitchell, Joseph Bragge, William Treacy, John Leckie, John Baker, Bartholomew Beckett and Daniel Money.<sup>2</sup>

#### **Description**

##### **Waterloo Street**

Substantial Victorian era villas in brick and stucco, all possessing Italianate form and detail, comprise the main character of this street with some Edwardian houses such as the individually notable No. 10. New development includes No. 11, No. 4 and No. 2A.

##### **Fermanagh Road**

New development at Nos. 2 and 6 and the Old English style flat block at No. 5 comprise most of the redevelopment of this street. The remaining is a highly cohesive Edwardian and Victorian villa mix with individually significant houses such as No. 8 and No. 3. The west side in particular, because of the smaller frontages, has a great deal of visual cohesion whereas the south end on the east has been redeveloped. The precinct begins at the pitched lane next to 37 Fermanagh Road and No. 32A on the west side.

##### **Trafalgar Road**

There are individually significant houses such as Nos. 8 and 10 with large villas extending from No. 2. There has been redevelopment at No. 2B, next to the substantial but altered large 19th century house at No. 2, at the Prospect Hill Road corner.

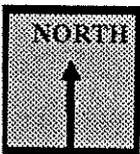
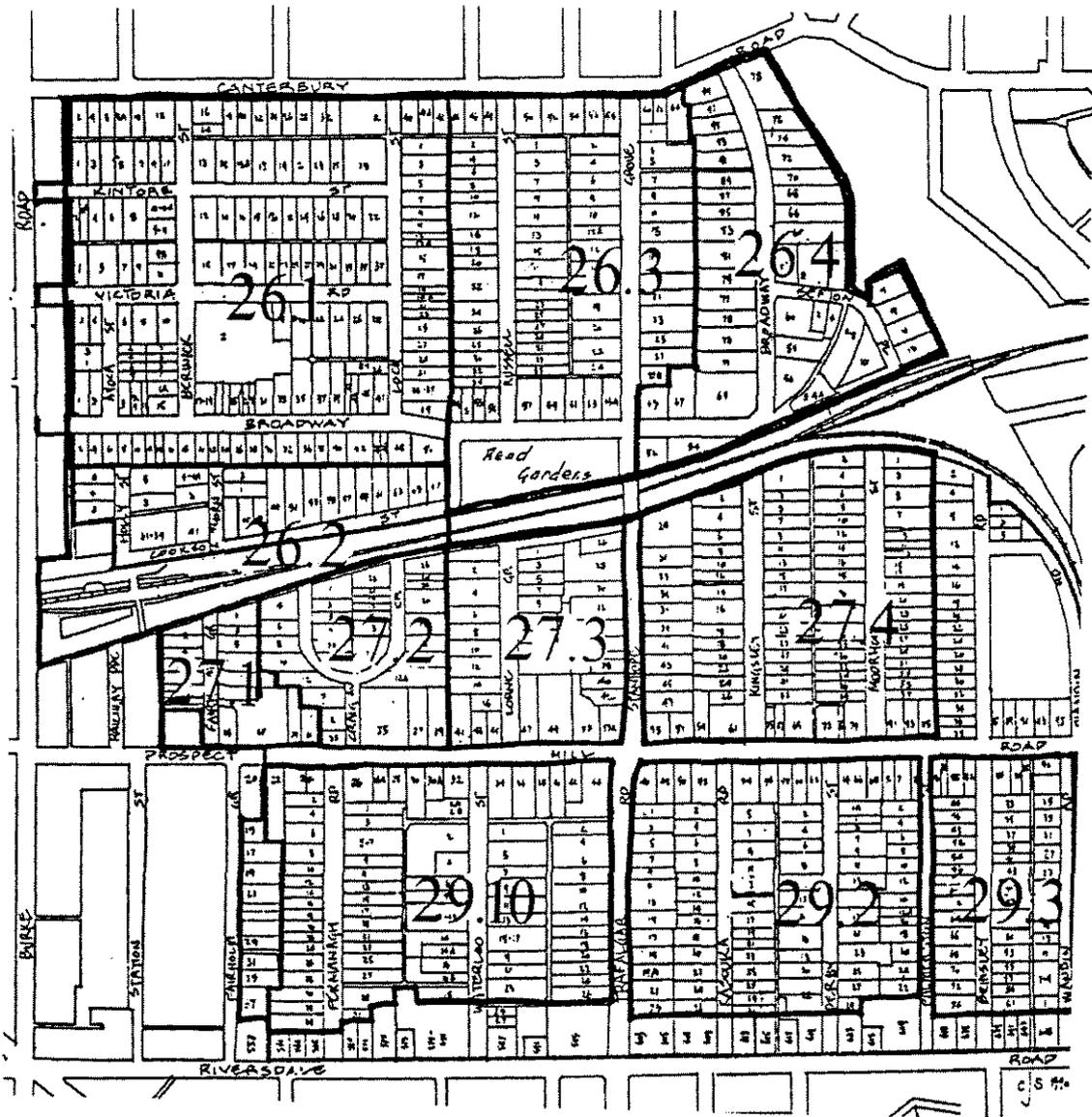
#### **Significance**

Fermanagh Road and Waterloo Street both possess high integrity to the Victorian & Edwardian eras, with building stock which includes individually important and representative housing from the large to medium sized villa type, exhibiting the typical styles of the era but often with that extra detailing or skill which separates this precinct from others across the metropolitan area.

1 D1888; MMBW RP70; D1905; D1915

2 D1888-D1905

Precinct 29.2, Kasouka & Gladstone Park Estates



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 29.2, Kasouka & Gladstone Park Estates

### History

The Kasouka Estate was created in 1891, including Kasouka Road, Trafalgar, Prospect Hill and Riversdale Roads<sup>1</sup>. Gladstone Park had preceded this, in 1886, including Derby and Palmerston Streets within the same block; the surveyors being Muntz & Bagge and the selling agents, Bliss & Perryman<sup>2</sup>

In 1904 Kasouka Road possessed the most houses in the two estates, three of the 12 on the east side being timber and all of the eight properties on the west side being brick. Palmerston then served as the rear lane for both Brinsley and Derby Streets<sup>3</sup>.

### Description

#### Derby Street

Derby Street possesses mainly Edwardian brick villas, some in the unusual duplex form as in 1-3, also Bungalow era houses such as the two attic styled houses at 2 and 4

Derby Street. Earlier eras are exemplified by Nos. 12, 17 and 14 Derby Street, No. 12 Derby Street having its original unpainted stucco and the typical Italianate villa form. No. 18 appears to be a distinctive Edwardian era house, potentially a renovation with its high parapeted tower (more typical of the Victorian period) and Tudor-esque detailing. The substantial nature of the house indicates some historical background.

New development has occurred at the south end and includes Nos. 23 and 22-26 Derby Street but this is countered by substantial villas such as the Victorian era 27 and related Bungalow type housing, for example 29, at the south end.

#### Kasouka Road

Only the Old English style but individually notable block of flats, 1-3 Kasouka, offset the dominant Victorian and Edwardian period villa character of the area. As with other areas, the Italianate form extending into the



*Kasouka Road*

1 SLV map collection bje: see LP3449  
2 SLV map collection Haughton 6/24: see LP619  
3 MMBW DP70. 1904

## Camberwell Conservation Study - Significant Areas

Edwardian period can be seen at examples such as No. 7, contrasting with the more mainstream Edwardian manner of the Federation Bungalow style at No. 4 Kasouka Road, now with a new empathetic fence. Some 1920s development exists, such as at Nos. 12 and 16 (individually notable), also at 18 Kasouka Road with its original draped chain- and-piered fence. The highlight of the street is the unusual Edwardian Freestyle No. 15 Kasouka Street, which introduces a distinctive note into the otherwise more standard suburban designs.

Some of the old building stock has been altered, such as 21 and 23 Kasouka Road, but the form and some detail remains. Two notable buildings mark the street's entry, sited at the corner with Mont Albert Road. On one side there is the English Domestic revival style bungalow at 613 Prospect Hill Road and the towered Italianate style at the south-west corner with Kasouka Road: these reinforce the period expression of the street.

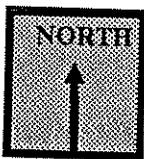
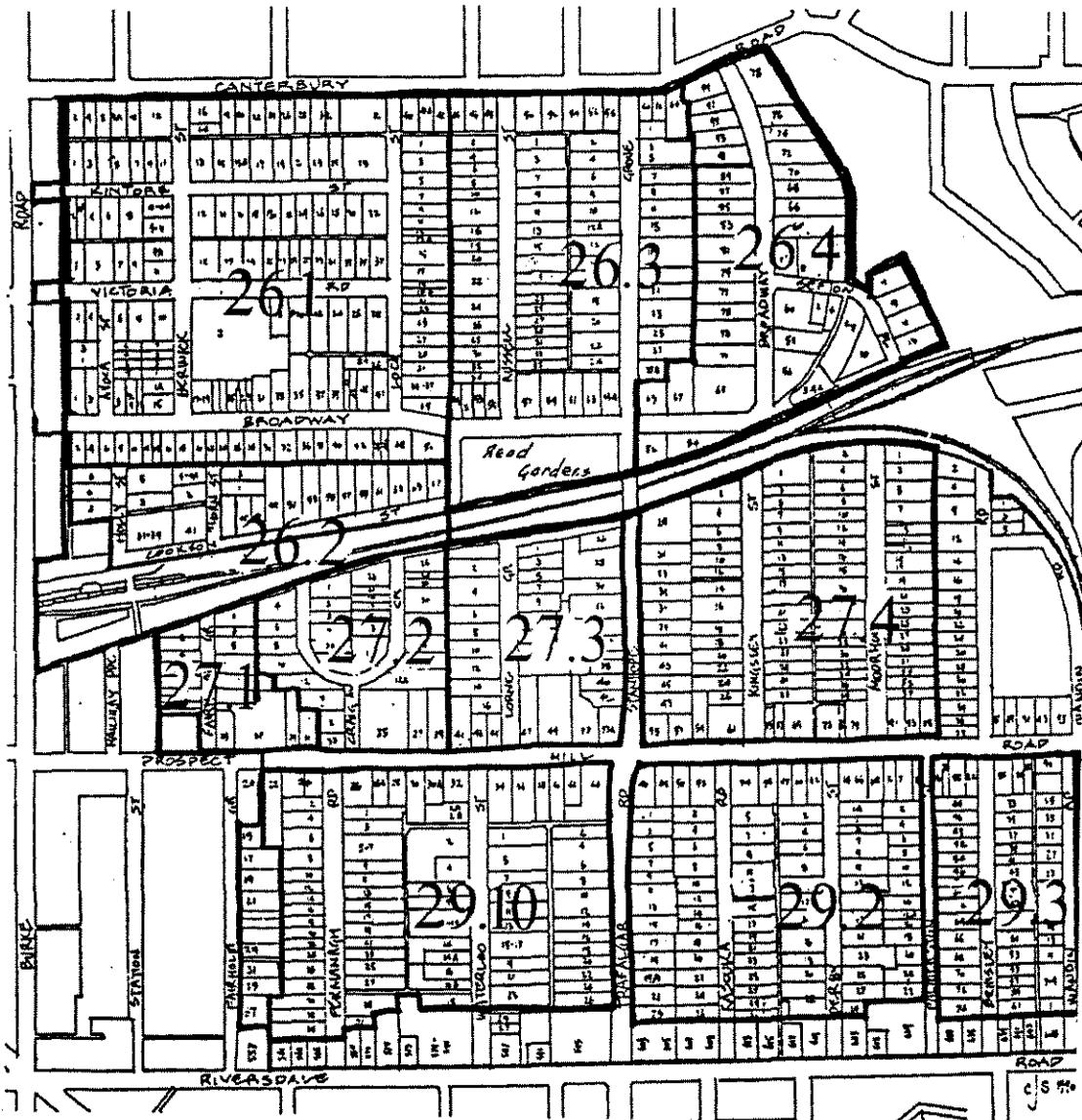
### Palmerston Street

The east side consists of rear frontages only and the west side has many altered 1920s and 1930s houses and should not form part of the conservation area.

### Significance

Kasouka Road and to a lesser extent, Derby Street, possesses high integrity to the Victorian & Edwardian eras, with building stock which includes individually important and representative housing from the large to medium sized villa type, exhibiting the typical styles of the era but often with that extra detailing or skill which separates this precinct from others across the metropolitan area. Kasouka Road is of regional importance while Derby Street has high local importance: both expressing the minor residential boom period in Camberwell, allowed by the new railway, and the development resurgence early this century.

Precinct 29.3, Riversdale Estate (south)



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

### **Precinct 29.3, Riversdale Estate (south part)**

#### **History**

Brinsley, Wandin, Riversdale and Spencer were the streets included in the Riversdale Estate of c1888. Close to Riversdale railway station and bisected by the line, the estate extended over Prospect Hill Road reaching to what may have been the original house on the site, Heathfield, where today only the ornamental garden survives in Brinsley Road north. This house was one of nine villas on the east side of the street in 1904, compared to the 19 on the other side, mainly timber<sup>1</sup>. A group of these occupied the sites 53-61 Brinsley Road.

#### **Description**

##### **Brinsley Road**

The street has Edwardian and Bungalow era houses, many altered, however, the dominance of new development is such that it negates the street's conservation worth.

Hence, it is not recommended as part of a precinct.

##### **Wandin Road**

The street faces the railway and some informal planting along the reserve, with street trees being mainly paperbark. The north end consists dominantly of Federation Bungalows, generally of timber construction, No. 35 having empathetic colours and this character extends through to No. 13, which has an original fence, and then new development commences until No. 1 Wandin Road (which has an original garden). This new development severely affects the street's conservation worth. Hence, it is not recommended as part of a precinct.

#### **Significance**

These streets have diverse and altered building stock, with only change being evident in the surviving fabric. Apart from some isolated house groups, the streets have no conservation merit and are not recommended as part of the conservation area.



*Brinsley Road*



### 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

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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

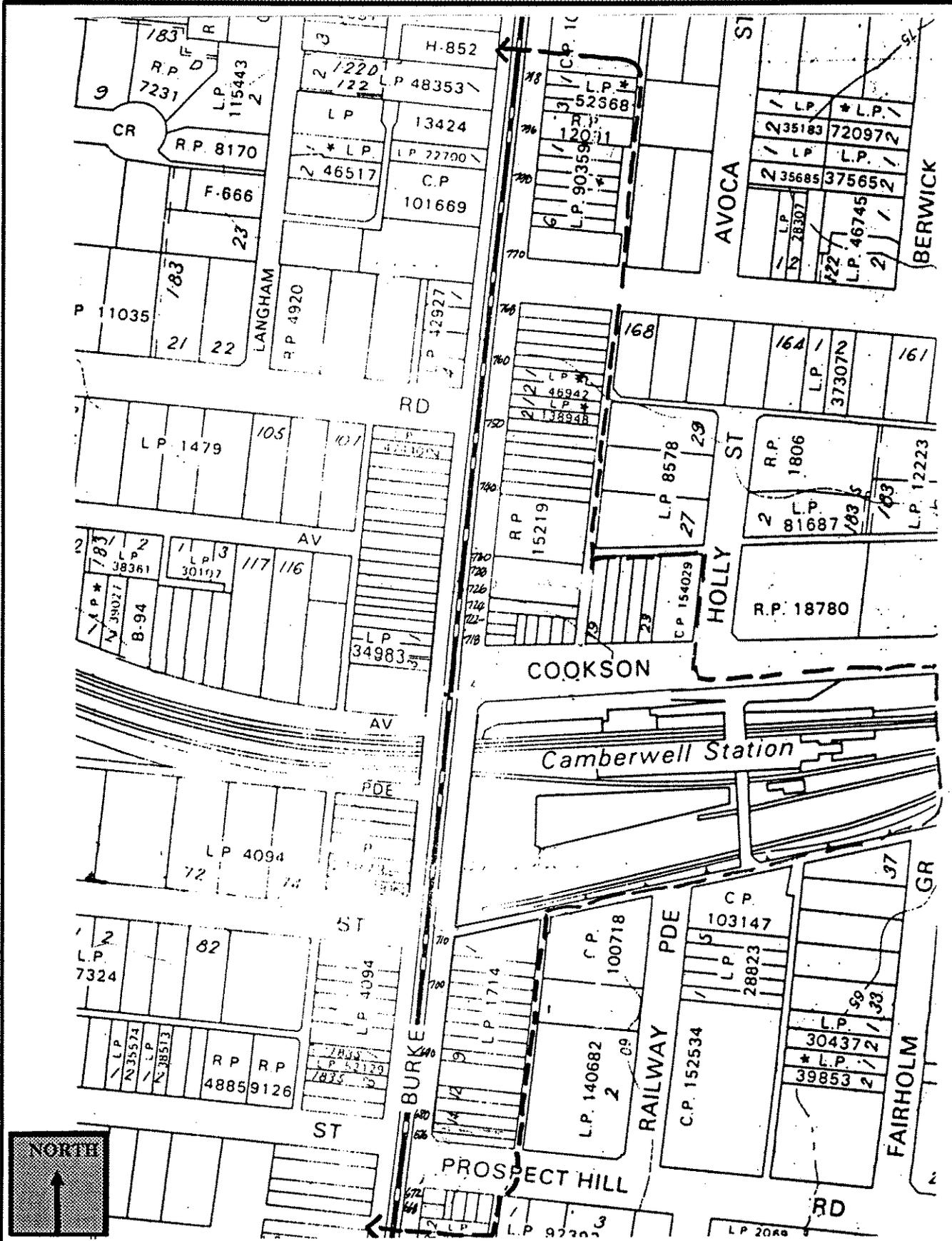
A characteristic grouping of 1930s domestic building types. This precinct is significant in evoking the character of 1930s subdivisions and the range of styles introduced to Camberwell in this period. Many variations in decoration but substantial continuity in form and materials. A strong theme in the 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

Precinct 30, Camberwell Junction



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



## Precinct 30, Camberwell Junction

### History

Suburban allotments, ranging in size from 21 to 46 acres, were sold in 1853, either side of Burke Road.<sup>1</sup> Unlike town or village lots sold elsewhere (Hawthorn), the blocks were probably meant for small farm development and hence yielded commensurate prices. Subsequent subdivision yielded business lots such as George Eastaway's Camberwell Inn site and which, in turn, attracted more development, such as Robert Beaumont's 1855 general store, in Camberwell Road, and the Great Eastern Hotel of 1861. The nearby church and government reserves reinforced this trend,<sup>2</sup> but the commercial character of the junction, nevertheless, only catered for travelers and the small rural population surrounding. Hawthorn, with its proximity to Melbourne, its village lots and booming

late 19th century suburban villa development, was the dominant Victorian era commercial centre in the district. Some change occurred after the 1882 Camberwell to Melbourne railway connection, resulting in increased residential subdivision in walking distance of stations and including Burke Road frontages (1883 Dickinson subdivision). The MMBW Plan from early this century highlights the dearth of commercial development on the Camberwell side.

The house, Clementi, is an example. Still standing at the north-east Burke Road-Broadway corner, it has been since built across by the corner addition to the notable shop row at 782-794 Burke Road.<sup>3</sup>

In the same frontage, north of the Broadway, two villas contrasted with the six-shop row built as the first stage of 782-794 Burke Road.<sup>4</sup> Between the station and Prospect Hill Road was McAlpine's ironmongery (694) dating from 1891. South of Prospect Hill Road, only 9 shops



*BURKE ROAD LOOKING NORTH FROM PROSPECT HILL ROAD TO THE LARGELY LATE VICTORIAN ERA SHOPS & RESIDENCES WHICH GREW AROUND THE RAILWAY*

- 1 Elphinstone, CJSPHS, p.9f
- 2 *ibid.* cites 1859 Catholic Church and Anglican reserves
- 3 MMBW DP1861, 1862
- 4 MMBW DP1862 (1902)

existed in c1904. Four faced Riversdale Road and the Camberwell Hotel stood on the north-east Riversdale-Burke Roads corner. Most of the 19th century shop development, in fact, took place in Camberwell Road, predictably opposite the public buildings. Grouped around the Sherwood Hotel (approximately at 255-259 Camberwell Road), the shops had street verandahs which provided intermittent shelter along the Camberwell Road asphalted footpath.<sup>1</sup>

Street accessories achieved by 1900 included street trees, pitched crossings at the junction and elsewhere, and gas lamps.<sup>2</sup>

Residential growth in the Edwardian era (1901 population 8600, 1915- 17000) promoted service shops for the new population such as the many green-groceries and butcher shops.<sup>3</sup> This growth was again boosted by initiation of tramway operation in 1916 (Riversdale and Camberwell Roads). The population had increased by over two-thirds in the 10 years following.<sup>4</sup>

The dominance of 1920s shops, in both Burke and Camberwell Roads, reflects this population boom, W.J.P. Davies Buildings (718-722 Burke Road) and Adairs Buildings (504 Riversdale Road) being among the most prominent.

Combined with the influence of increasing population was the land-use zoning employed by Camberwell Council to focus commercial development in the junction and other defined centres. This occurred after the powers given in the *Local Government Act 1921*.<sup>5</sup>

The extensive upgrading of the now notable Camberwell Railway Station complex (c1920) was another contributing factor to both the growth of shop numbers and possibly their orientation, as exemplified by the large Morrison & Co. buildings at 25-29 Cookson Street, en-route to the station.

Local newspapers proclaimed the Burke Road centre as thoroughly 'up-to-date,' due to the efforts of local entrepreneurs.

Junction shop numbers kept increasing through the Depression, with 405 shops in 1940 compared with 227 in 1920.<sup>6</sup> The emphasis shifted from service shops to sellers of consumer durables and financial institutions.<sup>7</sup> Given shop numbers of 467 by 1960, the centre appears to have been substantially developed by the Second War.

Redevelopment became the issue thereafter. With the emergence of Modernism, post-War, much of the ornament was stripped from buildings and decorative shopfronts were replaced by strictly functional aluminium or stainless steel construction.

### Description

Typically the overall development form is parapetted, two-storey, and with zero set-backs. Upper facades are generally divided by piers into shop frontages of around

6 metres. Within this cohesing framework there are stylistic differences and differences in major elements such as street verandahs. Early plans suggest extensive use of post-supported street verandahs until the general emergence of cantilevered canopies in the late Edwardian era. Many Victorian era shops have new cantilevered canopies. A notable exception is 782-794 Burke Road. Contrasting buildings include the notable Tudor revival row at 796-798 Burke Road (1936) and 630-638 Burke Road (1924) where the roof form has been exposed rather than concealed behind a parapet. Otherwise, upper levels in the identified streetscapes change only with differences in stylistic ornament, albeit often classically derived.

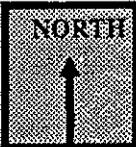
The identified streetscapes offer either individually notable sites or contributory sites which provide a visually cohesive elevation. Victorian and Edwardian era sites comprise most of those identified with major corner sites being from later, but visually complementary, eras.

### Significance

The identified Burke and Riversdale Roads streetscapes contain either individually significant or contributory sites, the latter combining to provide a visually cohesive elevation which demonstrates the major development phases of the Junction, specifically the late 19th century boom era, the post-First War retailing growth servicing an increased and mobile population, and the sustained growth in the between-Wars period which provided for important corner buildings such as Dillon's Buildings and 676 Burke Road. Visually, remote from but related to the precinct, is the Camberwell Station, itself an important factor in at least two of the growth periods.

1 MMBW DP1851 (C1904): CCCP 62  
 2 Elphinstone, p.18; MMBW DP1844 (c1904)  
 3 Elphinstone, p.20  
 4 op.cit., p.11: 30.000 by 1927  
 5 op.cit., p.23  
 6 op.cit., p.25  
 7 ibid.

Precinct 31, St Johns Wood & Sage's Paddock



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 31, St John's Wood & Sage's Paddock Estates

### History

Land owned by Avenue Road residents, Catherine and Arthur Sage, in central Camberwell (known as Sage's Paddock) was declared a subdivision by J.P. Shaw of Temple Court on May 29, 1888, and lodged by solicitors, Taylor & Russell.<sup>1</sup> Development began in 1890 with Sussex Terrace, comprising 12 houses in Avenue Road<sup>2</sup> but the vacancy rate of Sussex Terrace was high until the late 1890s.<sup>3</sup> Miss Lillian Lester was the only long-term resident of this development, residing here from 1890 until after 1910.<sup>4</sup>

Building on the Butler Street lots began in 1892, when four residences were built.<sup>5</sup> Development was slow and it was not until the early 1900s that further building occurred.<sup>6</sup> By 1915 the subdivision was fully developed.<sup>7</sup> St John's Wood

Further east, land owned by Everest was subdivided and declared by W.E. Bryson as St. John's Wood on May 27, 1884.<sup>8</sup> Development of the estate was rapid, beginning in 1887 with the building of a residence and being fully developed by 1890.<sup>9</sup>

James Murphy, William Smith, Henry Davis and William Harris were some of the first residents of St. John's Wood and lived here until after 1905.<sup>10</sup>

### Description

Butler Street

This street has been redeveloped.

St John's Avenue

The character of the street is set by the west side which consists of mainly timber Italianate-styled Victorian villas, both double-fronted and single-fronted, although many also exist on the east.



St John's Avenue- many single-fronted timber cottages from the late Victorian era.

- 1 LP2305
- 2 D1890
- 3 D1890; D1895; D1899
- 4 D1890; D1910
- 5 D1891; D1892
- 6 D1900; D1905
- 7 D1915
- 8 LP598
- 9 D1887; D1890
- 10 D1887; D1905

New development has ensued more so on the east side, particularly at the north end. Many of the houses are altered in detail, but are reclaimable because of their standard design. One of the few brick examples is 36, a dichrome brick villa, and the pair 43-45. Also, at No. 48, at the corner, is a notable Federation Bungalow with empathetic colour scheme and empathetic fence. The slight uphill topography of the street lends rhythm to the roofscapes of the cottages, reflecting the small frontage of each dwelling. These houses represent a type which is rare in Camberwell.

#### **Avenue Road**

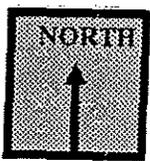
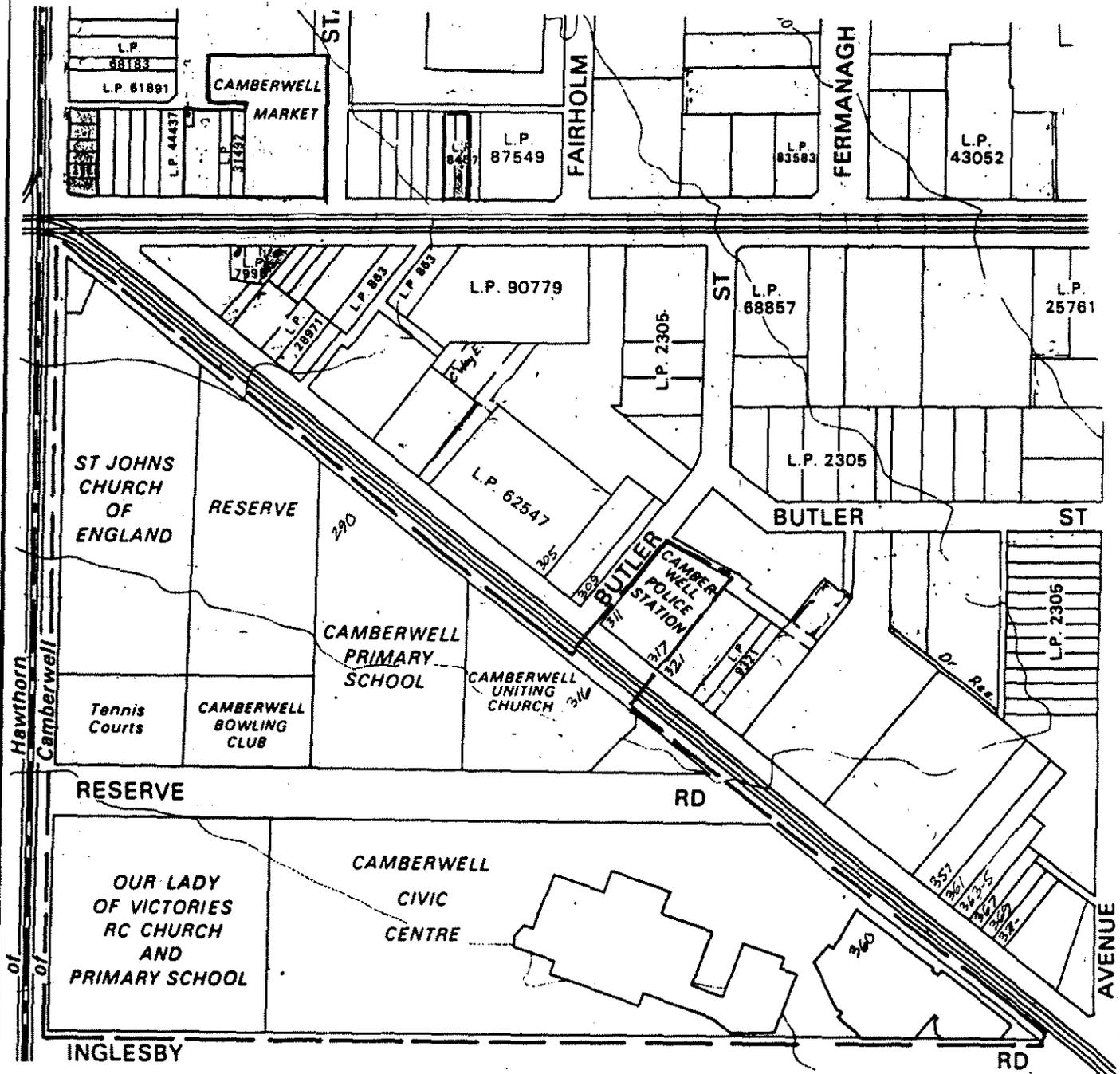
The east side south end and both sides on the north have a prevalence of mainly timber single-fronted Italianate, late Victorian villas with some redevelopment such as at 31-35 and 23 Avenue Road but otherwise there is a general uniformity of period and form extending up to Riversdale Road. Many of the houses have been altered in detail.

Road and footpath paving is asphalt with basalt kerbs.

#### **Significance**

Avenue Road and St. John's Avenue present the modest early housing development of Camberwell, close to the railway station and road junctions. They are in stark contrast to the contemporary mansions and large villas built elsewhere in the precinct and hence are of great value to Camberwell in lending perspective to the city's historical development.

Precinct 32, Camberwell Civic Precinct



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 32, Camberwell Civic Precinct

### History

Originally sold to G.S. Durie in the 1850s land sales, this area apparently reverted to the Crown and hence became available for public purposes.<sup>1</sup> A portion of the allotment was successfully sought by the Catholic Church in 1859. Another section became an Anglican Church reserve, receiving a church in c1861 and leaving the balance of the reserve for use by the Boroondara Roads Board as a Town Common.<sup>2</sup>

The Board commissioned a meeting hall on the site in 1871, eventually replacing it with the present municipal buildings. In the same year, the Wesleyans had a church built on land reserved in the 1860s.<sup>3</sup>

The same decade brought the first Camberwell Common School, opening in 1868 and completing the range of secular and ecclesiastical public venues on the site. The balance of the land became public gardens.

The minor residential boom of the 1880s coincided with the provision of substantial public buildings in Camberwell: the first Catholic Church (1887), the Wesleyan Manse (1885) and the new Town Hall (1891). This century's early population expansion in Camberwell brought new buildings to the school, Catholic Church and municipal reserves.

### Description

Comprised of distinct building groups, the precinct's elements are, in part, diverse in period, but are visually related by their public building scale, often detached siting and enveloping parkland setting.

The two major building groups on Camberwell Road are the municipal complex, developed in the 1890s and 1920s in a harmonious style, and the polychrome brick Wesley Church-Camberwell State School group, which also bridges 19th and 20th century architectural styles but shares cladding materials, extent of ornament, form and fenestration.



*OUR LADY OF VICTORIES CATHOLIC CHURCH, THE SIGNPOST TO THE PRECINCT FROM BURKE ROAD*

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1 Elphinstone, pp.10,12  
2 *ibid.*, application and gazettal 1861  
3 *ibid.*

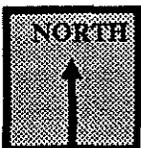
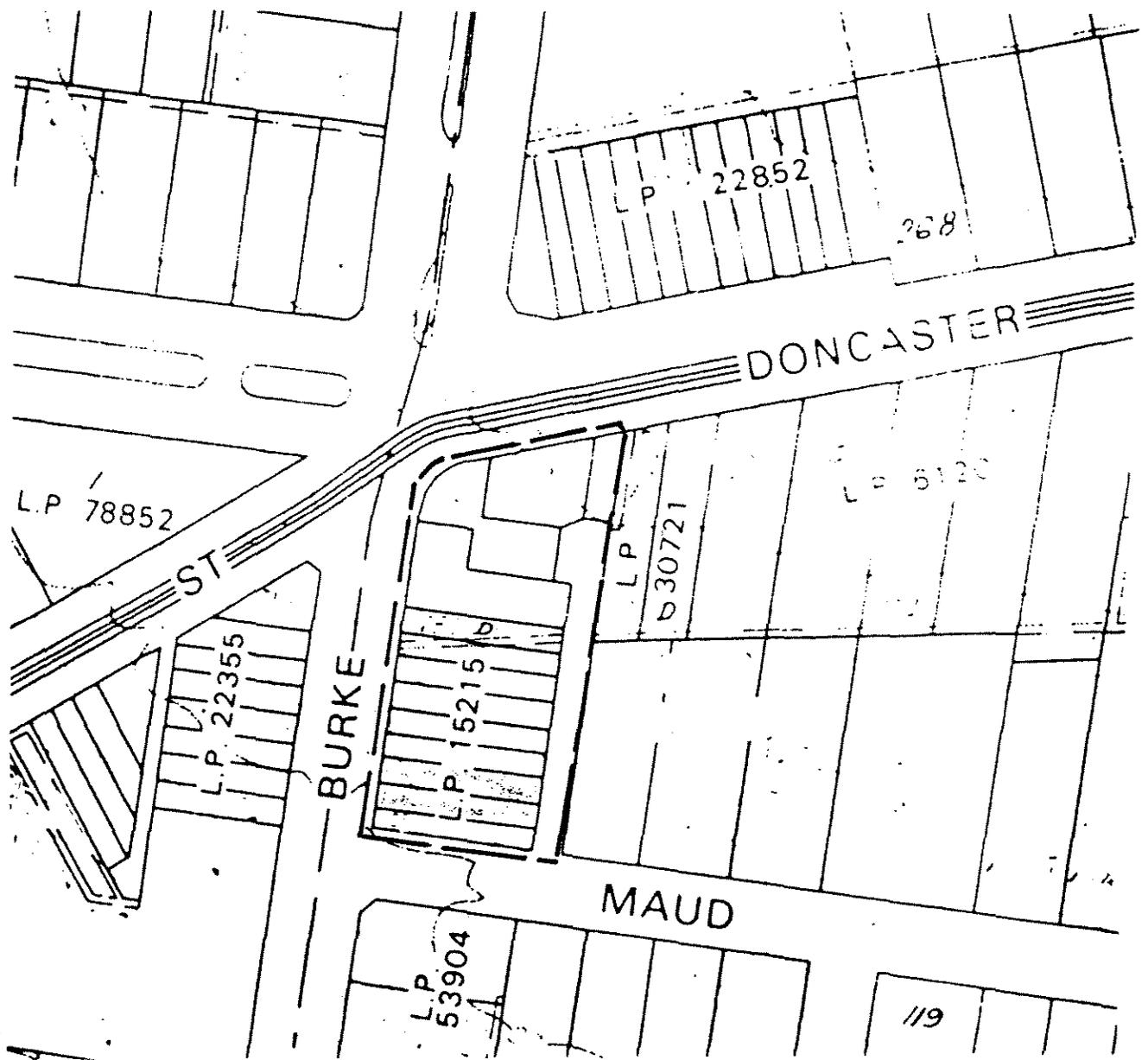
## Camberwell Conservation Study 1991 - Significant Areas

Isolated by the unrelated post office development on the corner, the Catholic group also has a large percentage of traditional face (red) brickwork and unity in the stylistic and decorative treatment of the church and school buildings. The magnificent stone Our Lady of Victories church at the corner sets the group apart.

### **Significance**

As the starting point of the Junction's commercial development and the city's civic development, this triangle of land has great historical significance to the City and, in its individual built components, architectural importance. Considered as a building group, there are visually related streetscapes such as the red brick Wesleyan and school complexes in Camberwell Road, but most of the buildings are, at least, linked by their detached siting and civic/public building scale and use.

Precinct 33, North Balwyn Burke & Doncaster Roads Shopping Centre



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 33, North Balwyn Burke & Doncaster Roads Shopping Centre

### History

As the Burke Road service shops for the new residential estates nearby (see Precincts 1 & 2), these shops were built between c1937 and 1948; the Second War intervening in the construction sequence. The subdivision which held these new shops was declared by G.P. Webb in 1937, as originally part of Elgar's Special Survey.<sup>1</sup>

Early tenants in the Burke Road frontage included R.S. Dawson (1152), estate agent, who also ran the Burke Road Post Office. Next south was the 'Winifred' ladies' hairdressing salon (a long-term occupier) and Miss Barton's children's wear shop in 1148 Burke Road. The chemist shop run by H.E. Hawkins was another long-time occupancy and the fruit shop at 1142 was there for at least 20 years after the shop row was built.<sup>2</sup> Of the other shops, 1130-1132 Burke Road replaced a fuel merchant; one shop (1132) holding the Roxy Radio Service Centre in the 1960s.<sup>3</sup>

### Description

The main part of this precinct commences at 1130 Burke Road, at the south, and extends to the Doncaster Road corner. Its period is dominantly of the 1930s with clinker brickwork and terra-cotta roofing tiles being the dominant materials seen at the upper level. Contrasting with this is the Moderne style 1134-1136 Burke Road, which has intact shopfronts and upper level stucco placed against cream brickwork. Beyond the last streetscape element at 1152 Burke Road is an unrelated corner element which turns into Doncaster Road and joins with the neo-Grec row extending east from Burke Road, 2-12 Doncaster Road (1934).

### Significance

The shopping strip reflects closely the era of the surrounding residential development and because of that possesses a great degree of visual homogeneity in use of materials, fenestration and ornament on the upper levels. It also possesses many original elements at ground level,



BURKE ROAD STRIP, LOOKING NORTH

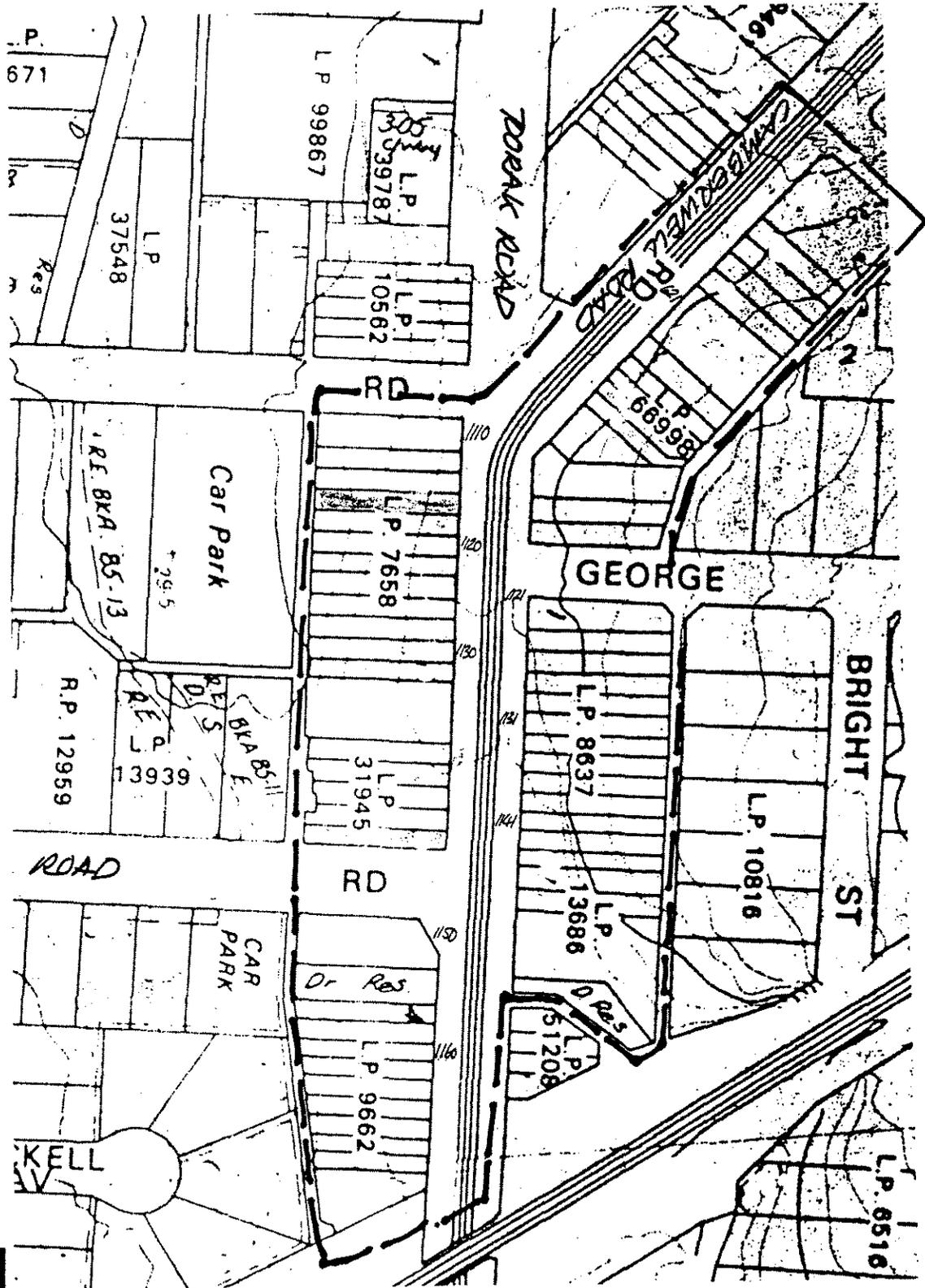
1 LP15215  
2 D1940-62  
3 *ibid.*

Camberwell Conservation Study 1991- Significant Areas

including some shopfronts, and canopies are generally of the original form, albeit refaced.

Historically important in reflecting the character of a major growth period in Camberwell mid-1930s to mid-1940s. The buildings reflect the influence of by-law planning in grouping the shopping precincts of the period. They also carry through some of the design characteristics of surrounding housing(?)

Precinct 34, Toorak & Camberwell Roads Shopping Strip



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 34, Toorak & Camberwell Roads Shopping Strip

### History

#### Camberwell Road

The Camberwell Road part of this precinct developed substantially during the 1930s. The State Savings Bank (c1928) is among the early elements in this streetscape and probably provided the impetus for further development around it. Similarly, the adjacent residential estates provided the customers for expansion.<sup>1</sup>

Reoccurring shopkeeper names in the street include Briddon & Dakin (later just Briddon), dairy produce merchants (625); J. Sofianos, the (Greek) fishmonger (631); the Hartwell Cake Shop (629- earlier A.J. Everton's cake shop); and the confectioners at 615, for a long time operated by Mrs. C.M. Peck.<sup>2</sup>

#### Toorak Road

In Toorak Road, the major subdivisions which underlie these retail strip were created in 1919 (south) and 1921 (north).<sup>3</sup> The former was declared by J. Johnstone and the latter by H. Parsons.<sup>4</sup> A lesser estate further east along Toorak Road was declared in 1923 by surveyor A.J. Muntz.<sup>5</sup>

The building stock rapidly followed the subdivision at the western end, but waited nearly 20 years to occupy lots in the east. Once established, the tenancy types continued, although tenants changed. A chemist, Bruce (later Bruce & Barnes), was in 1120 Toorak Road through the 1940s-50s; A.J. Morgan, the baker, was in 1121 in the 1930s-50s; K. Rita's Quality Cakes was listed at 1132 for the 1940s-50s, while dairy produce centred around 1138-40 Toorak Road with Mrs. Kerger and George Paull (1140) and Mrs. Staley (1138).<sup>6</sup> Luscombe's dress shop



625-631, 633 TOORAK ROAD, MODERNE STYLING AND CREAM BRICKWORK

- 1 see LP10816
- 2 D1935-62
- 3 LPs 7658, 8637
- 4 ibid
- 5 LP9662
- 6 D1930-50

(1131) lasted through the 1930s-50s, as did Gray's Cycle Shop in 1129 Toorak Road.<sup>1</sup>

### Description

#### Camberwell Road

The Camberwell Road frontage is mainly two-storey 100% site coverage commercial construction with a sprinkling of Moderne style designs, using coloured decorative brickwork, centred around the Hartwell Post Office No. 621 which dominates by its recognizably earlier stylistic origins and its architecturally important elevation. A post-supported verandah survives on 635 (?) Camberwell Road but most canopies are cantilevered, as original, and most have been refaced or reclad.

#### Toorak Road -South Side

In Toorak Road there is again two-storey dominance, with use of coloured brickwork on the south side of Toorak Road being dominant. Stylistic trends include in the neo-Grec style in the row 1116 to 1122 Toorak Road. Moderne styling is present at 1126 Toorak Road, with the upper level clad in flashed manganese brickwork, arranged in geometric patterns. Similar but less effective patterns are contrived on 1130-1132. Part of the shopfront of both of those examples survive, being metal-framed, using brass, and with a recessed entrance. A further example of the same Moderne styling with clinker and manganese brickwork combined but now with textured stucco is 1138-1142 Toorak Road, at the Summerhill Road corner.

Across the Summerhill Road intersection there is the extensive Moderne style block with its splayed corner west end (1156 Toorak Road) and its centrepiece at 1166-1168 where a stepped parapet marks the entry to the upper level and glass bricks fill vertical elements below. Part of the impact of this extensive row has been destroyed by painting of the brickwork on the upper levels and probable rendering of the 1156 Toorak Road corner. The fascias survive on most of the shoprow, with horizontal reeding and moulded borders. A large percentage of embossed metal soffits survive. There are also monel-metal framed shopfronts with recessed entrances and splayed corners. There are also the recently added shopfronts at the east end and the painting of the tile work which again destroys the continuity of the row. The east end of this row achieves a visual stop against the elevated railway which crosses Toorak Road.

#### Toorak Road- North Side

On the north side of Toorak Road the east end is also dominated by Moderne styling but with less impact because of alterations such as painted brickwork. 1149 Toorak Road illustrates the pattern of its neighbours to the west, with its band of dark manganese brickwork forming a horizontal streamline on the facade, set against the cream brick body of the major part of the wall. This shop also retains part of its shopfront, but again a lot of the finishes have been painted over. It also retains the

moulded canopy as do the shops to the west, most with the embossed metal soffits on the left.

However, the dominant part of the elevation is what appears to be a continuous row commencing from 1133 and extending to the west to the impressive corner 1121 Toorak Road. Many of the fairly minimal cantilever timber framed verandahs survive here, but some of the upper level brickwork (red) has been painted over, changing its contrasting role by adopting a similar colour to the red around it. Stylistically the row follows a Bungalowoid theme, but the main repeated element is the stepped parapet with its geometric bracketing under the capping which extends between capped piers. Stylistically, this borrows from Far-Eastern images.

Shopfronts such as at 1131 and 1129 Toorak Road give some indication of the original ground level generally, both framed in brass with tiled plinths. In the case of 1129 the tiles have been replaced (?).

On the upper level, the use of the box window, as also seen in domestic bungalow era houses, provides a further punctuation to the elevation providing two protruding elements set between the dividing piers. The former bakery building at the corner, 1121 Toorak Road, has impressive bracketed window hoods, some original colours and embossed canopy soffit and it returns around into the residential quarter of George Street, adopting similar motifs to those used on the adjacent housing. The extensive rear buildings presumably illustrate its bakery use.

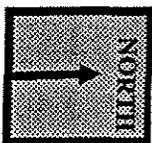
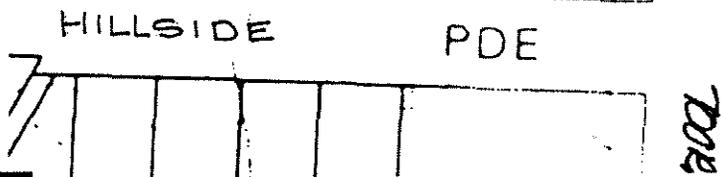
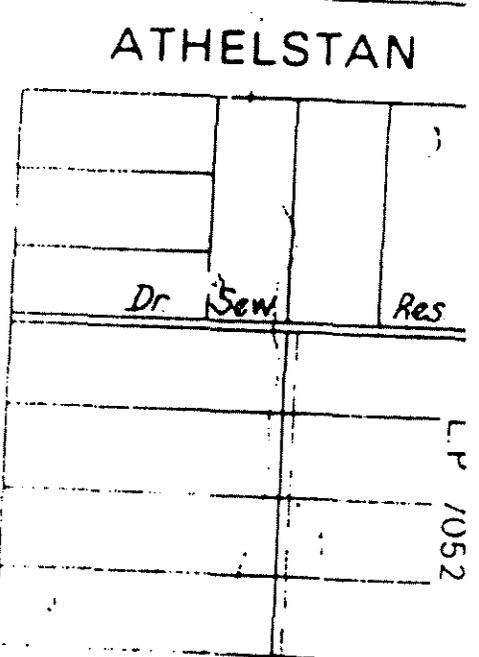
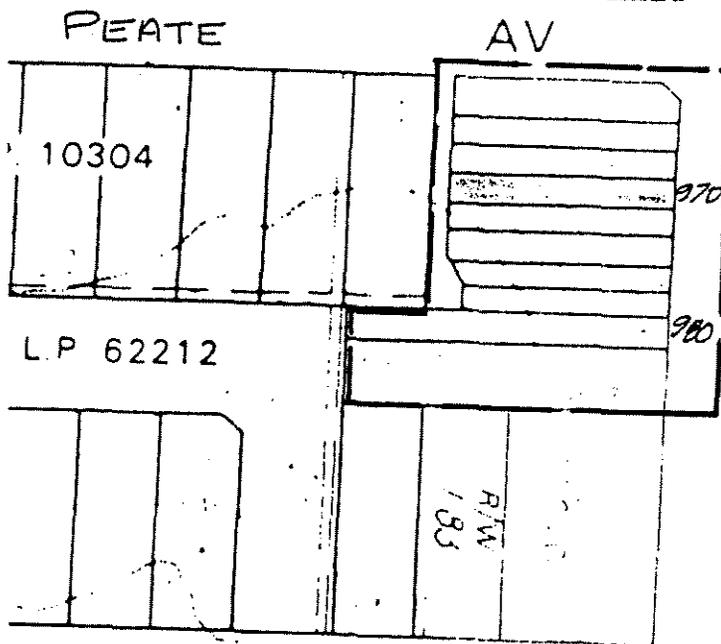
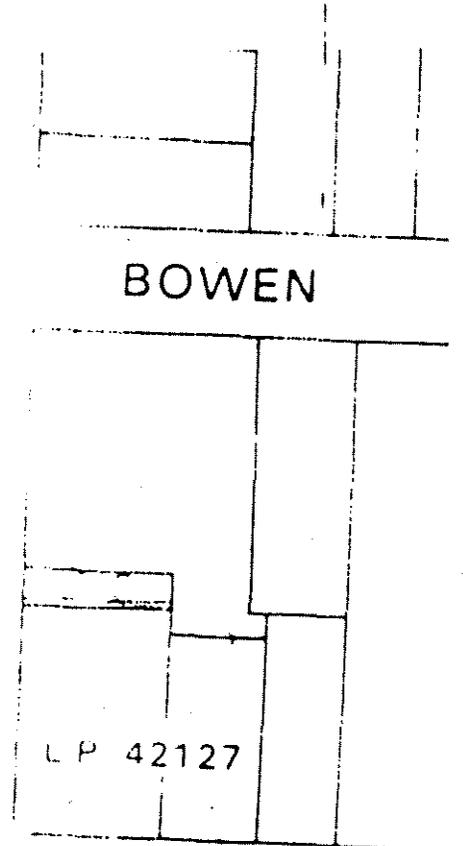
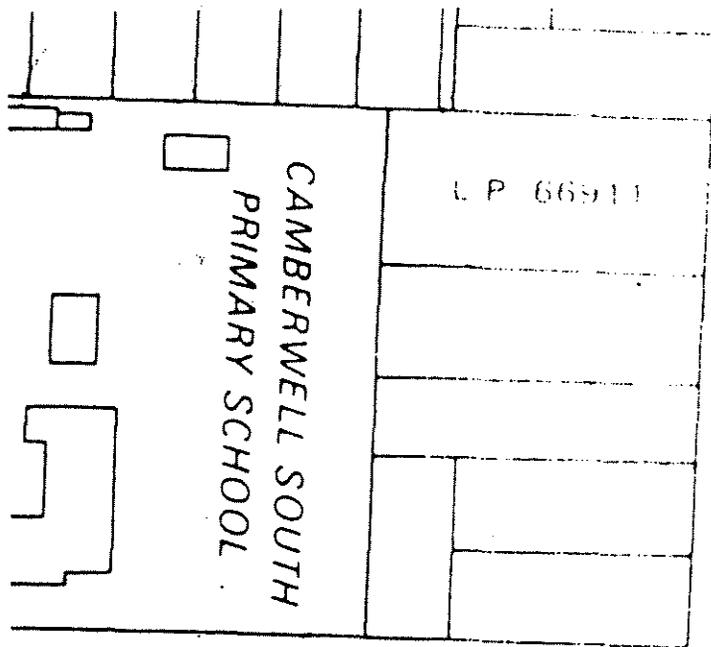
Across from this building on the opposite corner is the Moderne styled bank, using contrasting manganese brickwork facade but, to the rear, the building has similar clinker bricks to the earlier building at 1121 Toorak Road. It also has a similar roofline, fenestration pattern and form, where it is parapetted.

### Significance

Overall the shopping strip has a distinctive character which emanates from the period 1925 to 1940, showing the various styles present in those eras and possessing some of the rare elements such as original shopfronts and embossed metal canopy soffits. It also adjoins residential development, which is of a similar era and by the unusual intersection of streets and railway lines achieves a contained and distinctive visual effect.

Its historical interest stems from the connection between buildings and rail transport (tram and train). This grouping of buildings is a representative example of the manner in which shopping strips spread from key public transport locations. The buildings still retain much of the character of suburban shopping strips in the period 1930-1950.

Precinct 35, Toorak Road Glen Iris



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 35, Toorak Road Glen Iris

### History

Presumably part of the adjoining 1920s residential estate,<sup>1</sup> this part of Toorak Road possessed the usual range of service shops, but with longer than typical use and tenure. Number 964 Toorak Road was a grocery run by G.A. Radnell, P/L, 982-4 a chemist's shop, run by C.E. Lang, and Williams & Sons were in a butcher's shop at 974 (1927); all for a long period. Similarly, W.B. Drummond operated a stationery (and sometimes fruit) shop at 966 in the 1930s-40s.<sup>2</sup> The cake shop, 'Birthdays,' was also at 980 (c1937) in the 1940s-50s.<sup>3</sup>

### Description

Although a combination of one and two-level shops, the visual continuity is high because of shared form and finishes. Varying in style from the Moderne style 980 and 982 Toorak Road (1937, 1934) to the neo-Grec style of 966 (c1927) the shops still have parapeted form and use brick (red, clinker) and stucco wall finishes. The shopfront at 982 Toorak Road is original and notable. Typically the

profusion of above-canopy signs and the painted brick has affected the visual continuity of this neighbourhood shopping strip.

### Significance

An isolated shopping strip, serving a contemporary residential area, this streetscape has good upper facade integrity to its construction period, given the unpainted brick and stucco, and a visual cohesion created by geometric parapet shapes. It is both representative of the adjoining residential growth peak and its typical visual expression as a commercial streetscape.

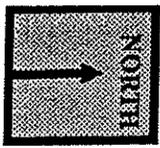
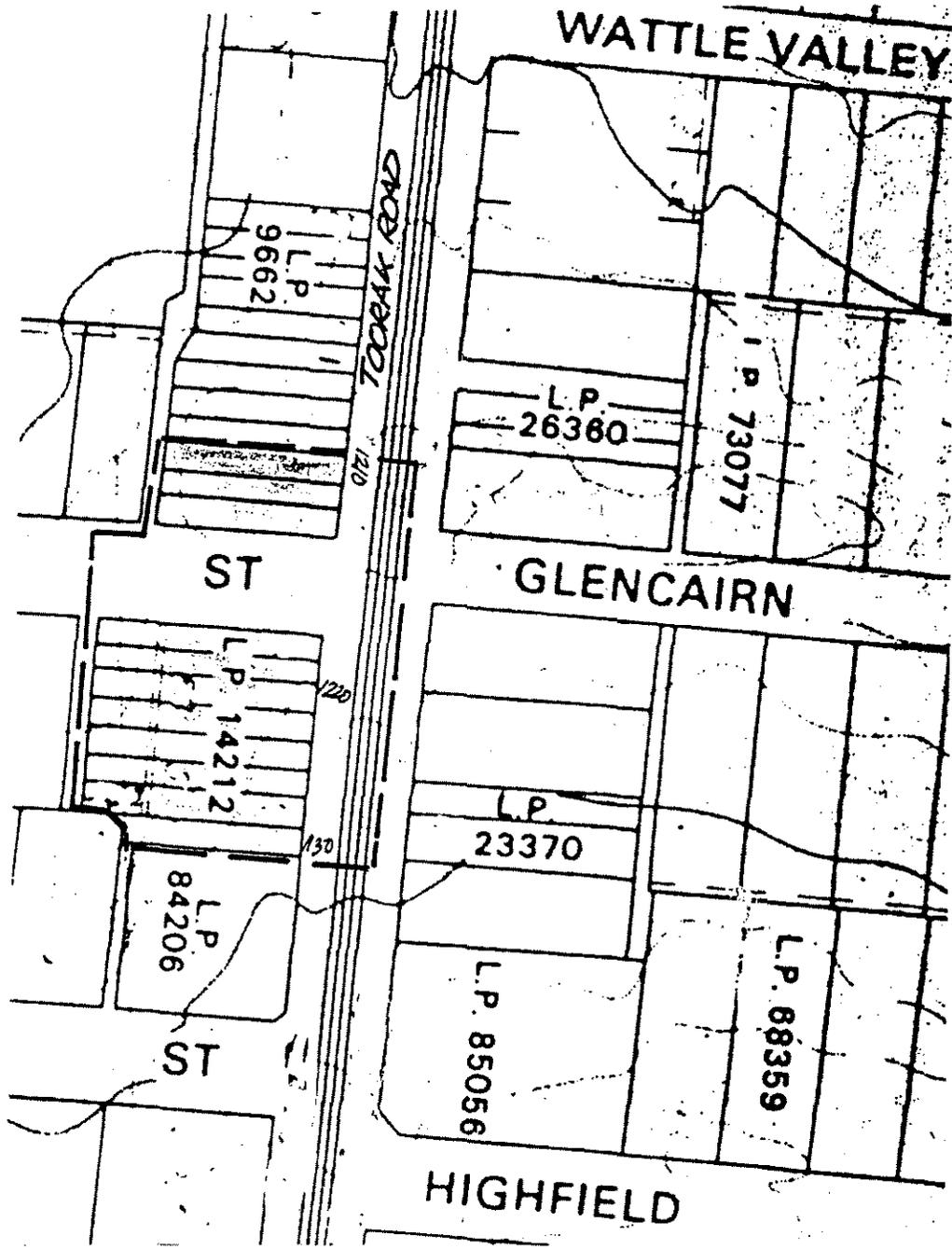


966- TOORAK ROAD

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1 LP10304  
2 D1930-50  
3 ibid.

Precinct 36, Toorak Road Commercial Strip, Burwood



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 36, Toorak Road Commercial Streetscape, Burwood

### History

The major part of this streetscape was built on a subdivision declared in 1935 by W. McCannon. Camberwell council gave their approval in 1936<sup>1</sup>. It was at the corner of Toorak Road and Trent Street (formerly Station Street). The other corner of the streetscape had been divided up in the early 1920s<sup>2</sup>.

The buildings making up the streetscape include: 1210-1214 Toorak Road (1941), 1216-1218 (1936), 1220-1228 Toorak Road (1935-6) and 1230 Toorak Road (c1930): all of brick and two-storeys<sup>3</sup>. These buildings held the following businesses soon after they were built: 1210 (332)- S. I. Woods, butcher; 1212-1214 -Mrs R Harris, childrens draper; 1216- Crofts Stores P/L grocers (with

H L Sleeth over); 1218- C Cincotta, the fruiterer; 1220- F A Hannaford, butcher; 1222- H Pace, boot repairs; 1224- Mrs H Marsden, dairy produce; 1226- F D Barker, chemist; 1228- T Hill, fruiterer; and 1230- Miss G Watkins, ladies hairdresser<sup>4</sup>. Many of these tenants were still there in the 1950s<sup>5</sup>.

### Description

A distinctive two storey generally Moderne style shop row, with upper facades detailed in multi-coloured and patterned brickwork. The elevations are deliberately bland, with symmetrically stepped parapets, streamlines in the form of projecting brick courses and 'vertical features' placed to the centre and/or side of individual facades. Windows are minimal but achieve a marked effect on the elevation of 1220-28 by the use of boldly framed and bracketed window hoods. In contrast to this



*1216-8, 1220-28, 1230 TOORAK ROAD- PATTERNED BRICK & MODERNE STYLING, WITH DISTINCTIVE WINDOW HOODS GIVING THE ELEVATION THAT MODISH LOOK*

- 
- 1 LP 14212
  - 2 LP9662, c1922
  - 3 BAs
  - 4 D1944- 5
  - 5 D1950- 5

Moderne styling, is the earlier shop at the row's end (1230) which also uses face brick to good effect but adopts the earlier projecting piers and parapet composition, combined with arched openings.

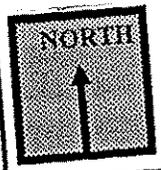
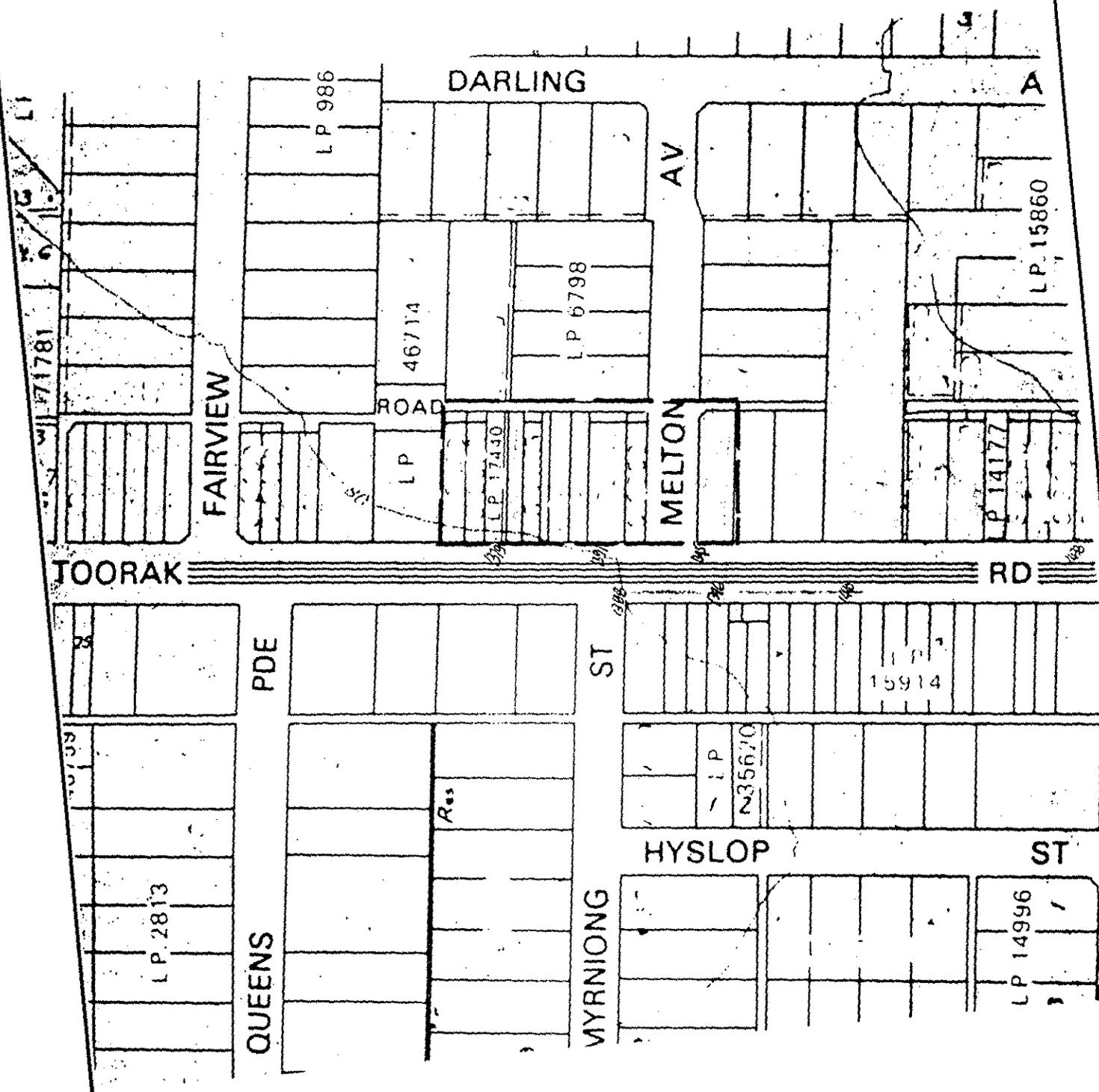
Some valuable shopfronts survive along this row (ie. 1124), others survive in part on all of the component building groups although intrusive alterations have occurred at 1214. The canopies are generally original, albeit in poor repair.

**Significance**

Of the local shopping strips of the late 1930s, 1940s this compares well with those along Burke Road (precincts 33, 39), although less of a centre than for example precinct 39. Of these, this row has the highest integrity to its construction date and hence, for example, the retention of the window hoods lifts it above the other two precincts both in a historically representative and visual sense. In a metropolitan context, the late 1930s is not well represented in long strips like this outside of Camberwell and these examples are among the best of the local shopping strip scale.

The period of the shops also parallels with some of the residential development surrounding, particularly south of Toorak Road (see precinct 14).

Precinct 37, Toorak Road Burwood Shopping Strip



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

## Precinct 37, Toorak Road Burwood Shopping Strip

### History

As a short shopping strip at the Toorak Road and Melton Avenue corner, this group probably prospered from the early presence of Moran & Cato's grocery (1393 Toorak Road) and the State Savings Bank of Victoria (1395), both prominent corner sites.<sup>1</sup> Other shop types continued in parallel but with different shopkeepers. Confectioners were in 1381 and 1385 Toorak Road for many years, Mrs. M.G. Georges being the longest tenure during the 1940s.<sup>2</sup> In contrast to these established shops and service premises, a Mr. Dunstan operated a woodyard at 1391 Toorak Road during the 1930s-40s up until the construction of the present building.<sup>3</sup>

Another (1389) was a butcher's shop for at least 20 years, A. Whitfield being a long-term occupier.<sup>4</sup> G. Cincotta, a fruiterer, took up 1387 Toorak Road in the 1950s, perhaps as one effect of immigration trends which had

meant previously that most of the shop occupiers had British names.

### Description

The streetscape is generally one-storey and of the 1920s and 1930s. Walls are either stucco or clinker brick (1389-91) and the style Moderne or neo-Grec, as in the bank design. Moran & Cato's store at the opposite corner to the bank is modest by comparison. Canopies are generally original, although some have been refaced such as at 1393 Toorak Road.

### Significance

Of local interest only, the streetscape hinges around two buildings of social prominence in the locality (State bank and former Moran & Cato's), the bank being individually architecturally significant.

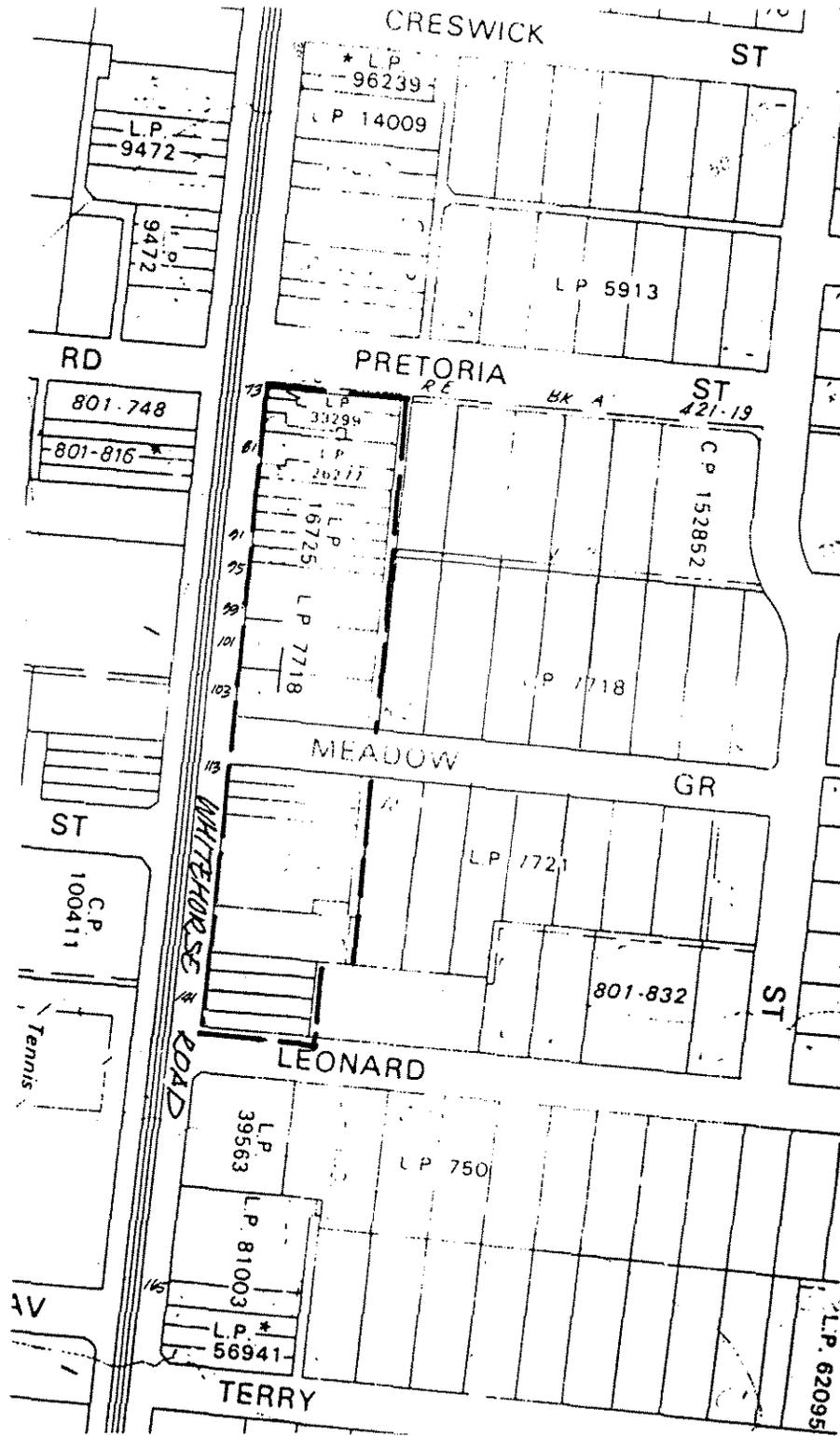


1379-1393 TOORAK ROAD

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1 D1930- 50  
2 *ibid.*  
3 *ibid.*  
4 *ibid.*

Precinct 38, Whitehorse Road & Pretoria Street Balwyn Shopping Strip



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

### **Precinct 38, Whitehorse Road & Pretoria Street Balwyn Shopping Strip**

#### **History**

Subdivisions making up this retail elevation include one of H.C. Crouch's c1918-20 surveys of retail and residential sites in that area and all within Elgar's Crown Special Survey of the 1840s.<sup>1</sup> Another section was surveyed in the 1940s.<sup>2</sup>

Long term occupations and occupiers were the grocer's shop at 73 Whitehorse Road, the confectioner at 75, the estate agent (Frank Jones) at 77, the ever essential dairy produce merchant at 83 Whitehorse Road, the butcher's at 85, the boot shop at 113 and another confectioner at 143.<sup>3</sup> The motor garage at 101 was another fixture of the shopping centre, being also a cycle shop in c1940.<sup>4</sup>

#### **Description**

The component shop rows (73-77, 79-85 and 95-97 Whitehorse Road) are all from within the same decade and hence reflect the period and homogeneity of visual treatment. Most are two-storey and parapeted, except for the one-storey 101-105 Whitehorse Road where the brickwork has been painted over, thus destroying the continuity of wall materials (red brick and stucco). Similarly, the Moderne style 139-141 Whitehorse Road's brickwork has been painted, but Monel metal shopfronts survive. Stylistically, the geometric parapet forms repeat, with only the Moderne style 95-97 Whitehorse Road as a minor contrast with its (characteristic for the style) vertical projecting fin and eyebrow-like window hoods.

An infill building bridges the gap between 95 and 85 fairly successfully, with its two-storey parapeted form, complete with simple gabled pediment. Shopfronts (\*or part shopfronts) survive at 139-141, 143, 97\*, 101-5\*, 83\*,



*79-105 WHITEHORSE ROAD- PAINTED BRICKWORK OBSCURES THE ORIGINAL VISUAL CONTINUITY OF THE STRIP*

- 1 LPs 7718, 7721
- 2 LP16725
- 3 D1925-50
- 4 *ibid.*

## Camberwell Conservation Study 1991- Significant Areas

75 and 77\* Whitehorse Road and the window hood at 143 is of note.

### **Significance**

Architecturally, only 95-97 Whitehorse Road offers any individual merit - otherwise the street has visual and construction period consistency, given similar dates, form and scale. It is of local importance as representative of a major residential growth period in the city.

The precinct is of historical interest because of the range of functions central to suburban commerce in the period of Camberwell's main 20th century growth. Important functional types include the dairy produce merchant, estate agent, motor garage and cycle shop.

Precinct 39, Burke & Belmore Roads Balwyn Shopping Strip



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 39, Burke & Belmore Roads Balwyn Shopping Strip

### History

Directory listings commence in 1950 with the notation that two shop rows were being built in Burke Road, either side of tailor, H.F. Reeman. In the following 20 years most shop types remained the same, with Kiddies Korner baby wear (1050 Burke Road) and the Marion Frock Shop (1056) being among the long-term proprietors. A chemist and dentists occupied 1052 with Janetta Woods remaining there for a long period. The range of shops resembled the contemporary row on the next major Burke Road corner (Precinct 33) with radio retail, a fruiterer (C. Viass in 1044 Burke Road), a delicatessen, ladies' hairdresser, grocers and a newsagent adding their wares to those already cited.<sup>1</sup>

### Description

The shop row commencing with 1040 Burke Road and extending to the Belmore Road corner appears as if one design and construction, with Moderne styling. Each

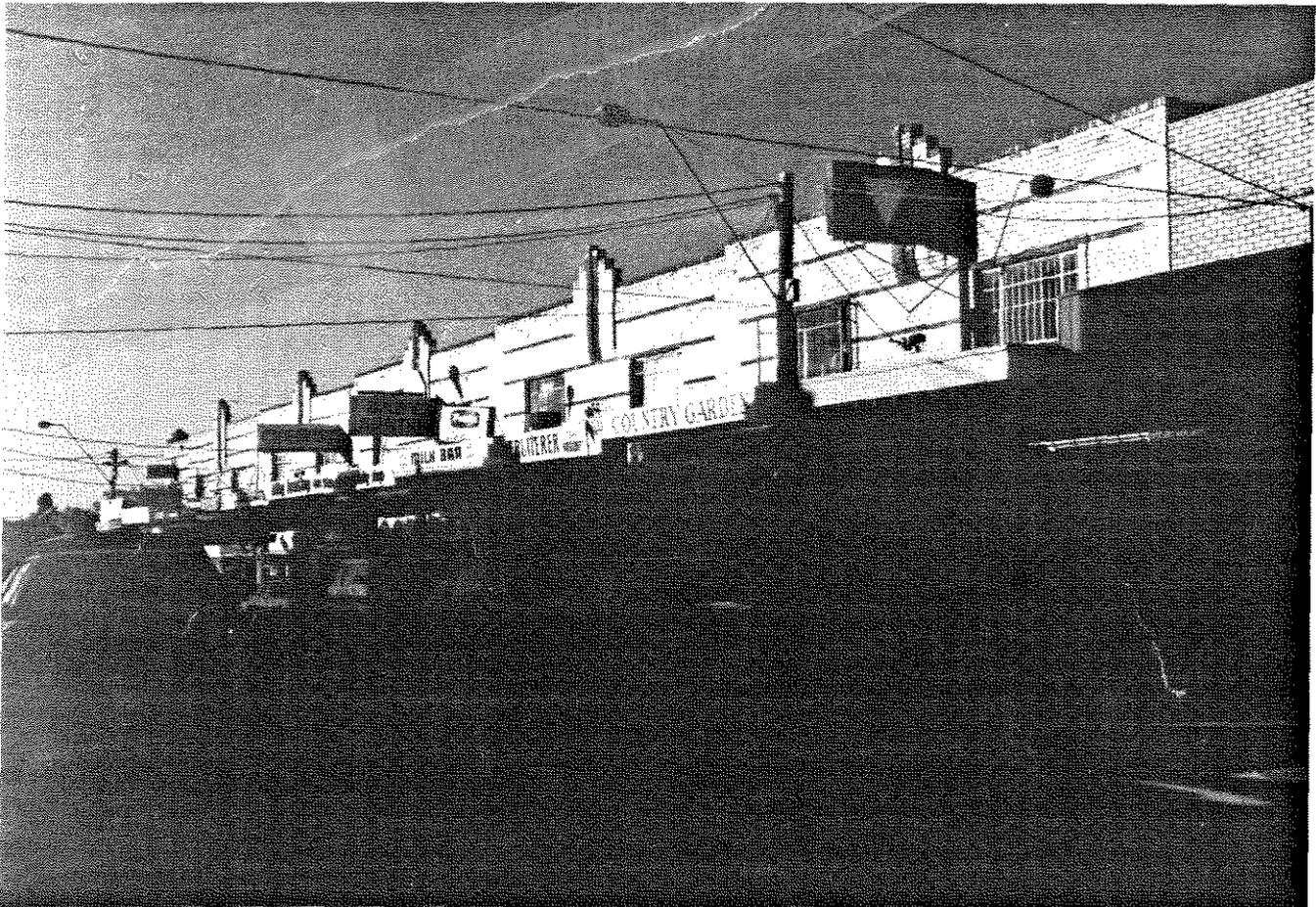
shop has its stepped centre motif and stream lines forged in dark manganese brick coursing, set against a tan body brick. The continuity of this elevation is only disrupted by intrusive above-canopy signs and painted brickwork in isolated places.

Tapestry brickwork piers at ground level frame many of the original shopfronts but there have also been many intrusive alterations at ground level. The canopy forms appear original with some original moulded canopy fascias being evident at the north end. Shopfronts exist at 1140, 1142, part 1046, 1052, 1054, 1056 and in part, 1058 Burke Road.

The row reflects many elements of the western side of Burke Road (Kew), specifically the north end of the strip, the south end being an unusual Spanish style shop row and individually notable.

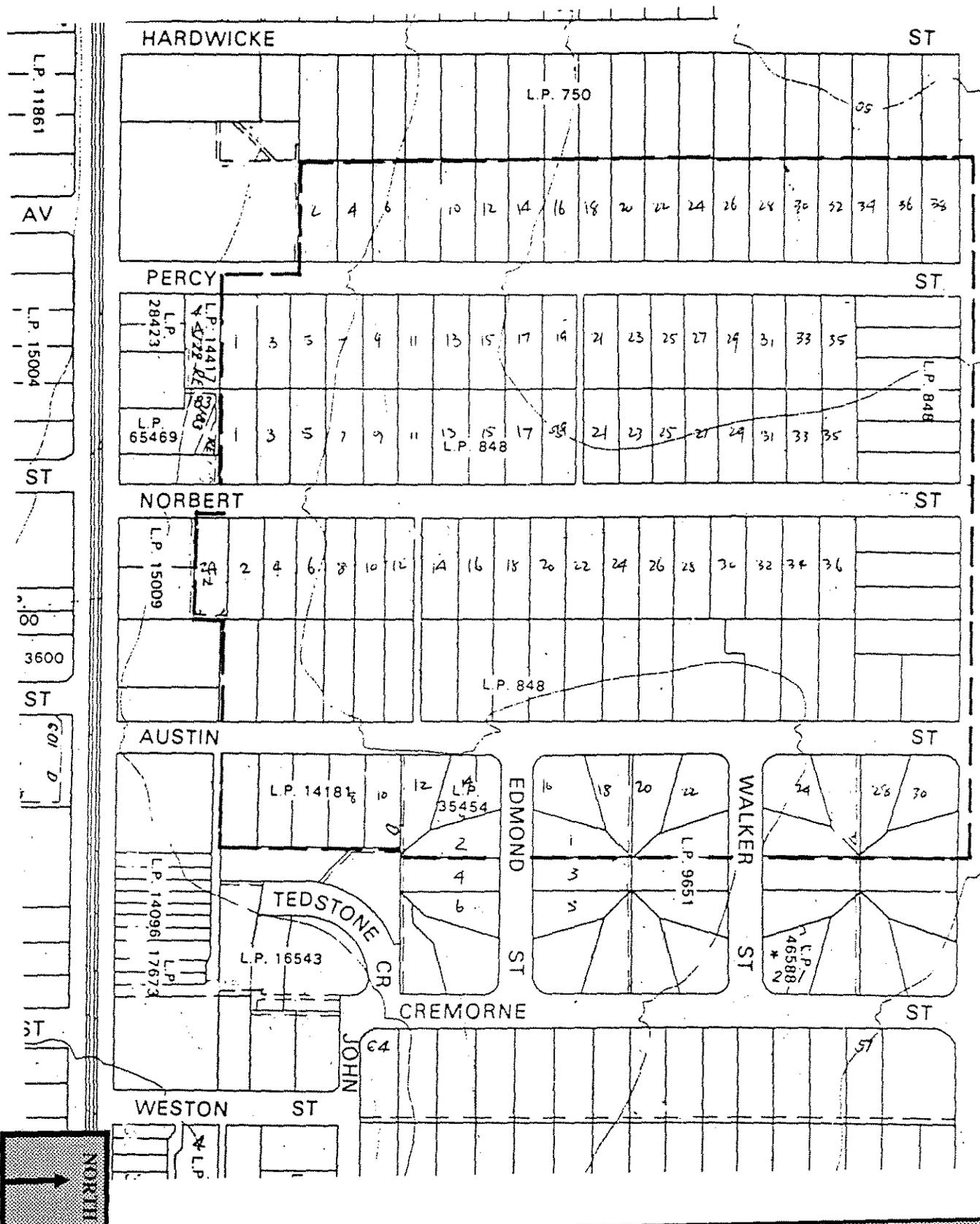
### Significance

Taken as a precinct, occupying both Kew and Camberwell municipalities, it is a faithful representation of late 1920s- 1930s commercial development and, because of its high integrity, it possesses visual cohesion.



1040-1060 BURKE ROAD- MODERNE STYLE STEPPED PARAPET MOTIFS, ECHOED BY THOSE ACROSS THE STREET

# 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 7722, 9651
- 7 ibid.

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.

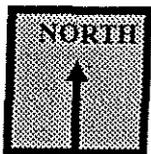
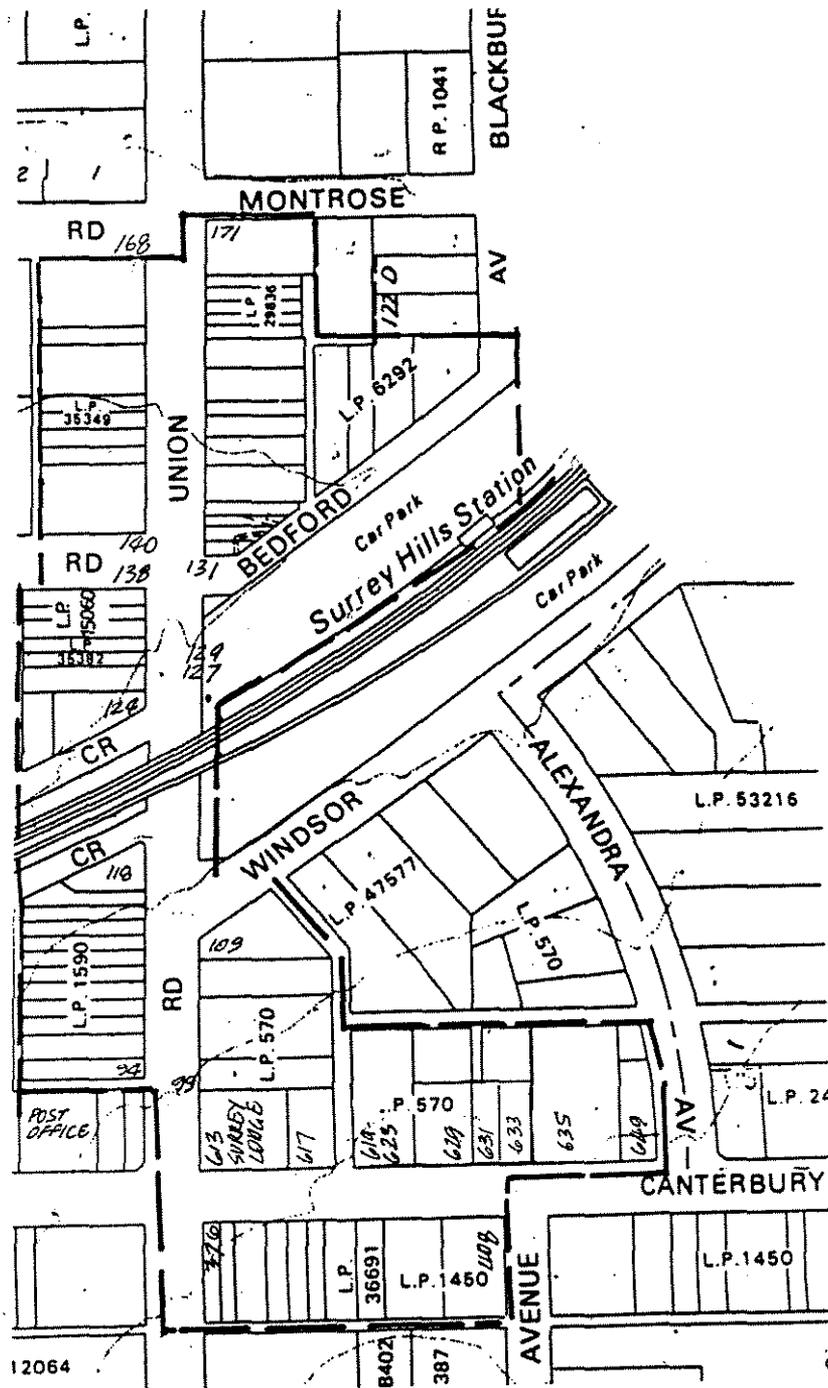
**Significance**

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 40, Union & Canterbury Roads, Surrey Hills Shopping Centre



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 40, Union & Canterbury Roads, Surrey Hills Shopping Centre

### History

Sites serving a public role within this precinct included the Surrey Hills United Friendly Societies' dispensary (137 Union Road), the E.S. & A. Bank (94), Surrey Hall (101) and the Cranford Library at 159 Union Road. However, the vast majority were long-term retailers or retail uses which may, by their longevity, exemplify the prosperity of the area. Examples include the florists at 157 ('Nanfre'); the dairy produce vendor at 156; the Italian fruiterer at 151; motor engineers at 145 (Denholm's); confectioners at 126; bakers at 118 (D.H. Rowe's); and Lloyd, the butcher, at 112 Union Road: to name a few. Others were Walker's newsagency (100), Orr's drapery, Le Pine & Son's undertaking business (104), dairy produce (Blanden's) at 116 Union Road, and Miss Pearson's radio shop (147).<sup>1</sup> Early buildings include 101, 111-113, 127, 129, 155-7 and 165 Union Road, being among the few to be listed in Melbourne directories of c1925.<sup>2</sup> Among their occupiers were J.E. Naylor

(hairdresser, 111), George Hall (113), Miss E. Charles (127), estate agent, W.T. Nisbet (129), Henry Thompson, Miss Browse and Dan Slattery.<sup>3</sup>

### Description

#### Canterbury Road

The precinct commences physically and historically at the corner of Canterbury Road, where the Victorian & Edwardian era character is very strongly expressed by the two-storied corner verandahed shop and residences and the former hotel, now 613 Canterbury Road.

#### Union Road- East Side

The balance of the precinct extends north from this strong period expression but in a substantially later era. Only the Victorian era row at 101-105 Union Road continues this era expression on the east side of Union Road, albeit now repainted in unrelated colours to its original face-brick state. The shopfronts on this example are also of note, being rare survivors.



145-147 UNION ROAD- THE OLD MOTOR GARAGE GIVES DIVERSITY TO THE RANGE OF SHOPS IN THE STREET

1 D1925-50  
2 D1925  
3 ibid.

In the southern section of the precinct it is the west side of Union Road which has the most dominant character, that being the Edwardian and 1920s periods, particularly as seen at the individually notable 96-98 Union Road (1911), with its face-brick and tiled upper level. However, the minority Victorian era shop at 112 at least still possesses its timber post verandah.

Over the railway the 1920s and Edwardian era character ensues on both sides of Union Road, the mainstream eastern side commencing at 131 and continuing with one and two-level facades, many with shaped parapets with cappings, piers expressed and unusual cutouts. Some shopfronts survive either in original form such as at 135 or in an altered form such as at 131 (painted). The formerly red brick and stucco dominance of the elevation has also been altered by painting. The motor garage at 145 still has the distinctive form of the use while the row at 157 to 165 Union Road, which is one and two-storey in height, has a high integrity to its period. This includes the mainly unpainted stucco (except for at 159 Union Road) and original shopfronts, particularly at 165. Beyond 165 the new service station and Montrose Street provide a visual gap between the shopping centre and the contemporary church and residential area to the north.

#### Union Road- West Side

On the west side there are more alterations and intrusions, the streetscape starting at 162 and extending to the south. Examples such as 152 Union Road have notable glass. At the Croydon Road corner a formerly Moderne style shop row has been renovated, with face brickwork (?) having been rendered over, but the stepped parapet form with centre element still maintains some of the character which can be seen in a more original form at 138 on the opposite corner of Croydon Road. Alterations also mar the next corner site (Sunbury Crescent) where the ground level has been replaced.

Over the railway line to the south, the corner 120-122 (although the brickwork has been painted) has notable shopfronts with impressive leaded glass transoms. Apart from the Victorian era of 112 Union Road there is also 108 which is also a two-storey stuccoed shop and residence form with Italian Renaissance detail but without the post verandah of 112.

108 Union Road, however, has original shopfront, again a rare element in Camberwell. More original shopfronts are seen at 100-102 Union Road, but of the brass-framed type. The west side of the Union Road section of the precinct ends at the ANZ Bank.

#### Significance

Displaying two main periods of development, the late 19th century and the 1920-30s, the centre has a relatively high architectural integrity to these periods and hence expresses them well. Combined with this, is the topography which by its hilly nature lends a picturesque form to the parapeted shop forms from both eras, determining a stepped rather than linear skyline. Similarly, the railway in the valley provides a historical and visual focus, explaining the centre's origins while both sides of the line are elevated into view as each shopping strip ascends the hill.

Massive buildings such as the former hotel at the Canterbury Road corner also lend emphasis to the streetscape.

It is of historical importance because of the surviving pre-1914 buildings. These structures, especially the Surrey Hall, reflect the identity of the later-Victorian and Edwardian centres of trade and political and social life in the railway subdivisions of Camberwell. The functions, lay-out and style of the buildings distinguishes this shopping precinct from later groupings in Camberwell.

Camberwell Conservation Study 1991 - Significant Areas

**Notes:**

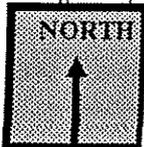
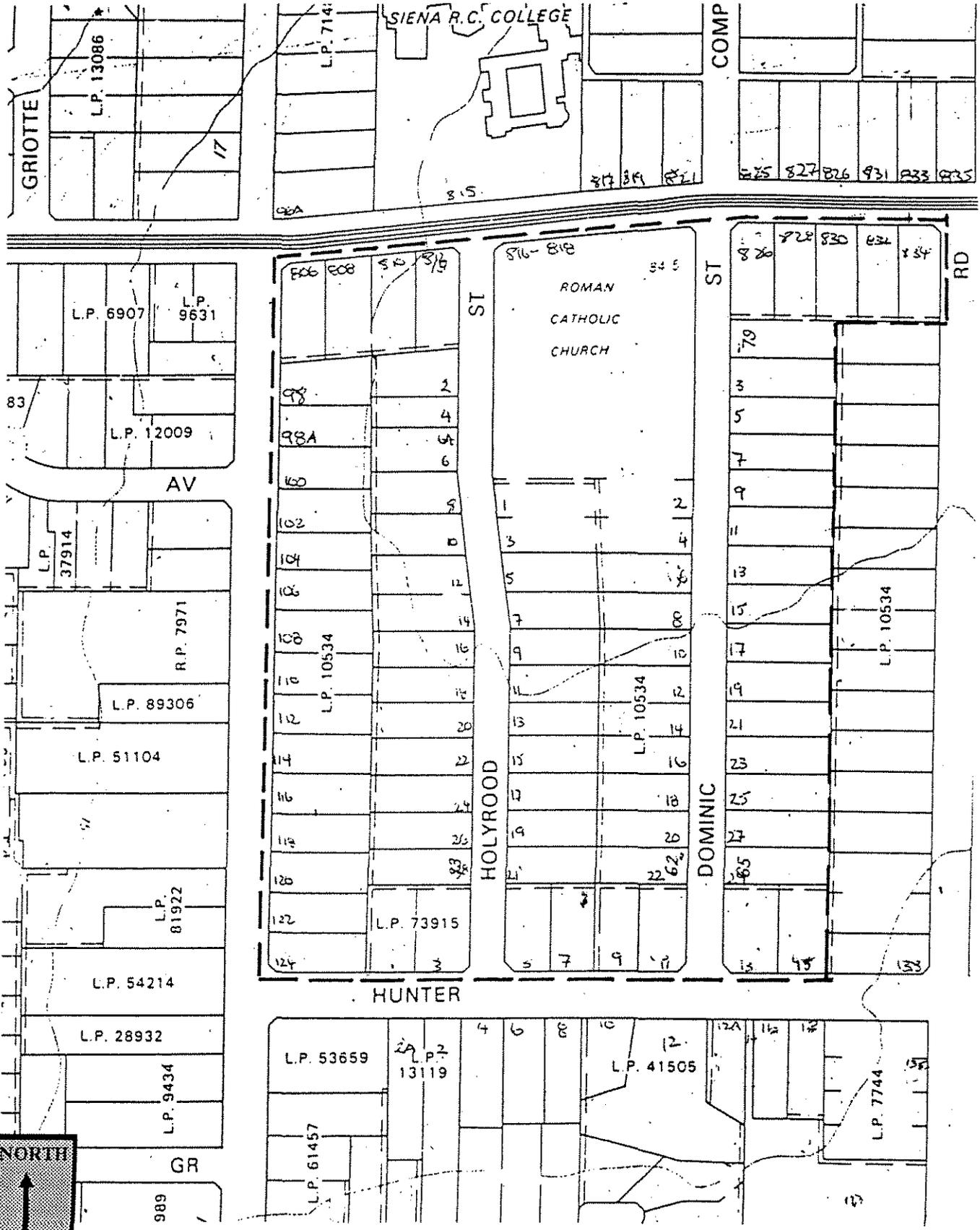
Trees:

Camphor Laurel or Camphor Trees are *Cinnamomum camphora*

Lilly-pilly are *Acmena smithii*

Queensland Brush Box *Lophostemon conferta*

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 1930's 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 Carramar 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 LPI0534

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

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)**

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.

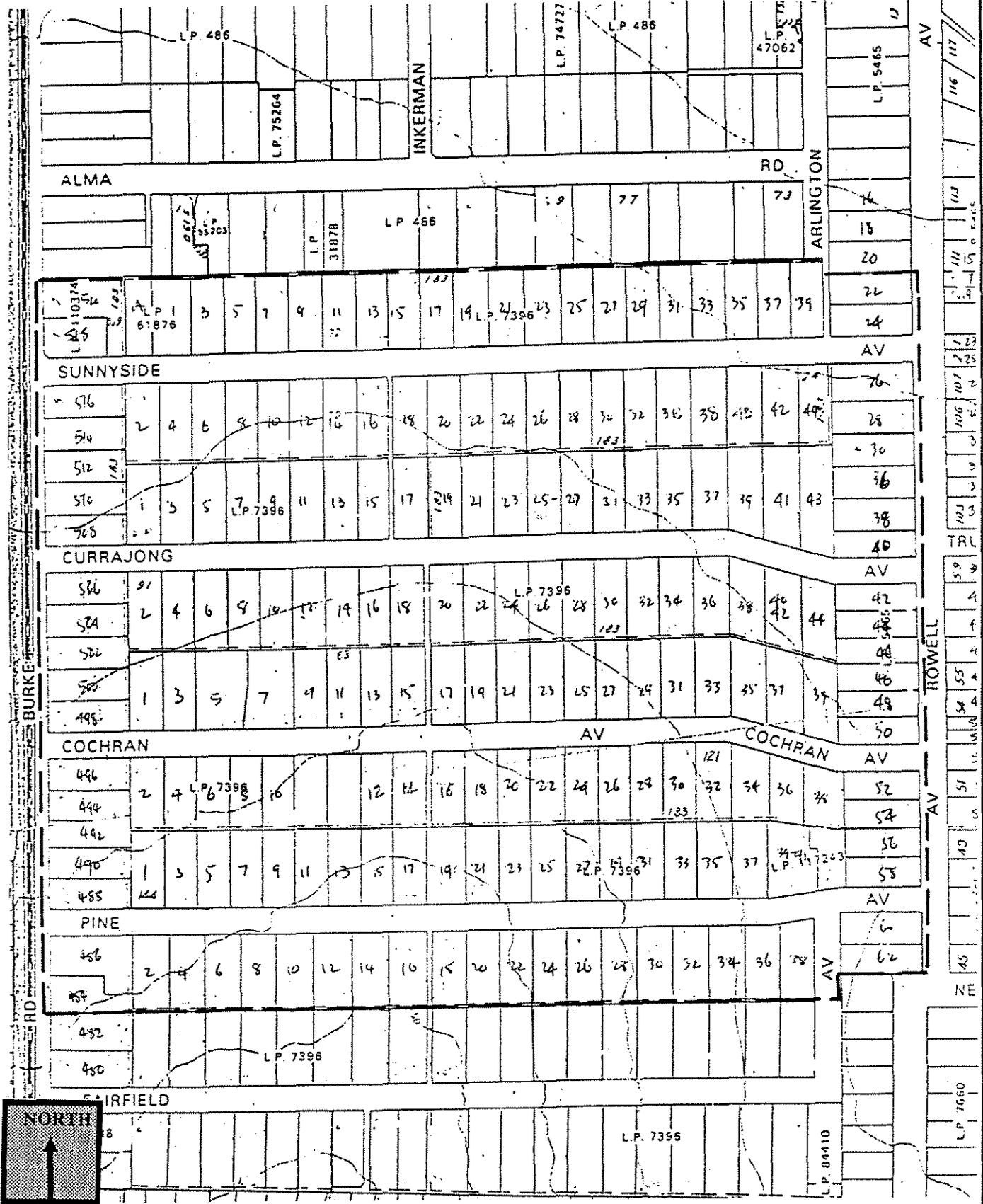
New or altered development includes: 101, 105, 115-119, 126, 127, 138, 140, 141, 142, 146, 145A, 148, 150, 159, and 161.

### 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



**CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991**

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

## Precinct 8, Sunnyside Estate

### History

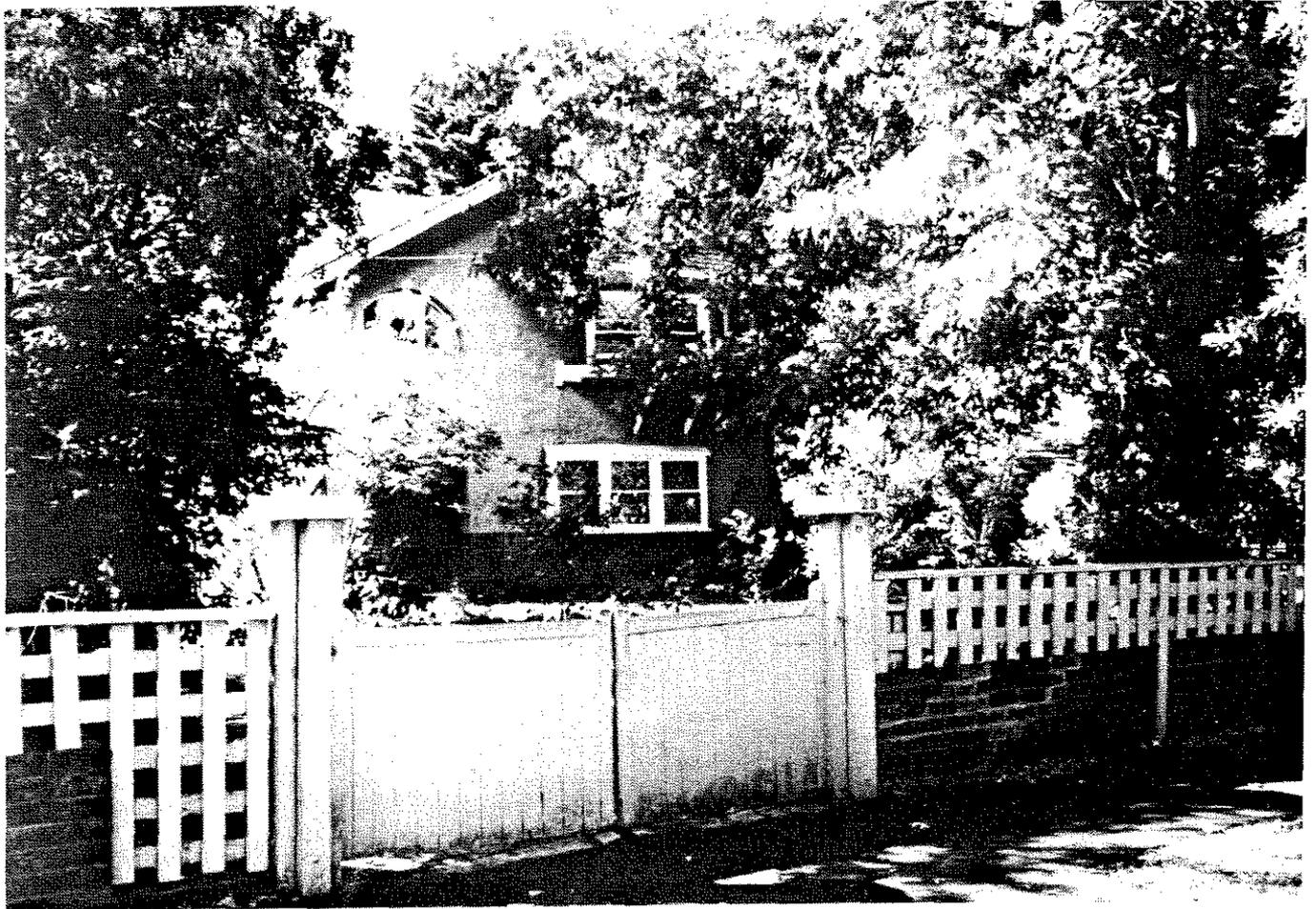
Surveyor, Walter Webb, was also responsible for the Glen Iris Heights (1916, 1918). Further south in the same period he laid out the Sunnyside estate.<sup>1</sup> Owen & J.C. Adams was the joint selling agency and solicitors were Fink, Best & Miller.<sup>2</sup>

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

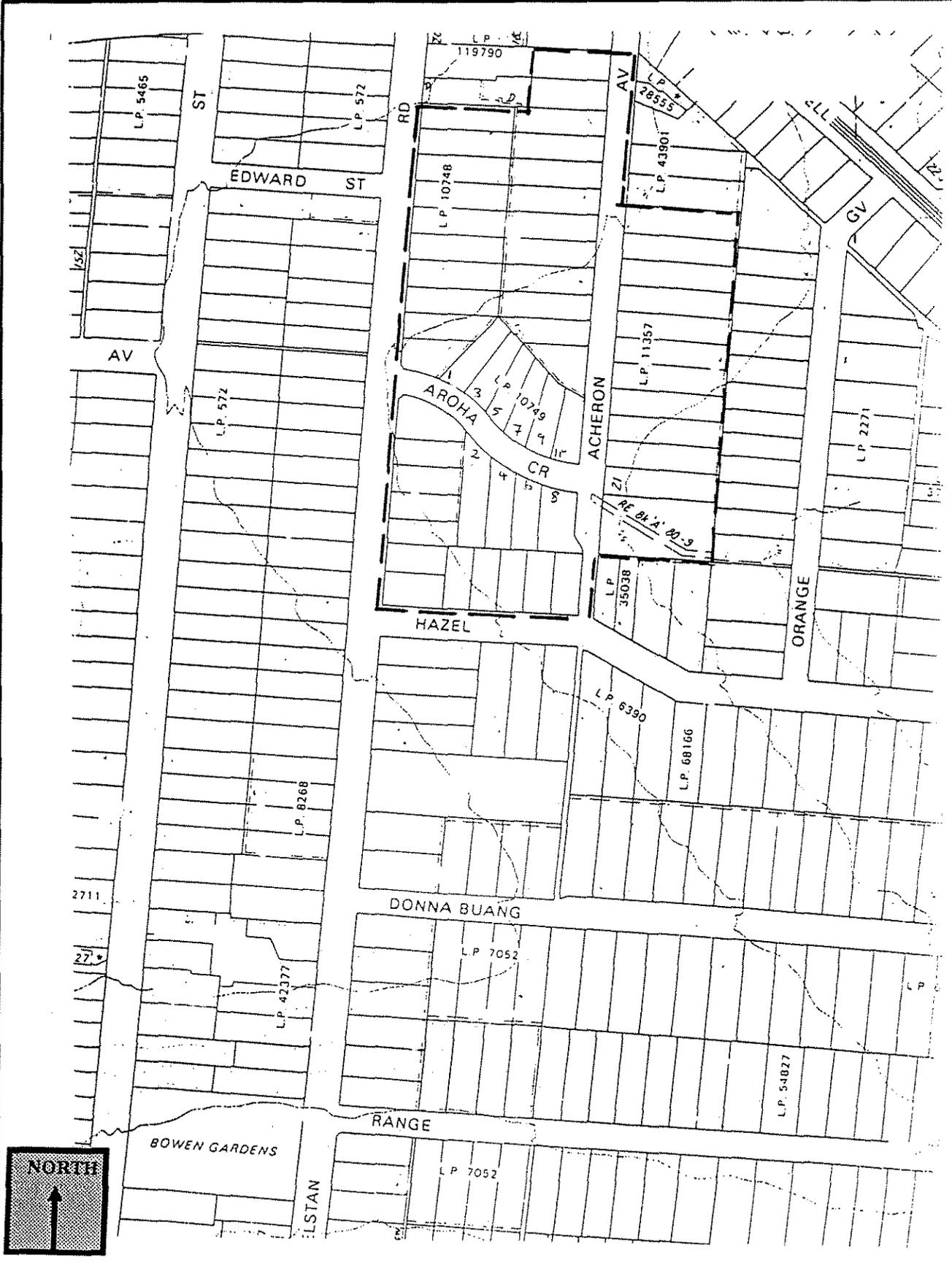
The Burke Road frontage to the estate also has dominant Bungalow era housing character with individually important examples ie. 486-490 Burke Road.

### 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.

# APPENDICES

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## **Cultural Landscape**

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### Street Trees

The following table shows street trees in the proposed conservation areas and comments on current Camberwell City Council<sup>1</sup> street planting policies as they relate to the precinct period. One observation is the desire by some residents to eliminate the 'dirty' trees such as the Silky Oak, Lilly-pilly and Queensland Brush Box (natives): comment has been made on the cultural implications of eliminating these original plantings.

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1 Proposed and Existing Trees 1987-8 listing

# STREET TREES

## Proposed Urban Conservation Areas

STREET	VALUE: H= high, M= medium, L= low	EXISTING TREES	PROPOSED TREES (CCC)	RECOMMENDED TREES
Acheron Ave.	H	Lophost. (mature) E.ficifolia, Camphor Laurel	E.ficifolia,,	E.ficifolia, Lophostemon
Alta Street	M	Cinnam. camphora, Oleander	E.ficifolia	Cinn.camphora
Amiens Street	L	Acmena smithii, Prunus	E.ficifolia	Acmena smithii
Ariel Avenue	L	Lophost., Q. palustris	Lophost.	Cinn. camphora
Arundel Crescent	L/M	Liquidambar	Q.palustris	Liquidambar
Avenue Athol	H	Lagunaria	Platanus	Lagunaria
Banool Road	L	Lophost. (young), E. ficifolia	E.ficifolia	Lophostemon
Bowley Avenue	L	Acmena smithii	Q. palustris, Liquidambar	Acmena smithii
Broadway	L	E.nicholii, Melaleuca., Q.palustris	Mel. alt., Q. palustris	Q. npalustris
Burke Road	n/a	Lophostemon	Platanus	Platanus or Lophostemon
Canterbury Road	M	Q.robur	Platanus	Q.robur
Carramar Avenue	H	Q.palustris	Quercus sp.	Q.palustris
Cityview Road	M	Lophostemon	Quercus alt., Lophost.	Q.palustris
Cochran Avenue	H/M	Tilia,Platanus, other	Platanus	retain mature Tilia & Platinus
Cookson Street	L	Callist., C.camph., other	Platanus	retain Cinn. camphora, Platinus
Courang Road	L	Q.palustris, Lophost. Grev. robusta	Quercus sp.	Q.palustris
Cremorne Street	M	Cinnam.camphora	Cinnam.camphora	Cinnam.camphora
Dominic Street	M	Acmena smithii	Quercus/Platanus	Acmena smithii
Dudley Parade	H	C.camph., Lophost., Platanus, Acmena.,	Platanus	retain existing: east Lophost. & west Platinus
Fairholm Grove	L	Acmena smithii	Platanus	Platanus, retain P.canariensis in nature strip
Fermanagh Road	M	Q.robur	Quercus sp.	retain Q.robur
Florizel Street	M	Q.palustris alt.Lophost.	Quercus sp.	Q.palustris
Gascoyne Street	M	Lophostemon	Platanus	Lophostemon, alt. Platanus
Goodwin Street	M	Quercus, Lophost., Euc., Liquidamber	Quercus sp.	Q.pal. alt. Lophos.
Grange Avenue	H/M	Plat. alt., Grev.robusta	Platanus	Platanus alt., Grev. robust
Griotte Street	M	Prunus, Lagunaria	E.ficifolia	E.ficif. alt. Lagunaria, retain C. torulosa in street res.
Highton Grove	H	Prunus alt. Betula	Quercus sp.	retain Prunus, remove alt. Betula
Holyrood Street	M	Lophost., Oleander	Platanus, alt.Lophost.	Lophostemon
Kasouka Road	M	Liquidamber	Liquidamber	retain exist.

STREET	VALUE: H= high, M= medium, L= low	EXISTING TREES	PROPOSED TREES (CCC)	RECOMMENDED TREES
Knutsford	H	Q.robur	Quercus	Q.robur
Lexia Street	M	Acmena, C.camph., Prunus	Quercus/Fraxinus	Acmena alt. Cinn.
Lille Street	L	Liquid./Fraxinus	Liquid.alt.E.ficifolia	Liquidamber
Nepean Street	M/L	Quercus & infill	Quercus sp.	Q.palustris., retain Trachycarpus in reserve
Nungerner Street	H	Quercus, Grev.robusta	Quercus sp.	retain Quercus, robusta
Park Road	M	Lophost., Prunus, Melal.styphelioides	Lophost.	Lophostemon
Parkside Avenue	L	Prunus, other	Quercus/Liquid.	Prunus/Quercus sp.
Prosper Parade	L?	Cinn.camph., Quercus, E.camaldulensis	E.ficifolia	E. ficifolia
Reid Street	L	Prunus, other	Quercus sp. *CCC to review	Q.palustris
Reumah Court	L	Prunus, Quercus	Quercus sp.	Q.robur/Prunus
Riverview Road	M	Quercus palustris	Quercus sp.	Quercus palustris
Ross Street	L	Acmena smithii, other	Platanus	Lophostemon & Acmena alt.
Royal Crescent	M	Acmena smithii, other	Platanus	east: Platanus, west: exist hedge
Russell Street	M/L	Quercus, Liquid.Platanus	Platanus, Quercus	east & west existing Platanus
Scheele Street	M	Prunus	Lophostemon	Prunus
Sunhill Road	M	Prunus, Acmena, others	E.ficif. alt. Cinnam.	east: retain exist, west: Cinnam.
Sunnyside Ave.	L	Quercus robur, Q. pal. (few)	Quercus sp.	Quercus robur
Thackray Street	H	Quercus palustris	Quercus sp.	Quercus palustris
Thorn Street	M	Quercus Acmena, E.ficifolia	Quercus sp.	retain E.ficifolia
Torrington Place	L	Acmena, Cinn.camphora	Platanus	Acmena smithii/Cinn. camphora
Turner Street	M/H	Liquidamber	Quercus sp.	retain Liquidamb./Quercus
Victoria Road	M/H	Melal. alt. Platanus	Melaleuca	Platanus, remove Mel. long term
Walbundry Avenue	H	Lophost., Quercus pal.	Quercus sp.	retain Lophostemon & Quercus
Wattle Valley Rd	L	Lophost., Grev.robusta	Quercus sp., Platanus	retain G.robusta
Wentworth Avenue	L	Acmena smithii, other	Platanus	Platanus

**Public Reserves**

The following table shows an evaluation of the city's public parks as 'man-made' landscape on a scale of A-D ie.

A State importance

B Regional importance

C Regional Interest

D Local importance

This is intended to create priorities in conservation measures but is not a detailed analysis of these parks. Each area has been examined for its outline history and this is to follow in a later issue.

**Camberwell Conservation Study**  
**Schedule of Parks, Gardens and Reserves**

Value: A=State B=Regional C=Metropolitan D=Local

\* denotes those reserves surveyed of no significant heritage value

Address	Value	Designations
Agnes Ave. Reserve	*	
Ashburton Park	*	
Balwyn Community Centre	D	
Balwyn Park	D	
Beckett Park	A	Nat.Trust Sig.Tree Reg. x 2
Belmont Park	C/D	
Boroondara Park	D	
Bowen Gardens	C	
Broadway (Read) Gardens	C	Nat. Trust Tree Reg. x 1
Burwood Reserve	*	
Camberwell (Cricket) Sports Ground	C	
Canterbury Gardens	C	
Canterbury Sports Ground	D	
Cascade St. Reserve	*	
Chaucer St. Reserve	D	
Colville Reserve	D	
Cooper Reserve	*	
Corona Boulevard	D	
Deepdene Park	D	
Denman Ave Reserve	*	
Dorothy Laver Reserve (east)	*	
Dorothy Laver Reserve (west)	*	
Eric Raven Reserve	D	
Evergreen Reserve	*	
Fairmont Avenue Reserve	*	
Faversham Road Reserve	*	
Ferndale Park	*	
Fordham Gardens	D	
Frederick Street Reserve	*	
Frog Hollow Reserve	D	
Gardiner's Creek Reserve	D	
Gordon Barnard Reserve	D	
Gordon Street Reserve	D	

## Camberwell Conservation Study

### Schedule of Parks, Gardens and Reserves

Value: A=State B=Regional C=Metropolitan D=Local

\* denotes those reserves surveyed of no significant heritage value

Greythorn Park	D	
Grovedale Park	D	
Hartwell Sports Ground	D	
Highfield Park	D	
Hill n Dale Park	D	
Hislop Park	D	
Howard Dawson Reserve	D	
Jacka Street Reserve	D	
John August Reserve	*	
Koonung Creek Reserve	*	
Leigh Park	D	
Liston Street Reserve	*	
Lower Reserve	D	
Lynden Park	C/D	
Macleay Park	D	
Madeline Street Res.	D	
Maranoa Gardens	A	
Mary McKillop Reserve	*	
Matlock Park	*	
Minifie Park	D	
Mont Albert Park	D	
Myrtle Park	D	
Myrtle Road/Musca St. Reserve	C	Anniversary Trail
Nettleton Park	D	
Nicholson Street Reserve	D	
Norway Park	D	
Radnor Street Reserve	C/D	
Read see Broadway Gardens	C	Nat.Trust Sig.Tree Reg. x 1
Riversdale Gardens (Park)	B	Nat.Trust Sig.Tree Reg. x 1
South Surrey Park	C	
Summerhill Park	C/D	
Surrey Gardens	B	
Through Road Reserve	D	
Town Hall Gardens	C/D	
Trafalgar Road Res.	D	
Trent Street Reserve	*	

**Camberwell Conservation Study**  
**Schedule of Parks, Gardens and Reserves**

Value: A=State B=Regional C=Metropolitan D=Local

\* denotes those reserves surveyed of no significant heritage value

Warner Reserve	D*
Watson Park	*
Willison Park	D
Wynette Avenue Reserve	*
Winmallee Road Reserve	D

**NOTE:**

These parks, gardens and reserves have been surveyed and assessed on the basis of research material taken from the environmental history of Camberwell prepared by Dr Chris McConville (parts one and two, 1989-90).

To fully assess the significance of individual sites, a thorough analysis of physical and documentary sources would need to be undertaken for each site; it is recommended that a conservation analysis be prepared for those sites identified in this survey as of state (A) or regional (B) significance.

# PARKS

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## Introduction

Citation sheets for parks, gardens and reserves of the City of Camberwell have been prepared for those sites identified of state or regional significance and for other sites where material was available to enable preparation of a citation sheet. Assessment has been made based on comparison to, and knowledge of, other parks, gardens and reserves across the state. It should be noted landscape analysis in similar studies and detailed historical information on the development of other parks is limited which makes a comparative assessment difficult. Reference has been made to important secondary sources of information on historic gardens in Victoria and the National Trust of Australia (Victoria) Gardens Committee files which document many public gardens in Victoria. Gardens of other municipalities which compare to those developed at a similar time as the City of Camberwell, are the public gardens of Malvern, Heidelberg, St. Kilda, Footscray, and Essendon. The numbers of reserves devoted to open space in Camberwell is significant and is a tribute to the early enthusiasm of council.

**Address: - BECKETT PARK**

**Building Name: Gilpin Fountain**

**Survey Date: 1986, 1990**

**Historic Buildings Register**

**Australian Heritage Commission:**

**National Trust of Australia (Class/Rec.):**

**NTA File Number:**

**Study Grading: B**

**Precinct: Streetscape:**

**Construction Date: 1937**

**First Owner: Camberwell municipality?**

**Architect:**

**Builder: Atyeo & Sons**

**Wall Materials: brick**



**CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991**

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

## Beckett Park, Parring Road, Balwyn

### History

(see Maranoa Gardens)

The park currently comprises approximately 4 hectares, having been derived from a number of early subdivisions.

The park was acquired in the following parts: in 1916 from Mary Jane Hearnden (formerly Barr), as then only a suburban lot of 3 roods fronting Banool Road, which itself had sprung from an 1885 subdivision;<sup>1</sup>; in 1916 from Samuel C. Barrows, as some 3 acres at the north-east Yarrbat Avenue/Banool Road corner, north of the first. It had sprung from an 1887 subdivision of Elgar's 1840s Special Survey.<sup>2</sup>

The park opened in 1917.

In 1920-4 more lots were purchased to comprise most of the present reserve; one section forming an L from the Kireep Road/Yarrbat Avenue corner to Parring Road, boosting the area to over 14 acres. Lot one of this section became the first Maranoa Gardens (q.v.).

*The Sun* illustrated the Centenary Observation Tower intended for Beckett Park in 1937<sup>3</sup>, noting that of the tendered sum of £888, the local residents were paying a little over half. The tower was to be built of Briagolong stone and rise to 12.3 metres (40 feet.) Its foundation stone was laid in 1937 as a permanent memorial to the centenary of Camberwell and promised views in all directions of up to 100 miles. Beckett Park was claimed then to be the highest point in the Melbourne metropolitan area. The architects were Scarborough Robertson & Love, better known at the time for their Modernist residential work<sup>4</sup>.

Parring Road was acquired in 1938 towards consolidation of the holding.<sup>5</sup> All around the park, new subdivisions arose in the 1920s, with names such as Parkview, Canterbury Park, Highton and Warrington, perhaps feeding off the park's amenity<sup>6</sup>.

Because of its height, Beckett Park was also a favourite site for bonfires on Empire Night, specifically in the 1930s.

In 1962 an area of the western section of Beckett Park was resumed for Maranoa Gardens for the construction of a rockery. To mark the opening of this development, a variegated *Lophostemon* was planted near the Beckett Park gates. Again in 1986, Maranoa Gardens extended its eastern boundary and the fence line was moved to reduce the size of Beckett Park.

The park's namesake, Robert Beckett, was a councillor 1892-1917, Mayor 1907-8, and Shire President 1903-04.

### Description

TYPE OF PLACE: Public Park

The park is roughly bounded by Banool Road, Yarrbat Avenue and Maranoa Gardens and can be entered at a number of points but the main entrance is from Parring Road (gates date from 1938 when Parring Road was acquired). An axial path leads from Parring Road to Beckett Street on the northern side, and from the car park at the high point of the park (formerly known as One Tree Hill) east to Banool Road. The car park and path surfaces are asphalted. Along this axial layout is the Soldiers' Memorial (c1950s), a childrens' playground (c1950-80s), and the Camberwell Centenary Tower (1937).

The park comprises sloping areas of lawn and native and exotic trees; there are no ornamental garden beds. The land drops away steeply on the northern aspect and there are large areas of remnant native grasses of significance on these slopes. The site, and in particular the tower, provide excellent views to the west and north-west with views as far afield as Mt Macedon and the You Yangs. Two trees are classified/recorded on the National Trust Register of Significant Trees. These are a *Leptospermum laevigatum* (Coast Ti-tree), classified, located south of the playground, and a *Pinus sylvestris* (Scots Pine), recorded, south-west of the playground. Other trees of note are *Eucalyptus camaldulensis*, *Acacia pycnantha*, *Araucaria bidwillii*, *Cupressus macrocarpa*, and *Cupressus sempervirens*.

### LAYOUT and STRUCTURES

Stone gates with lamps (c 1930s) Soldiers' Memorial (c1930; appears in photograph 1933) Soldiers' Memorial (c1950; possibly built after Second World War) Childrens' playground (c1950s; does not appear in 1950 photograph). The tower is one of a group erected in reserves during the 1920-30s, including at Maryborough, Daylesford, Arthur's Seat, Eaglehawk and Bendigo. The first three are architecturally more pretentious than the Beckett Park example but, as a group they provide a cultural theme of which this example is among the best. Beckett Park Fountain (presented by O.Gilpin,1937) Camberwell Centenary Tower of 1937.

Formal layout of tower, fountain and memorial along east-west ridge line; northern slopes informal woodland.

### OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS Peter Watts Gardens study - listed as category C, metropolitan significance (Note: included as Maranoa Gardens - no separate listing for Beckett Park) National Trust of Australia (Victoria) Register of Significant Trees

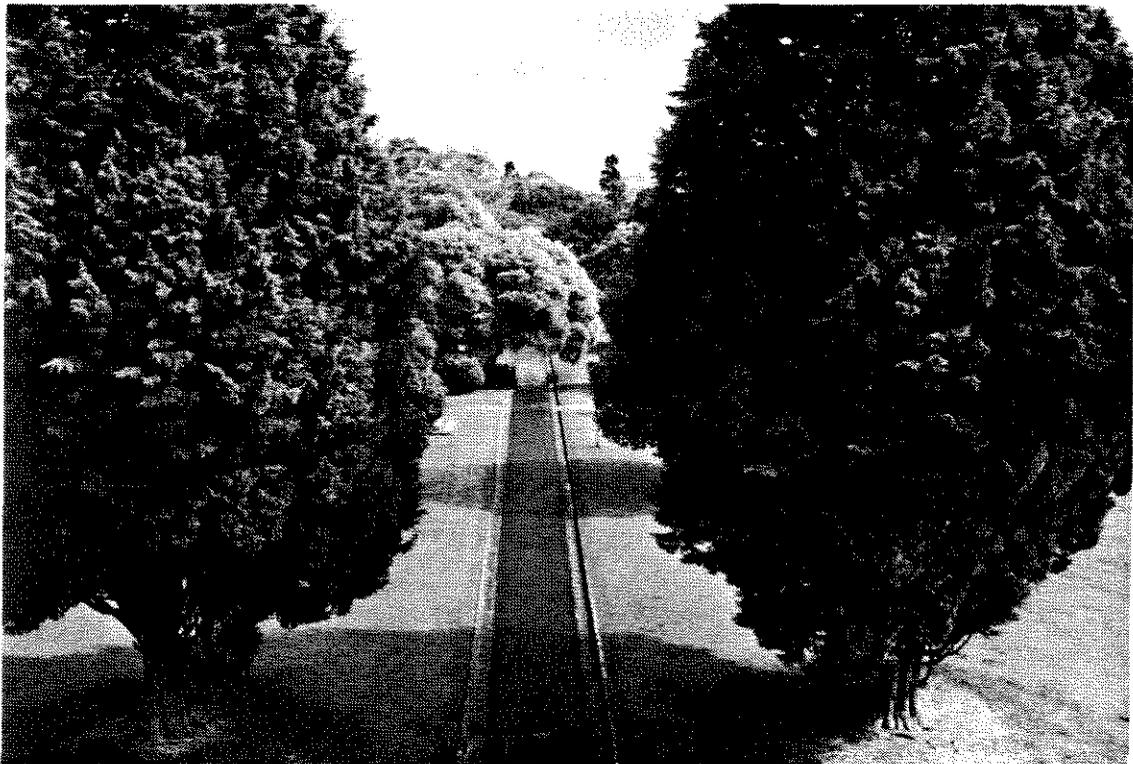
1 Title Vol.1771, Fol.354179 Certificate  
 2 Title Vol.1959, Fol.391707  
 3 *The Sun* 8.3.37, p.8  
 4 *ibid.*  
 5 Title Vol.3384, Fol.67678  
 6 CCL estate plan

**Significance**

Beckett Park, opened in June 1917 and continuously maintained as a public garden, when considered as a vital buffer to the important Maranoa Gardens, is of state (A) significance:

- as a reserve for remnant indigenous species and significant exotic species, particularly those listed on the National Trust Register of Significant Trees;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for its formal linear plan and layout of structures;
- for its structures of cultural significance dating from the 1930s which are good examples of rustic stonework. These include the Soldiers Memorial, Gilpin Fountain and Camberwell Centenary Tower.

Cambridge Conservation Study- Cultural Landscape



BECKETT PARK.

## **Bowen Gardens, between Bowen Street and Athelstan Road, Camberwell**

### **History**

Once part of the Bowen Estate (c1916), it was acquired in 1923<sup>1</sup> as one acre, reputedly from a Mr. Payne.<sup>2</sup> As a continuation of its public role, in 1971 it was used by four local churches for a Good Friday Commemoration Service.<sup>3</sup>

Much of the Gardens character and planting style derives from its acquisition period (c.1923) so it would seem likely that the gardens were designed or laid out shortly after their purchase.

### **Description**

**TYPE of PLACE** Public Garden

The semi-formal layout of the rectangular site consists of a linear asphalt path, edged with a red brick spoon drain, which extends west from Bowen Street to Athelstan Road. Around this formal axis, mature tree specimens dating from the reserve's creation period provide the basis to the park's character.

Plants typical of the Edwardian period and present in the Gardens include the following:

*Agonis flexuosa* *Cinnamomum camphora* *Liquidamber styraciflua* *Stenocarpus sinuatus* *Prunus cerasifera* *Viburnum tinus* *Brachychiton acerifolius* *Quercus robur* *Cedrus deodara* *Grevillea robusta* *Phoenix canariensis*.

**LAYOUT and STRUCTURES**

Original layout presumed to be intact. The only structure on site is the recent introduction of playground equipment into the north-eastern corner - this detracts from the Gardens' character as it is located in a visually prominent position and surrounded by a fence of design and materials unrelated to the park period.

**OWNERSHIP** City of Camberwell

**EXISTING DESIGNATIONS** None

### **Significance**

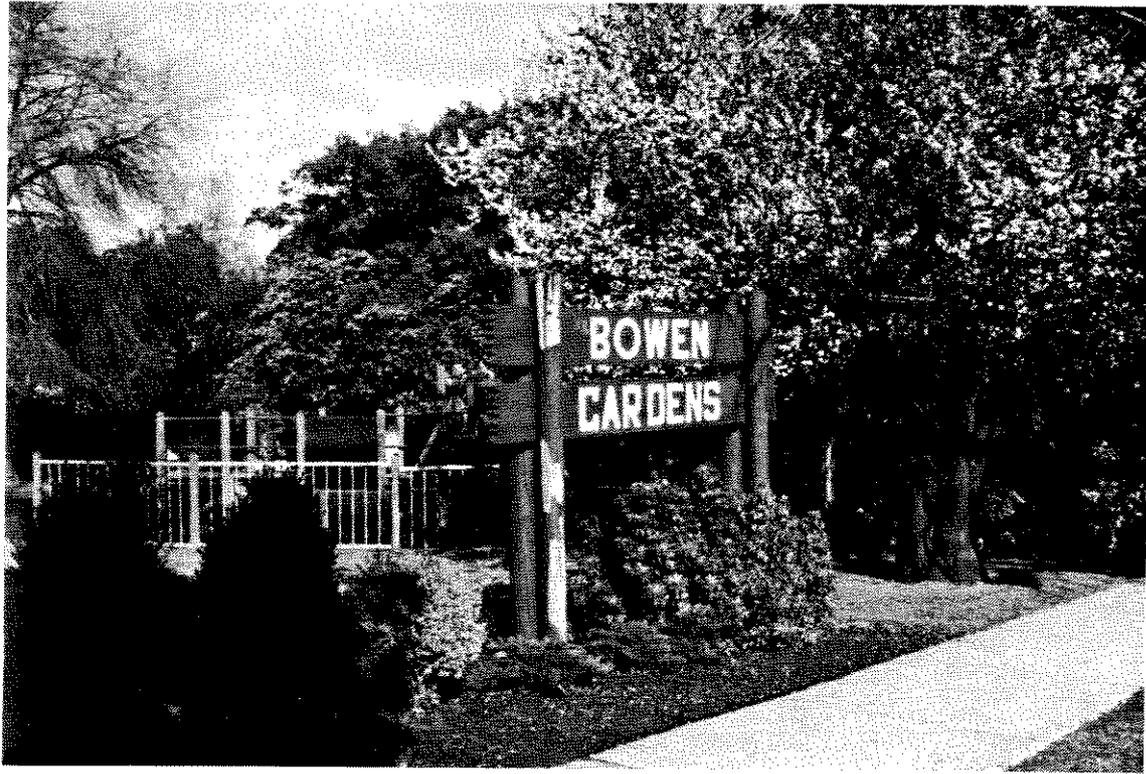
Bowen Gardens, purchased and developed in 1923 and continuously maintained as a public garden, is of metropolitan (C) significance:

- for its significant exotic plant species;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of its semi-formal linear layout and path

1 Title Vol.4873, Fol.974462

2 CCL estate plan

3 CCC Minute Sheet A/50/18, 5 April, 1971



BOWEN GARDENS.

**Camberwell Cricket Ground (now Camberwell Sports Ground), Camberwell Road, Camberwell**

**History**

To replace the town hall reserve cricket ground, this reserve was purchased in 1903 as a 524 link frontage to Camberwell Road, part of Crown Portion 122.<sup>1</sup> In that year the Camberwell Congregational and St. John's Anglican cricket clubs sought permission to play on what was then called Brooks Paddock.<sup>2</sup> The next year saw planting of *Cupressus Lambertiana* and alternate plane trees along the ground's west side (*Cupressus macrocarpa* 'Lambertiana' and *Platanus orientalis*). Some remnants of these plantings remain.

As a result of the Camberwell Cricket Club's entrance into the district league in 1906, Council planned for leveling and fencing the ground. Two years later a caretaker was appointed to nurture a turf wicket, among other things.

A pavilion on the ground was noted in 1909, when the cricket club was granted sole use of the grounds. The pavilion had apparently been built first on the town hall reserve in 1878 and renovated in 1887. It was replaced in 1934-5 by the current 'main' pavilion, on the west side of the reserve.<sup>3</sup> By 1921 the Balwyn Cricket Club was formed as an offshoot, taking over part of Balwyn Park.

A further section at the north-west corner of Rowell Avenue and Camberwell Road was obtained for the ground in 1918.<sup>4</sup> A Board of Control existed from the 1930s, as managers of the reserve. The names of Board Chairman, J.H. Nettleton, and Mayor, Cr. W. Dimmick, are inscribed on the pavilion foundation stone of 1935. Another name was W. Creaton, who was both a long-term board member and honorary secretary, was acknowledged by Council in 1951.<sup>5</sup> New toilets were erected in c1962 and the sports ground pavilion/hall renovated in 1949-50.<sup>6</sup>

The secondary pavilion appears to be of the 1920s and a 1949 inventory of works describes the painting of the 'old pavilion' and the 'main pavilion' (1935)<sup>7</sup> Reputedly, the gravel plats were asphalted in recent works.<sup>8</sup>

The Camberwell builder/entrepreneur, Frank Le Leu, was president of the cricket club for a lengthy period, in particular when the club won the 1948-9 Victorian sub-district premiership.<sup>9</sup>

**Description**

Located in Camberwell Road, bounded on the east by Bowen Street and south by Trumper Street.

TYPE of PLACE Sports Ground

Much of the reserve's character and planting style derives from the first development period (c.1904). Plants present in the gardens and dating from this early planting include the following:

*Platanus orientalis*, *Schinus molle* var. *areira*, *Ulmus* sp., *Photinia* sp., *Phoenix canariensis*, and *Cedrus atlantica*.

LAYOUT and STRUCTURES Distinctive features of the grounds are the hedges separating the various activities. These include a clipped Photinia hedge along the bowling club boundary on Trumper Street and an approximately 2.5m high golden privet hedge (*Ligustrum ovalifolium* 'Aurea') along Bowen Street.

The grounds contain a number of structures of note - a red brick pavilion/change room, a grandstand and a tiered seating/standing area for spectators (plats). The grounds also include a tennis court and bowling club.

The pavilions, in their setting, provide a strong sense of period, the secondary pavilion more so than the 1935 main pavilion. The use of red brick is common to both but the secondary pavilion has ornamental piers, clinker-brick header courses, stout timber supports and lattice balustrading- all elements in context with motifs used in domestic construction of the 1920s. The main pavilion, although more austere, is flanked by the Canary Island date palm avenue which offers a strong period setting, particularly given the absence of any readily visible external elements viewed from within the ground.

Judged among similarly scaled pavilions, it is among a small group compared to the more austere Northcote pavilion and the later and more architecturally developed Moderne styled Hawthorn pavilion. The pavilions and the grounds have a relatively high integrity to their creation dates.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

**Significance**

Camberwell Cricket Ground, permanently reserved in 1903 as a site for Public Recreation, developed in the early 1900s and continuously maintained as a sporting ground, is of high metropolitan (B) significance and the secondary pavilion also of high metropolitan significance (B):  
- for its significant exotic plant species;

1 Title Vol.2983, Fol.596551  
2 Allan, p.196f  
3 Allan, p.195  
4 Title Vol.4147, Fol.829303  
5 CCC Minutes, 4/6/51  
6 CCC Minutes, 5/12/49, 3/4/50  
7 loc.cit. 21/3/49  
8 Pers. comm. J. Niemann  
9 ibid.

## Camberwell Conservation Study 1991

- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for its combination of built-form and landscape to evoke a strong period feeling of both its creation date and later extensive development of the 1920-30s.

Camberwell Conservation Study- Cultural Landscape



CAMBERWELL SPORTS GROUND

## Canterbury Gardens, Canterbury Road, Canterbury

### History

G.G. Nercy in association with the Canterbury Progress Association was responsible for the initial works at the Canterbury Gardens in 1903-04. Advice had also come from William Guilfoyle, (Director, Royal Botanic Gardens, 1876-1909)<sup>1</sup>. In April 1905, Council took over management of the Gardens.

Council ownership of the land dates from at least 1904, when an easement was sought by residents in the surrounding Logan's estate to replace the east end of Chaucer Street which was an open drain<sup>2</sup>. With the underground piping of the drain a landscape plan was prepared, receiving considerable publicity in the local papers during 1912<sup>3</sup>. The Curator originally proposed a small lake and rustic bridge.

H. A. Howard (q.v.) wrote to Council in 1912 to request a bioscope screen in the Gardens; he demanded Council cut trees obscuring the view of the film screen. Howard also wanted a rockery and fountain in the Gardens. The fountain, in memory of Queen Victoria, was eventually erected on the canna bed under guidance from the Canterbury Empire Day and Citizens Concert Committee. At a cost of fifty pounds, critics such as Councillor Maling thought the Council had overspent on the project. He considered the fountain '...presented a somewhat prehistoric and old-fashioned appearance...'. In 1906, the Lake and Shady Dell were filled and planted. Rockeries were also constructed in the same year.

In 1909 construction of a band rotunda was sponsored by the local Empire Committee and power was supplied to the rotunda in 1950 to aid performances<sup>4</sup>. The rustic bridge was replaced in 1914 and in 1916 the rose bed was extended. In 1917 the Gardens again attracted local publicity which glowingly described the rose beds, lawns, the fountain, bandstand and bioscope displays. Sugar gums (*Eucalyptus cladocalyx*) were removed in 1918 and were proposed to be replaced by a hedge of cypress (*Cupressus macrocarpa* 'Lambertiana') to hide the unsightly fence of Goldings Hall. A 'Jazz Pavilion' for dancing and evening entertainment was erected in 1920.

The Curator, J.C. Macquire, informed the Parks and Gardens Committee in 1922 of his intention to replace the potentially dangerous pines in the garden's north eastern corner with the more fashionable cypress or pittosporum<sup>5</sup>. The overplanting of poplars and consequent spoiling of the garden was noted by Council's critics

in 1934 when a gum tree's demise for a flower bed was also derided in the local paper<sup>6</sup>.

In 1937 a memorial sun-dial was erected in the gardens<sup>7</sup>. 'Carols by Candlelight' were held in the Gardens from the 1940's, as well as Canterbury Carols performed by the local St. John's Home for Boys<sup>8</sup>. Other open air services included films and Salvation Army recitals. In the early 1950's, Council erected 'fairy lights' in the Garden and shopping centre during Christmas<sup>9</sup>. The same decade saw the first Concerts for the People held in the park by the Philharmonic Society<sup>10</sup>.

An Indian cedar was planted in 1965 as a commemorative tree in memory of G. McDonald, former secretary of the Camberwell Horticultural Society, 1932-65<sup>11</sup>.

A concrete masonry sports pavilion and toilet block was constructed in 1965 after a successful tender by Dance Brothers P/L<sup>12</sup>. This is located in the north eastern corner of the Gardens.

### Description

TYPE OF PLACE Public Gardens

LOCATION/ADDRESS Canterbury Road, north west of Canterbury Railway Station.

LAYOUT and STRUCTURES Informal layout- fence with circular gateway pillars with stone veneer, topped by opal sphere lamps at the north eastern entrance from Canterbury Road.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

### Significance

Canterbury Gardens, purchased c.1904 as a site for public gardens, developed in the early 1900's and continuously maintained as a public gardens, is of metropolitan (C) significance:

- for its significant mature exotic plant species;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of its informal layout and path

1 see Vol. 1 Environmental History  
 2 see petition 1904, signed by C.M. Butler, et.al.  
 3 see *Advertiser*, 24/8/1912  
 4 CCC File 129/16/12, Vol.1, open 15/9/1909; CCCM 7/12/50  
 5 Curator Reports 1905- 11/11/1922, 22/4/1922  
 6 *Free Press*, 5/7/34  
 7 *Free Press*, 16/9/37  
 8 CCCM, 12/7/49, 15/12/49  
 9 CCCM, 16/10/53  
 10 Allan p.365  
 11 CCCM, 16/8/65  
 12 CCCM cont. 41/65



Canterbury Gardens.

## **Colville Reserve, Corner Shierlaw Avenue and Chatham Road, Canterbury**

### **History**

Little is known of the history or development of Colville Reserve as a local park. Council purchased an L-shaped portion of land at the corner of Shierlaw Avenue and Chatham Road (Lot two, LP609 in Elgar's Special Survey) late in 1929<sup>1</sup>. An additional block, bought in 1937, completed the rectangle<sup>2</sup>.

### **Description**

**TYPE of PLACE** Public Park

Planting is predominantly mature exotic with some native trees. There are a number of large oak trees (*Quercus sp.*).

**LAYOUT and STRUCTURES** Informal layout. Timber bridge spans former creek/floodway which creates an undulating topography enhanced by the large spread of many of the trees.

**OWNERSHIP** City of Camberwell

**EXISTING DESIGNATIONS** None

### **Significance**

Colville Reserve, acquired c.1929 as a site for public recreation and continuously maintained as a park, is of regional interest (C):

- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for its mature exotic tree specimens which as groups provide a strong landscape character, as a backdrop to the undulating terrain, itself promoted by the rustic bridge built across it.

1 Title Vol.5600, Fol.1119813

2 *ibid.*, Vol.6119, Fol.1223707

Camberwell Conservation Study- Cultural Landscape



COLVILLE RESERVE

**Deepdene Park , Whitehorse Road, Public park and sporting ground.**

**History**

Acquired in 1926 as 7 acres from Elgar's Special Survey, it formed a 331 feet wide frontage to Whitehorse Road.<sup>1</sup> The rustic stone entrance to the park, of 1949, encases a pre-existing brick fence, once with piers and lanterns,<sup>2</sup> while the former Bungalow style tennis timber pavilion was brick-clad. The avenues of Queensland brush box (*Lophostemon confertus*) which once created a formal archway entry to the park have been removed.

An unusual facet of the reserve's history is the lease from Council of a frontage in Whitehorse Road for car sales by Kevin Dennis Motors in 1965.<sup>3</sup>

**Description**

TYPE OF PLACE: Public Park

LAYOUT and STRUCTURES The formerly Bungalow style timber tennis pavilion, now brick-clad.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

**Significance**

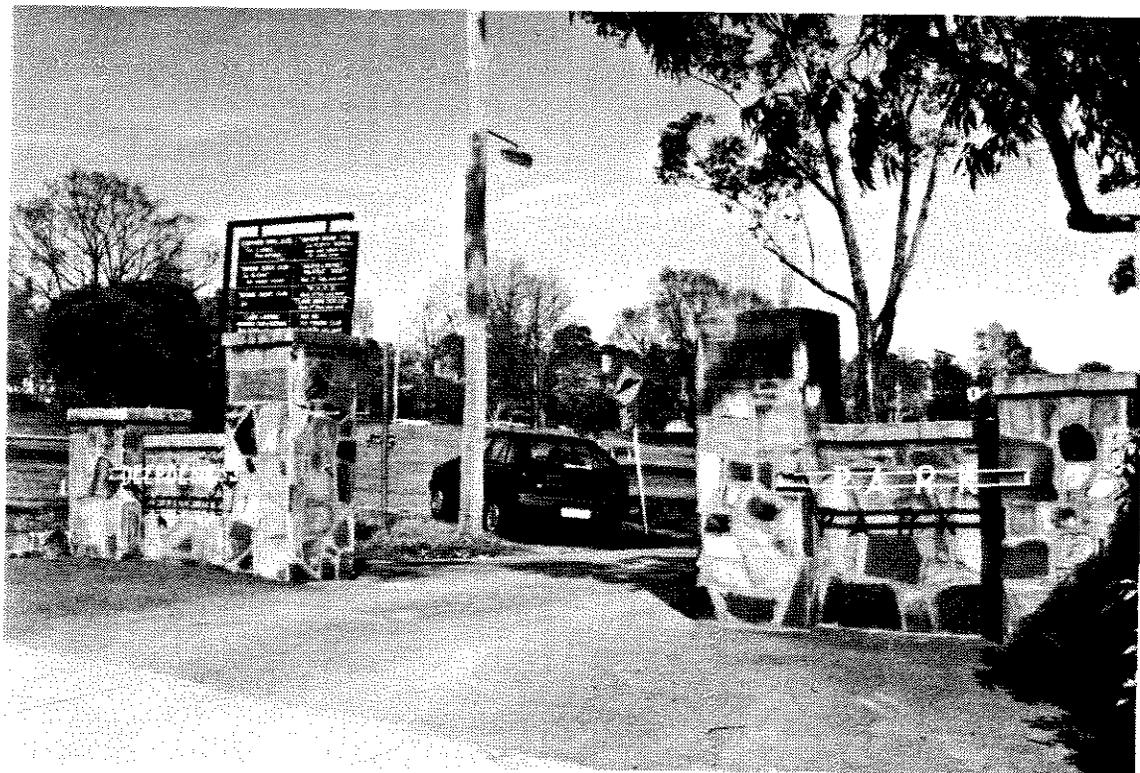
Deepdene Park, purchased c.1926 as a site for a public park and sport ground is of local (D) significance:

- for its exotic plant species;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;

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1 Title Vol.5175, Fol.1035000  
2 CCC drawing, 15/11/49  
3 CCCM, 29/11/65

Camberwell Conservation Study- Cultural Landscape



DEE DENE PARK.

**Frog Hollow Reserve (formerly northern section of Willison Park), bounded by Fordham Avenue and Shalles Drive.**

**History**

Frog Hollow Reserve has an irregular frontage to Back Creek, purchased by Council in 1937. It is now separated from Willison Park by the Alamein Railway line.

**Description**

TYPE of PLACE Public Park

LAYOUT and STRUCTURES Informal layout. Recent brick hall.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

**Significance**

Frog Hollow Reserve, acquired c.1903 as a site for public recreation, continuously maintained as a public park, is of local (D) significance:

- for its significant native plant species;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of its informal layout.

Camberwell Conservation Study- Cultural Landscape



FROG HOLLOW

**Maranoa Gardens, Corner Kireep Road and Yarrbat Avenue, Balwyn**

**History**

(See Beckett Park)

John M. Watson, a member of the Field Naturalists Club and resident of Chaucer Crescent, Camberwell, purchased 3 acres in 1904 to develop a private garden which featured a collection of native plants. There was never a house, only a garden.

Following from local progress association representations, Council opened Beckett Park which adjoined Watson's native tree collection in 1917.<sup>1</sup> Council purchased his garden in 1922 and made subtle changes and additions with the aid of Frederick Chapman of the Consulting Committee, the curator, J. McGuire, and Watson's continuing interest.<sup>2</sup> The planting continued with the gradual removal all plants that were not native to Australia. Watson died on 20 August 1926 and the gardens were formally opened to the public in September of that year.

*The open park (Beckett) and the adjoining native garden were neither playing fields or gardens with northern hemisphere plantings or lay-out. Camberwell had created something quite distinctive in public open space.<sup>3</sup>*

In 1937 R. Bury became head gardener at Maranoa, remaining there until 1968.<sup>4</sup> Camberwell's Superintendent of Parks & Gardens, Ken Hunter, planned to double the size of the gardens in 1958, taking 3 acres from the adjoining Beckett Park and adding to Maranoa's north-east corner.<sup>5</sup> This new garden section was opened by the Lieutenant-Governor of Victoria, Sir Edmund Herring, in October 1962, when he planted a variegated specimen of one of the city's most favoured 20th century trees, the Queensland Brush Box.<sup>6</sup> By the 1960s the garden held around 2000 Australian trees, shrubs and plants. It was claimed to be the 'finest in Australia'.<sup>7</sup>

In April 1938, a tree was planted in memory of Henry A. Howard (q.v.), a fervent supporter of open spaces in the municipality. Other trees bear the names of Dame Clara Butt, Lord and Lady Somers, Lord and Lady Stradbroke, Mrs Edith Campbell, Harvey K. Eustace and Lady Forster. Lady Huntingfield planted a Bangalow palm.

In recent years the landscape has been further developed. The Gardens were extended again in 1986 and the area developed as a woodland. In 1987 the rockery area was expanded and replanted.

**Description**

TYPE of PLACE Public park

**LAYOUT and STRUCTURES** Informal layout with gravel paths. Chapman (Kireep Road) gates (date from c1938 when Parring Road was acquired).

**OWNERSHIP** City of Camberwell

**EXISTING DESIGNATIONS** Peter Watts Gardens study - listed as category C, metropolitan significance National Trust of Australia (Victoria) Register of Significant Trees (refers to Beckett Park)

**Significance**

Maranoa Gardens, acquired c.1917 as a site for public gardens, developed throughout the 1900's and continuously maintained as a site for native plants, is of state (A) significance:

- for its significant and early collection of native plant species;
- for its important role in influencing the use of native plants in gardens in Victoria;
- for its role in providing passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of its semi-formal layout.

1 see Vol.1  
 2 ibid.  
 3 quoted from Vol.7  
 4 see *City of Camberwell, Have you seen the lovely Maranoa Gardens*, (pamphlet, 1967) in file A150147  
 5 ibid., see CCCM, 2/6/58  
 6 ibid.  
 7 ibid.

Camberwell Conservation Study- Cultural Landscape



MARANOA GARDENS.

**Broadway Gardens (now Read Gardens), bounded by Cookson Street, Broadway and railway line (southern boundary).**

**History**

Originally called Broadway Gardens, and now known as the Read Gardens, ornamental gardens were first proposed at Broadway at the turn of the century. Council decided to pay for half of the cost if residents could raise the remainder. By November 1904 residents had collected £50 towards the purchase of these gardens. In March 1905 Council considered alternative layouts for paths, shade trees, ornamental flower beds and lawns. An independent "expert" was paid £5 to comment on the various plans.

Following the absence without leave of the curator, Fritz Grebner, a new curator, Henry Barnard, was appointed in 1906. With the purchase of the Broadway Gardens now completed, Henry Barnard set about a period of improvement of Camberwell's parks commencing with Broadway Gardens. Little is known of the layout other than a description in the Curator's report of the Gardens in 1905. The gardens were apparently laid out in a similar style to the other principal ornamental gardens, Canterbury and Surrey Gardens.

**Description**

TYPE of PLACE Public Gardens

The semi-formal layout once consisted of winding paths edged with garden beds, small trees, garden seats, lawns and ornamental trees. There were also flowering shrubs and roses. A photograph of 1939 gives some indication of the extent of the Edwardian bedding. At this time the gardens could be compared to those of a similar era in the City of Malvern (ie. Central Park). Much of the Edwardian character has been lost in recent years. The Gardens contain a large *Cedrus atlantica* 'Glauca' (blue Atlantic cedar) recorded on the National Trust Register of Significant Trees.

LAYOUT and STRUCTURES Informal layout. Playground of recent origin.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS National Trust of Australia Register of Significant Trees

**Significance**

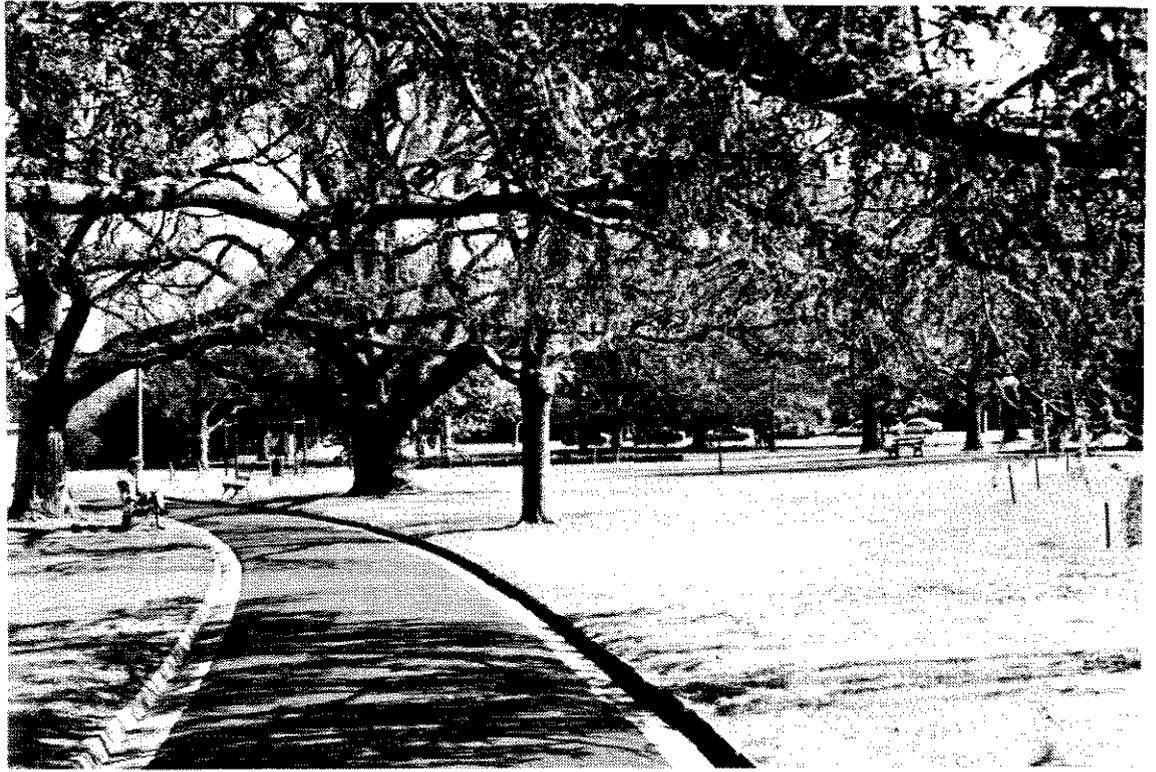
Broadway (Read) Gardens, acquired c.1906 as a site for public gardens, developed in the early 1900's and continuously maintained as a public garden, is of metropolitan (C) significance:

- for its significant exotic plant species, in particular those trees on the National Trust Register of Significant Trees;

- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;

- for the retention of its semi-formal layout and its support of the Edwardian character of many of the surrounding houses.

Camberwell Conservation Study- Cultural Landscape



*Cedrus atlantica glauca* :  
(READ GARDENS) BROADWAY GARDENS

**Riversdale Gardens (now Riversdale Park), corner Riversdale and Spencer Roads, Canterbury**

**History**

A tramway proposed along Riversdale Road in 1910 probably aided in the site choice of these gardens, as well as the sale of many building lots.<sup>1</sup> The major part of the reserve was purchased in 1913, with frontages to Spencer and Riversdale Roads, also Myrtle Creek, taken out of Crown Portions 128 and 129<sup>2</sup> (the creek is now piped underground). This section of the gardens contains a rare tree (*Rhus aff. viminalis*) classified on the National Trust Register of Significant Trees. It is possible that the tree was planted as part of the Chinese gardens bordering Myrtle Creek which predated works to the gardens in the 1920s.

More lots near Willow Grove were obtained in 1929 and 1937.<sup>3</sup> Most of the present reserve was established by further purchases in 1940 and 1945.<sup>4</sup>

New Post-War outdoor leisure facilities abounded in Camberwell in the 1920s, including the East Camberwell Tennis Club's tenure over part of the reserve.<sup>5</sup> Swimming facilities had hitherto been limited to 'swimming holes' or disused clay pits.<sup>6</sup> The first Camberwell municipal baths were announced in 1926, to replace Chinese gardens bordering Myrtle Creek in this reserve. Robert J. Scott's tender of £5374.14.0 was accepted, with a later variation allowing tiled surfaces for the in-ground pool rather than the planned cement-finish.<sup>7</sup> The City Engineer, S.G. Goldsworthy, designed the baths in the shape of a tennis racquet - an octagonal pool with a long elevated swimming lane extending from it. This lane is bordered by tall *Cupressus torulosa* avenues which, with the associated *Phoenix canariensis* specimens, give the baths a strong Mediterranean character.

Mr. & Mrs. Richard G. Cole were appointed baths caretakers and Miss Eva Williams, the kiosk proprietor, when the baths opened in November 1927, at a total cost of £9000.<sup>8</sup> As a possible result of these new baths Canterbury State School swimmers, among others, were prominent in the metropolitan area, winning the State Championships in 1929.<sup>9</sup>

**Description**

**TYPE of PLACE** Public Gardens and Recreation

Much of the present landscaping around the pool and to the south leading to Willow Grove, date from the late 1920s period when the baths were opened. This includes

the path layout, bedding, and the *Phoenix canariensis* and *Cupressus torulosa* avenues.

**LAYOUT and STRUCTURES** Generally informal layout apart from the layout of the swimming pool and surrounds.

The pool and pavilion are typical of their era, the latter drawing from domestic Bungalow era prototypes with its low gabled roof form. The former is one of a small group of in-ground municipal pools built after the First War to cater for the renewed interest in outdoor recreation. A pool built at Brunswick prior to the war is an earlier but less complete example, although the structures that followed on that site are contemporary with that at Riversdale Park.

**EXISTING DESIGNATIONS** National Trust Register of Significant Trees

**Significance**

Riversdale Gardens, purchased c.1913 as a site for public gardens and recreation, and developed in the early 1900s, is of regional/metropolitan significance:

- for its significant exotic plant species, in particular those trees listed on the National Trust Significant Tree Register and the fine avenues of cypress and palms;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas, particularly in the provision of swimming facilities;
- for the retention of its sections of formal layout, avenue and bed planting and the path system around the important swimming pool complex.

1 see Vol.1, 'Tramways'  
 2 Title Vol.3719, Fol.743649  
 3 Title Vol.5592, Fol.1118317; Vol.3374, Fol.674637  
 4 Title Vol.6395, Fol.1278981; Vol.6768, Fol.1353499  
 5 see CCCM, 26/7/20, 23/8/20  
 6 Allan, p.212  
 7 op.cit., p.213  
 8 ibid.  
 9 ibid.

Camberwell Conservation Study- Cultural Landscape



RIVERSDALE PARK.

**South Surrey Park, Riversdale Road, between Essex Road and Verdun Street, Surrey Hills**

**History**

Typically, this reserve was purchased in parts from 1925, with frontages to Oxford Street, Sussex (later Verdin) and Riversdale Roads, Bonner, Devon, Delta and Dorset Streets. These roads and more land were purchased in 1935, providing a contiguous reserve from Bonner to Delta Street (then Pembroke Crescent).<sup>1</sup> The date of construction of the bandstand is not known but it appears to be from the 1920s.

**Description**

**TYPE of PLACE** Public Gardens

Consists of informal creek-side planting, some more contrived cypress avenues probably from the 1920s and a meandering path system bordering the creek.

**LAYOUT and STRUCTURES** Octagonal timber-framed bandstand with slatted balustrading pressed-metal roofing and ornamental timber brackets (recently refurbished?), playground, bridge

**OWNERSHIP** City of Camberwell

**EXISTING DESIGNATIONS** None

**Significance**

South Surrey Park, acquired c.1925 as a site for a public gardens, is of metropolitan (C) significance:

- for its significant exotic and native plant species, arranged in an informal semi-rural form which distinguishes it from most contemporary metropolitan reserves (see Hedgely Dean, Coburg Lake Reserve, and Darebin parklands);
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of and promotion through landscape of its creek system.

Camberwell Conservation Study- Cultural Landscape



SOUTH SURREY PARK

## Surrey Gardens, Union Road and Norfolk Road, Surrey Hills

### History

Little is known of the Surrey Gardens other than a description in the curator's report of the gardens in 1905 and a photograph of 1951<sup>1</sup>. The gardens were apparently laid out in a similar style to the other principal ornamental gardens, Canterbury and Broadway (Read) Gardens. The semi-formal layout consisted of winding paths edged with garden beds, small trees, garden seats, lawns and ornamental trees. The original plan for rockeries was abandoned in favour of open gravelled space and the plan for round flower beds in the centre of the gardens was done away with.

In 1912 local residents approached Council to erect a bandstand in the gardens although they were not able to provide Council with plans. Nevertheless, a bandstand was erected in 1912 in a central section in the park on the triangular junction of a number of paths. A plaque and stone cairn which marks the original site states that the bandstand was erected by the public of Surrey Hills in memory of John Gray "an ardent worker for the district" and is dated 24.8.19. The date of removal of the bandstand is not known but, as it is discernible in the 1951 photograph, its removal post-dates this. Gray and representatives of other well-known families in the area led the first recorded Empire Day procession in the municipality, to Surrey Park lit by torch light in May 1906<sup>2</sup>. Fireworks, sports and illuminations also took place (the 'illuminations consisted of kerosene tins with candles inside illuminating the queen's head and V.R. cut-outs in their sides.

Two cannons dated 1843 were sited near The Shrine in 1919 after their removal from the Canterbury Sports Ground. The Shrine itself was designed, executed and presented by John K. Blogg, in 1917, is a unique memorial to the Great War by the citizens of Surrey Hills and Mont Albert. The pebbled base and sides are a distinctive feature as is the carved decorative timber panel and roll of honour, which features native flora. The 1951 photograph also shows ornamental bedding around The Shrine which has been removed.

The stone-clad Dimmick Gateway to the park was completed in 1950, named after Cr. William Dimmick who had died three years before<sup>3</sup>.

### Description

TYPE of PLACE Public Gardens

The Gardens contain a number of large oak trees (*Quercus spp.*) and good bedding plant displays of an Edwardian character.

LAYOUT and STRUCTURES

The Shrine 1917, stone entrance gateway (Dimmick Gateway) 1950, bluestone drinking fountain (Arthur

Brooks) Empire Day 1930, WW1 memorial bluestone and granite pillar 1921, stone cairn and plaque (1919) marking site of 1912 bandstand, a stone pillar and base (1930s?) as a tribute to Councillor Albert Ernest Vine, cannons 1843, and bluestone-edged bitumen path.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

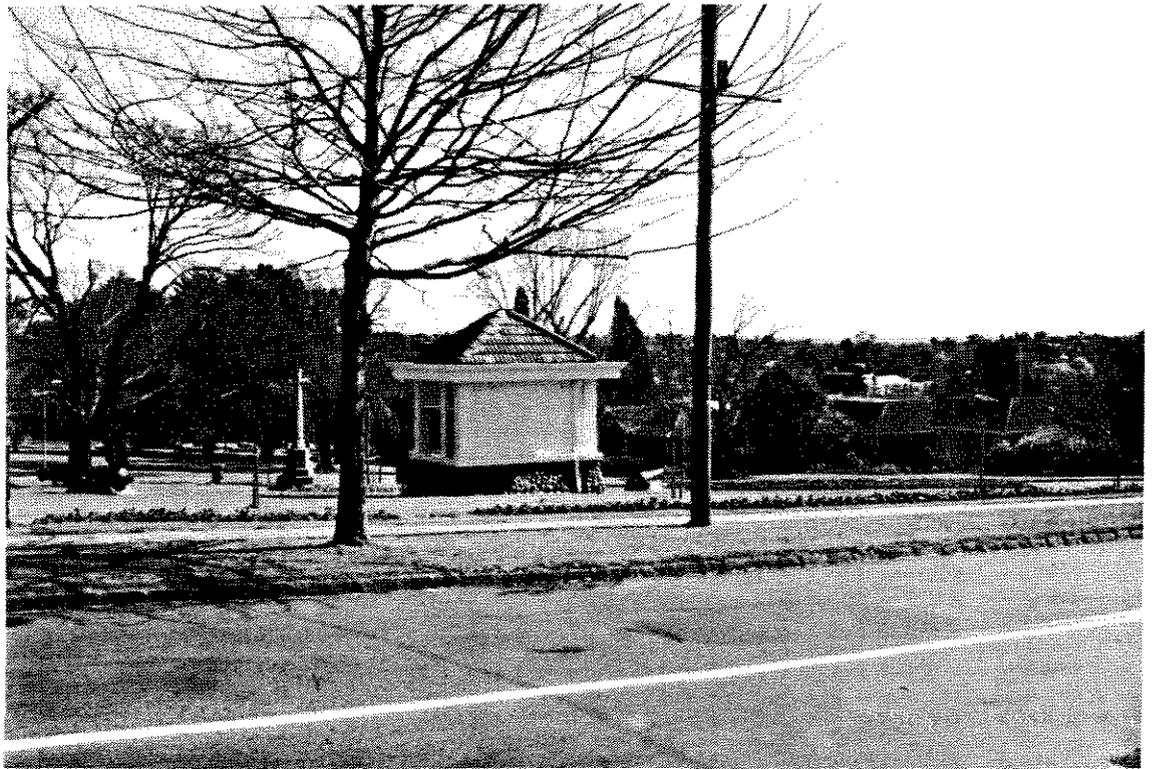
### Significance

Surrey Gardens, acquired c.1925 as a site for a public gardens, is of regional (B) significance:

- for its significant exotic plant species;
- for its role in providing passive recreation to citizens of Camberwell and neighbouring areas;
- for its significant collection of war monuments especially 'The Shrine';
- for the retention of its original layout and paths.

1 CCL Curator's reports 1905; parks album  
 2 Allan p.245 cites Mrs Grace Dunn  
 3 Allan p.266

Camberwell Conservation Study- Cultural Landscape



SURREY GARDENS.

**Myrtle Road Reserve, Myrtle Road, between Warburton Road and Matlock Street, Canterbury**

**History**

Its origin obscure, the Myrtle Road Reserve appears to have been managed by Council since 1923<sup>1</sup> although privately owned by Charles P. Williams since 1893.<sup>2</sup>

With no trace of the original owners apparent, Council eventually moved to compulsorily acquire the land in 1973 and carry out leveling, kerbing and planting works. This took some years to achieve.<sup>3</sup> An adjoining section (Lot 84, LP808) had been purchased in 1940.<sup>4</sup> This reserve is part of the Anniversary Trail.

**Description**

TYPE of PLACE Public park.

A meandering gravel pathway flanked by Canary Island Date palms, cedars and other mature exotic specimens.

LAYOUT and STRUCTURES Semi-formal layout and gravel path. No structures.

OWNERSHIP City of Camberwell

EXISTING DESIGNATIONS None

**Significance**

Myrtle Road Reserve, managed by Council since 1923 as a reserve, is of local (D) significance:

- for its significant exotic plant species;
- for its role in providing active and passive recreation to citizens of Camberwell and neighbouring areas;
- for the retention of its semi-formal layout

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1 CCCM. 24/9/23  
2 Title Vol.1916, Fol.383136  
3 CCCM, 16/7/73  
4 Title Vol.6478, Fol.1295428

Camberwell Conservation Study- Cultural Landscape



MYRTLE RESERVE

**Railway Station Reserves,  
Camberwell station Cookson Street,  
Camberwell  
Riversdale station, Wandin & Spencer Roads  
Matlock/Brinsley Railway/Road reserves  
Hartwell station, Fordham Avenue.**

**History**

The Camberwell railway line opened on 3 April, 1882, as part of the line to Lilydale with later stations in Camberwell at Canterbury, East Camberwell and Chat-ham. In 1873 railway engineer-in-chief, Thomas Higinbotham, supported a circular rail link between Oakleigh and Spencer Street station, thus overcoming the problem of privately-owned rail lines between Oakleigh and the city. Despite government control over the private lines after 1878 and a new link between the Spencer Street and Flinders Street terminals, an Outer Circle lobby group continued to argue for a link through Camberwell from Oakleigh to the northern suburbs and then to Spencer Street. Work was completed on the line in 1890. By then it could attract few passengers or goods traffic. Various sections were closed for short periods and up to the early twentieth century the line failed to attract much traffic.

The first wave of rail electrification began with the Sandringham to Essendon route, open in 1919<sup>1</sup>. The main east-west line through Camberwell was electrified soon afterwards with associated grade-separation works and new station buildings. The contract for Camberwell station was let in September 1918, being part of the Malvern group of station designs<sup>2</sup>. This group included Armadale (1904), Hawksburn (1914), Caulfield and Toorak (1913): comparative analysis has judged Camberwell as 'important' with only Caulfield and Malvern being superior, as 'very important'<sup>3</sup>. Of the other railway stations in the city, Riversdale was a special design and also was judged as 'important'.

In 1925 the Outer Circle between Ashburton (the then southern terminal) and Camberwell was electrified. The northern section remained steam-powered and was thus discontinued. The Ashburton line was extended to Alamein after the Second World War and new traffic was attracted after the opening of the Golf Links Estate and a new station at Hartwell. However, the line is always on the short-list for closure whenever Victorian governments decide on cutting railway costs.

Steep gradients had meant slow journeys on the Camberwell line up to the First World War<sup>4</sup>. Following electrification, the line was lowered and ran from East Camberwell through to the Yarra River in a cutting. The new station and its approaches were designed to bring pedestrians down to the new level and to allow for a rail juncture with the Ashburton line.

It is assumed that as the route was electrified and the cutting created in c1919, major landscaping works were carried out on most of the railway reserves although only remnants remain. Remnant examples of the style also occur in other municipalities, most notably Malvern, Caulfield, Flemington, and Jolimont (the selection of plants such as *Pinus canariensis* may reflect an earlier planting period, c1880s). Plants characteristic of these reserves and typical of those common plantings of the 1920s are *Phoenix canariensis*, *Agapanthus*, *Cotoneaster*, *Cupressus sp.*, *Coprosma*, *Schinus molle var. areira*, *Tamarisk*, *Washingtonia filifera*, *Photinia*, and rows of *Cupressus torulosa*. These plants grew well on the generally dry, under-nourished soils, were self-sustaining and required minimal maintenance. They were moderately drought tolerant which explains their survival rate.

A preliminary survey of railway reserves of the City of Camberwell was undertaken as part of the assessment of the cultural landscape. This study does not include an assessment of the indigenous vegetation as this has been carried out as a separate study<sup>5</sup>.

**Description s  
Camberwell Railway Station, Cookson Street**

On the north side of the reserve (Cookson Street) planting of mixed exotic trees and shrubs dating from c1920 includes a row of *Phoenix canariensis* alternating with *Washingtonia filifera*, privet (*Ligustrum spp.*), *Agapanthus*, *cotoneaster*, oak (*Quercus sp.*), *Photinia*, *Coprosma*, pampas (*Cortaderia selloana*), *tamarisk*, *Prunus spp.*, *Cupressus sempervirens* and *C. macrocarpa*.

On the southern side of the reserve, there is a little remnant planting on the embankment but the majority of the planting is recent and of a different character to the Edwardian style of Cookson Street.

The Edwardian character should be maintained and enhanced in future planting schemes.

**LAYOUT and STRUCTURES**

(Refer Camberwell Railway station citation)

**OWNERSHIP** Victorian Government

**EXISTING DESIGNATIONS** None

**Significance**

The northern bank (Cookson Street) is regionally significant as a good example of landscaping from a significant planting regime conducted along railway reserves around the First War era

1 see Butler, Jolimont Car Sheds Conservation Analysis, for the Historic Buildings Council, 1985

2 Ward & Donnelly, Victoria's Railway Stations, 1981 Vol. 1

3 ibid.

4 see Allan

5 Carr, et al

**Description**

**Riversdale Railway Station & Reserves, bounded by Wandin Road and Spencer Road.**

On the western side of the reserve (Wandin Road) is a planting of numerous *Pinus* and *Schinus molle var. areira*, all reaching maturity. Carparking here may be causing some compaction problems to tree roots. On the eastern side of the reserve (Spencer Street) is a planting of numerous *Eucalyptus spp.* and *Schinus molle var. areira*. Along the reserve, south of Riversdale Road and on the western side of the rail line, is an impressive row of *Cupressus torulosa*, characteristic of many areas within Camberwell. On the eastern side of the rail line is a row of *Cupressus torulosa* and *C. macrocarpa* of high quality.

OWNERSHIP Victorian Government

EXISTING DESIGNATIONS None

**Description**

**Matlock/Brinsley Railway/Road Reserve, bounded by Matlock Street, Brinsley Road and Wandin Road.**

This parcel of land was probably originally part of the railway reserves along the Alamein line. It contains a very interesting collection of mixed exotic and native species which includes some very mature, but in many cases, diseased or stressed trees. Most would appear to predate the rail line and could have been planted as part of an earlier park or garden of c1870-80. Trees include *Pinus canariensis*, *Phoenix canariensis*, *Arbutus unedo*, numerous *Schinus molle var. areira* (one very large and stressed), *Platanus orientalis*, *Magnolia grandiflora* (stressed), numerous *Quercus spp.*, *Populus nigra*, *Pittosporum undulatum*, and *Trachycarpus fortunei*. The significance of the site cannot be assessed until further research is undertaken.

OWNERSHIP City of Camberwell?

EXISTING DESIGNATIONS None

**Significance**

(Preliminary)

Locally significant as remnant landscaping from a significant planting regime conducted along railway reserves around the First War era

**Description**

**Hartwell Railway Station & Reserve, Fordham Avenue**

Planting of *Cinnamomum camphora* and mixed *Eucalyptus spp.* including river red gums.

OWNERSHIP Victorian Government

EXISTING DESIGNATIONS None

**Significance**

Of local interest as remnant landscaping from a significant planting regime conducted along railway reserves around the First War era

Camberwell Conservation Study- Cultural Landscape



BRINSLEY RD. | MATLOCK RESERVE.

CAMBERWELL CONSERVATION STUDY-STREET CHARACTER

STREET	IDENT. NUMB	VIC PRD	EDW PRD	VIC& EDW	P'WAR	DEPRES	PRE WAR	TWEEN WARS	STREET VIC&ED	STREET B'WARS
Aird Street	11	9	36	45	18	27	9	54	26	31
Albert Street	16	0	37	37	62	0	0	62	30	50
Albion Street	1	0	100	100	0	0	0	0	4	0
Alexandra Avenue	27	0	48	48	44	7	0	51	21	23
Alexandra crescent	1	0	0	0	100	0	0	100	0	11
Allenby Road	14	0	71	71	28	0	0	28	31	12
Allie Street	12	0	0	0	91	0	8	100	0	57
Alma Road	26	46	7	53	19	19	7	46	35	30
Alta Street	31	0	0	0	3	83	12	100	0	79
Amiens Street	9	0	0	0	77	22	0	100	0	81
Anderson Street	14	0	14	14	71	7	7	85	8	52
Arundel Crescent	6	0	0	0	100	0	0	100	0	50
Avenue Athol	30	3	20	23	26	46	3	76	18	62
Avenue Road	32	87	3	90	3	6	0	9	56	5
Avoca Street	3	0	100	100	0	0	0	0	75	0
Balwyn Road	48	18	16	35	27	29	8	64	18	33
Barnsbury Road	18	5	0	5	33	44	16	94	2	42
Barton Street	31	3	29	32	61	3	3	67	14	31
Bedford Avenue	1	0	0	0	100	0	0	100	0	20
Bellelt Street	38	10	13	23	57	15	2	76	12	40
Belmont Avenue	4	0	0	0	0	50	50	100	0	40
Benson Street	12	16	25	41	41	16	0	58	25	35
Berwick Street	1	100	0	100	0	0	0	0	50	0
Bevan Street	7	0	0	0	42	42	14	100	0	25
Blackburn Street	12	0	33	33	41	25	0	66	18	36
Bona Vista Avenue	3	33	0	33	0	33	33	66	10	20
Boronia Street	11	9	27	36	45	18	0	63	14	25
Boston Road	8	12	0	12	75	0	12	87	5	41
Bow Crescent	6	33	66	100	0	0	0	0	50	0
Bowley Avenue	7	0	0	0	0	42	57	100	0	77
Brinsley Road	32	46	37	84	9	0	6	15	36	6
Bristol Street	11	0	36	36	63	0	0	63	19	33
Broadway	68	20	70	91	5	2	0	8	63	6
Bryson Street	44	13	63	77	13	9	0	22	45	13
Burke Road	60	6	36	43	31	15	10	56	2	3
Burnside Avenue	6	0	0	0	0	100	0	100	0	50
Butler Street	9	0	55	55	33	0	11	44	29	23
Byron Street	15	0	40	40	53	6	0	60	30	45
Camberwell Road	147	8	7	15	23	48	12	84	2	12
Campbell Road	15	26	6	33	33	33	0	66	10	20
Canterbury Road	157	15	45	61	17	17	3	38	15	9
Catherine Street	15	0	0	0	40	33	26	100	0	75
Chatfield Avenue	17	0	0	0	5	47	47	100	0	89
Chatham Road	22	4	59	63	31	4	0	36	35	20
Chaucer Court	2	0	100	100	0	0	0	0	6	0
Chaucer Crescent	32	12	59	71	21	6	0	28	44	17
Cherry Road	7	0	0	0	0	57	42	100	0	30

CAMBERWELL CONSERVATION STUDY-STREET CHARACTER

STREET	IDENT. NUMB	VIC PRD	EDW PRD	VIC& EDW	P'WAR	DEPRES	PRE WAR	TWEEN WARS	STREET VIC&ED	STREET B'WARS
Christowel St	17	0	0	0	64	35	0	100	0	94
Christowel Street	35	0	0	0	0	37	62	100	0	54
Chrystowel Street	9	0	0	0	11	33	55	100	0	16
Church Street	15	13	66	80	20	0	0	20	48	12
Claremont Crescent	7	28	14	42	28	14	14	57	33	44
Conway Crescent	8	0	0	0	37	37	25	100	0	57
Cookson Street	15	0	20	20	46	20	13	80	4	17
Crescent Road	3	33	66	100	0	0	0	0	27	0
Crest Avenue	17	5	0	5	0	58	35	94	4	72
Cross Street	9	66	11	77	0	11	11	22	41	11
Croydon Road	64	18	42	60	35	3	0	39	34	22
Daphne Street	4	25	50	75	25	0	0	25	20	6
David Street	6	0	50	50	50	0	0	50	50	50
Deepdene Place	1	0	0	0	0	0	100	100	0	50
Deepdene Road	21	4	9	14	52	19	14	85	5	34
Deepdene Street	1	0	0	0	0	100	0	100	0	20
Delta Street	4	0	25	25	50	25	0	75	10	30
Derby Street	16	37	12	50	37	12	0	50	27	27
Dryden Street	14	7	21	28	64	7	0	71	16	41
Dudley Parade	18	11	55	66	27	0	5	33	24	12
Elphin Court	6	0	0	0	66	16	16	100	0	60
Erica Street	8	25	25	50	37	12	0	50	14	14
Fairholm Grove	15	46	13	60	6	6	26	40	24	16
Fairmont Avenue	50	0	0	0	4	78	18	100	0	67
Faversham Road	23	4	69	73	17	8	0	26	30	10
Fermanagh Road	24	54	25	79	16	0	4	20	59	15
Finsbury Way	26	0	0	0	0	65	34	100	0	89
Garinda Road	14	0	100	100	0	0	0	0	77	0
Gascoyne Street	6	0	0	0	83	16	0	100	0	66
Golding Street	25	8	84	92	4	4	0	8	74	6
Graham Street	11	0	0	0	27	18	54	100	0	28
Grange Avenue	10	0	10	10	80	0	10	90	9	81
Grant Avenue	4	0	0	0	50	50	0	100	0	66
Griotte Street	6	0	0	0	0	100	0	100	0	31
Grovedale Road	28	0	0	0	71	25	3	100	0	70
Gwenda Avenue	13	15	30	46	30	7	15	53	30	35
Hassett Avenue	5	0	0	0	80	20	0	100	0	50
Highfield Road	70	2	27	30	51	11	7	70	20	48
Highton Grove	12	0	0	0	0	91	8	100	0	100
Holly Street	2	0	0	0	100	0	0	100	0	33
Hope Street	6	0	50	50	50	0	0	50	30	30
Hopetoun Avenue	20	10	75	85	10	5	0	15	36	6
Inglesby Road	6	33	33	66	16	16	0	33	9	4
Irillbarra Road	2	100	0	100	0	0	0	0	9	0
James Street	26	0	0	0	80	19	0	100	0	83
Jersey Street	10	0	0	0	80	20	0	100	0	41
Judd Street	9	0	11	11	77	0	11	88	3	26

CAMBERWELL CONSERVATION STUDY-STREET CHARACTER

STREET	IDENT. NUMB	VIC PRD	EDW PRD	VIC& EDW	P'WAR	DEPRES	PRE WAR	TWEEN WARS	STREET VIC&ED	STREET B'WARS
Junction Road	5	0	60	60	40	0	0	40	42	28
Kasouka Road	24	58	16	75	20	0	4	25	62	20
Keats Street	1	0	0	0	100	0	0	100	0	16
Kennealy Street	32	0	0	0	65	28	6	100	0	54
Kent Road	20	5	25	30	35	20	15	70	13	32
King Street	10	20	60	80	20	0	0	20	24	6
Kingsley Street	22	54	27	81	13	0	4	18	54	12
Kingston Road	25	0	20	20	60	8	12	80	9	39
Kintore Street	30	33	63	96	0	3	0	3	90	3
Knutsford Street	14	0	14	14	35	14	35	85	6	41
Langford Street	20	0	0	0	70	25	5	100	0	60
Lansell Crescent	40	0	0	0	0	62	37	100	0	75
Lillie Street	11	0	18	18	72	9	0	81	16	75
Loch Street	19	21	73	94	0	0	5	5	46	2
Logan Street	20	5	40	45	20	35	0	55	24	29
Lorne Grove	12	25	41	66	33	0	0	33	50	25
Lyric Grove	12	0	0	0	0	83	16	100	0	100
Malsela Avenue	16	0	0	0	0	50	50	100	0	66
Maling Road	48	8	66	75	2	20	2	25	44	14
Mangarra Road	29	6	37	44	37	10	6	55	25	31
Maple Crescent	20	0	0	0	0	65	15	100	0	86
Marden Street	13	0	69	69	15	15	0	30	47	21
Margaret Street	18	33	33	66	33	0	0	33	48	24
Marlborough Avenue	21	0	0	0	0	28	71	100	0	75
Marlowe Street	1	0	100	100	0	0	0	0	50	0
Marne Street	7	0	0	0	100	0	0	100	0	87
Matlock Street	20	10	55	65	20	10	5	35	25	13
Maysia Street	40	0	0	0	12	67	20	100	0	86
Middlesex Road	65	3	27	30	60	9	0	69	16	38
Millah Road	3	0	0	0	0	66	33	100	0	20
Milton Street	21	0	47	47	38	14	0	52	31	34
Molesworth Street	2	50	50	100	0	0	0	0	100	0
Monameith Avenue	16	0	25	25	43	18	12	75	8	26
Mont Albert Road	153	8	25	33	39	15	10	66	17	33
Montrose Street	6	0	16	16	66	16	0	83	7	35
Moorhouse Street	33	60	30	90	6	3	0	9	78	7
Murdoch Street	11	0	0	0	0	100	0	100	0	91
Myrtle Road	19	0	68	68	31	0	0	31	39	18
Neath Street	4	0	0	0	75	25	0	100	0	28
Nelson Road	20	15	25	40	45	15	0	60	22	34
Norfolk Road	13	7	46	53	38	7	0	46	29	25
Norris Street	16	0	75	75	25	0	0	25	60	20
Northcote Avenue	20	0	30	30	60	5	5	70	11	25
Oak Street	4	25	0	25	25	50	0	75	12	37
Oakdale Avenue	7	0	0	0	0	28	71	100	0	33
Orrong Crescent	29	0	0	0	0	100	0	100	0	93
Palm Grove	7	0	0	0	0	57	42	100	0	87

CAMBERWELL CONSERVATION STUDY-STREET CHARACTER

STREET	IDENT. NUMB	VIC PRD	EDW PRD	VIC& EDW	P'WAR	DEPRES	PRE WAR	TWEEN WARS	STREET VIC&ED	STREET B'WARS
Palmerston Street	6	0	0	0	33	50	16	100	0	27
Parkside Avenue	12	0	0	0	8	75	16	100	0	52
Parlington Street	37	10	8	18	64	5	10	81	12	55
Peabroke Road	2	0	0	0	50	50	0	100	0	28
Peppin Street	9	33	11	44	11	22	22	55	18	22
Peverill Street	10	0	0	0	70	30	0	100	0	58
Prospect Hill Road	122	14	36	50	23	23	1	49	27	26
Quantock Street	7	0	0	0	14	14	71	100	0	58
Queen Street	16	0	18	18	81	0	0	81	15	65
Redvers Street	15	6	60	66	26	6	0	33	31	15
Reid Street	22	0	0	0	4	22	72	100	0	75
Riversdale Road	15	33	20	53	13	6	26	46	0	0
Rochester Road	55	5	30	36	36	10	16	63	17	30
Ross Street	19	0	0	0	78	15	5	100	0	48
Royal Crescent	3	66	0	66	33	0	0	33	8	4
Rubens Avenue	3	0	66	66	0	33	0	33	8	4
Russell Street	27	40	44	85	3	3	7	14	65	11
Salford Avenue	2	0	0	0	100	0	0	100	0	22
Salisbury Street	7	14	14	28	28	14	28	71	9	22
Scheele Street	20	0	5	5	75	20	0	95	3	61
Scott Street	20	30	45	75	10	15	0	25	42	14
Sefton Place	6	0	50	50	33	0	16	50	23	23
Selwyn Street	22	0	63	63	9	22	4	36	56	32
Seymour Grove	20	45	15	60	15	10	15	40	20	13
Shierlaw Avenue	2	0	0	0	0	100	0	100	0	8
Spencer Road	41	0	70	70	26	2	0	29	43	18
St John's Avenue	37	91	2	94	5	0	0	5	72	4
Stanhope Grove	38	13	55	68	15	5	10	31	55	25
Stanley Road	25	0	28	28	52	20	0	72	14	37
Stodart Street	10	0	0	0	20	70	10	100	0	38
Talbot Avenue	19	0	42	42	57	0	0	57	21	28
The Avenue	9	11	22	33	33	11	22	66	21	42
The Ridge	31	0	0	0	41	41	16	100	0	60
Thistle Street	11	0	9	9	54	18	18	90	9	90
Thorn Street	3	0	0	0	33	33	33	100	0	75
Torrington Place	14	0	0	0	0	85	14	100	0	87
Torrington Street	14	0	42	42	50	7	0	57	20	27
Trafalgar Road	22	54	22	77	9	4	9	22	65	19
Union Road	137	4	18	23	51	6	18	76	12	40
Vauxhall Road	4	0	75	75	25	0	0	25	20	6
Verdun Street	18	0	0	0	83	5	11	100	0	72
Victoria Avenue	25	28	28	56	24	4	16	44	35	27
Victoria Road	22	27	59	86	0	4	9	13	51	8
View Street	10	10	50	60	10	20	10	40	28	19
Vincent Street	8	0	50	50	50	0	0	50	28	28
Walsh Street	33	0	0	0	6	81	12	100	0	76
Wandin Road	11	9	90	100	0	0	0	0	31	0

CAMBERWELL CONSERVATION STUDY-STREET CHARACTER

STREET	IDENT. NUMB	VIC PRD	EDM PRD	VIC EDW	P'WAR	DEPRES	PRE WAR	TWEEN WARS	STREET VIC&ED	STREET B'WARS
Wandsworth Road	2	100	0	100	0	0	0	0	4	0
Wandsworth Street	28	14	21	35	46	7	10	64	15	28
Warburton Road	45	0	82	82	15	2	0	17	32	7
Warrigal Road	19	10	5	15	63	0	21	84	3	16
Warwick Avenue	5	0	40	40	20	20	20	60	22	33
Waterloo Street	14	71	7	78	14	0	7	21	44	12
Wattle Valley Road	67	1	62	64	22	13	0	35	44	25
Weir Street	11	0	27	27	72	0	0	72	7	20
Wells Street	8	0	37	37	62	0	0	62	15	26
Wentworth Avenue	34	5	23	29	58	11	0	70	20	50
West Road	6	0	16	16	66	0	16	83	12	62
Westbourne Grove	10	0	0	0	40	40	20	100	0	35
Weybridge Street	35	2	14	17	42	25	14	82	11	53
Wharton Street	11	0	45	45	45	9	0	54	12	15
Whitehorse Road	61	0	1	1	36	22	39	98	0	11
Willandra Avenue	16	0	12	12	37	12	37	87	10	70
Willow Grove	2	0	0	0	0	50	50	100	0	33
Wilson Street	7	0	42	42	42	14	0	57	20	26
Windsor Crescent	2	0	100	100	0	0	0	0	40	0

CAMBERWELL CONSERVATION STUDY 1990- AREA ANALYSIS PERIOD  
EXPRESSION

STREET	site numb.	sites pre 1900	% 1900- 1925	% pre 1915	% 1916- 1925	% 1926- 1930	% 1931- 1940	% 1916- 1940	% 1941- 1955	Street % pre 1915	Street % 1916- 1940	Street % 1941- 1955
ACHERON AVENUE	32	0	0	0	25	44	19	88	0	0	76	0
ADRIAN STREET	32	0	0	0	0	6	88	94	3	0	77	3
AROMA CRESCENT	10	0	0	0	70	30	0	100	0	0	91	0
ASHBURTON ROAD	37	0	5	5	24	41	27	92	0	3	44	0
ASHBY COURT	6	0	0	0	0	0	0	0	100	0	0	100
ATHELSTAN ROAD	70	0	14	14	50	9	3	61	0	12	51	0
AUDREY CRESCENT	17	0	0	0	0	0	76	76	18	0	30	7
AYLMER STREET	57	0	0	0	0	0	47	47	39	0	35	29
BARINA ROAD	26	0	0	0	50	31	8	88	0	0	70	0
BICKLEIGH COURT	5	0	0	0	0	20	80	100	0	0	100	0
BICKLEIGH STREET	12	0	0	0	0	25	67	92	0	0	69	0
BOWEN STREET	70	7	17	24	40	1	3	44	1	17	31	1
BRANDON STREET	51	0	0	0	0	6	86	92	6	0	72	5
BRYNMAWR ROAD	17	0	0	0	71	12	0	82	0	0	70	0
BULLEEN ROAD	94	0	0	0	1	2	9	12	67	0	7	38
BURKE ROAD	254	3	11	14	16	13	24	53	17	3	11	4
CASCADE STREET	48	0	0	0	0	0	31	31	54	0	29	50
CELIA STREET	52	0	0	0	0	13	75	88	6	0	67	4
COCHRAN AVENUE	33	3	3	6	76	6	0	82	0	5	66	0
COURANG ROAD	25	0	4	4	44	16	16	76	0	3	59	0
CROWN AVENUE	11	0	0	0	36	0	9	45	9	0	42	8
CURRAJONG AVENUE	28	0	7	7	75	7	0	82	4	5	52	2
DAVIS AVENUE	7	0	0	0	57	29	14	100	0	0	78	0
DEE STREET	2	0	0	0	0	0	0	0	100	0	0	67
DENT STREET	67	0	0	0	0	0	64	64	36	0	46	26
DILLON GROVE	1	0	0	0	0	0	0	0	0	0	0	0
DONCASTER ROAD	278	0	0	0	0	3	19	22	44	0	16	32
EDMOND STREET	4	0	0	0	0	75	0	75	25	0	38	12
FAIRFIELD AVENUE	29	0	0	0	21	31	7	59	0	0	46	0
FLORIZEL STREET	58	0	0	0	0	0	86	86	12	0	69	10
GLEN IRIS ROAD	143	2	6	8	22	15	21	58	10	5	40	7
GOODWIN STREET	38	0	0	0	0	0	92	92	5	0	76	4
GRACE STREET	11	0	27	27	27	9	18	55	9	21	43	7
GREAT VALLEY ROAD	53	0	0	0	0	8	8	15	34	0	7	16
HAIG STREET	5	0	0	0	80	0	0	80	0	0	40	0
HAYNES CRESCENT	1	0	0	0	0	0	0	0	0	0	0	0
HAZEL STREET	37	0	0	0	19	22	5	46	0	0	46	0
HIGH ROAD	22	0	14	14	14	18	9	41	9	8	24	5
HIGH STREET	244	0	3	3	4	14	29	47	37	2	27	22
HIGHBURY STREET	17	0	0	0	0	29	53	82	0	0	64	0
HIGHGATE GROVE	30	0	0	0	30	27	43	100	0	0	79	0
HIGHLAND AVENUE	17	0	0	0	0	0	0	0	94	0	0	80
HILDA STREET	24	8	0	8	0	0	0	0	62	5	0	36
HILLSIDE PARADE	31	0	19	19	23	10	19	52	10	12	32	6
HORTENSE STREET	48	0	0	0	0	2	79	81	19	0	57	13
HOUGHTON STREET	18	0	0	0	0	0	22	22	78	0	21	74
HOWARD STREET	34	0	3	3	21	18	24	62	0	2	47	0
HOWITT STREET	19	11	0	11	79	5	0	84	0	8	62	0

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STREET	site numb.	sites pre 1900	% 1900- 1925	% pre 1915	% 1916- 1925	% 1926- 1930	% 1931- 1940	% 1916- 1940	% 1941- 1955	Street % pre 1915	Street % 1916- 1940	Street % 1941- 1955
INVERNESS WAY	35	0	0	0	0	6	63	69	26	0	47	18
IRIS ROAD	67	1	12	13	33	18	3	54	0	12	46	0
KALIMNA STREET	26	0	0	0	19	42	23	85	0	0	71	0
KARDINIA ROAD	25	0	0	0	48	32	8	88	0	0	69	0
KERR CRESCENT	19	0	0	0	16	63	11	89	0	0	77	0
KITCHENER STREET	20	0	35	35	15	5	10	30	0	15	13	0
KYORA PARADE	24	0	0	0	0	0	50	50	42	0	30	25
LEXIA STREET	34	0	0	0	6	53	35	94	6	0	78	5
LOMOND STREET	16	0	0	0	0	0	0	0	94	0	0	56
LURNEA ROAD	25	0	0	0	40	20	16	76	0	0	59	0
MARTIN ROAD	55	0	2	2	53	13	9	75	0	1	55	0
MAUD STREET	137	0	1	1	0	2	42	44	46	1	37	39
MIDDLE ROAD	21	0	5	5	19	43	14	76	0	3	55	0
MONTANA STREET	29	0	0	0	0	0	76	76	24	0	48	15
MUNRO AVENUE	59	0	0	0	0	10	39	49	44	0	36	32
NEPEAN STREET	16	0	0	0	81	0	0	81	12	0	52	8
NORBERT STREET	29	0	0	0	10	3	62	76	7	0	61	6
NUNGERNER STREET	54	0	0	0	0	17	52	69	22	0	53	17
ORANGE GROVE	18	6	0	6	17	11	11	39	11	3	21	6
PARK ROAD	50	2	12	14	14	30	18	62	0	9	41	0
PEATE AVENUE	32	0	3	3	16	16	53	84	0	2	47	0
PERCY STREET	31	0	0	0	19	16	48	84	6	0	74	6
PINE AVENUE	32	0	0	0	47	28	0	75	0	0	63	0
RADNOR STREET	75	1	19	20	37	7	7	51	3	16	40	2
RIVERSIDE AVENUE	46	0	0	0	0	0	54	54	39	0	53	38
ROWELL AVENUE	92	0	17	17	42	4	7	53	3	12	37	2
RUBY STREET	32	0	0	0	0	0	0	0	94	0	0	79
SEVENOAKS STREET	31	0	3	3	0	16	13	29	45	2	21	33
SEVERN STREET	52	0	0	0	0	8	33	40	40	0	30	30
SEVILLE STREET	17	0	6	6	24	6	24	53	0	4	38	0
SOMERSET ROAD	30	0	3	3	17	10	70	97	0	3	83	0
STAUGHTON ROAD	54	0	2	2	46	9	13	69	4	1	54	3
STROUD STREET	41	0	0	0	0	0	0	0	98	0	0	62
SUNHILL ROAD	24	0	0	0	0	0	0	0	0	0	0	0
SUNNYSIDE AVENUE	37	0	3	3	81	5	0	86	0	2	73	0
TEDSTONE CRESCENT	5	0	0	0	0	0	0	0	80	0	0	44
THE BOULEVARD	54	0	0	0	0	0	19	19	63	0	14	47
THE GROVE	20	0	5	5	55	30	5	90	0	5	90	0
TOORAK ROAD	325	2	5	7	13	17	24	55	16	2	12	4
TRUMPER STREET	4	0	25	25	50	0	0	50	0	12	25	0
TURNER STREET	16	12	0	12	69	6	0	75	6	8	46	4
UNION ROAD	1	0	0	0	0	0	0	0	100	0	0	0
VALLEY PARADE	74	1	5	7	12	18	27	57	23	5	41	17
WALBUNDRY AVENUE	38	0	0	0	0	5	50	55	21	0	39	15
WALKER STREET	7	0	0	0	0	29	43	71	14	0	62	12
WARD STREET	40	0	0	0	2	35	42	80	18	0	58	13

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*** Total ***	4194			356	1876	1230	2354	5457	1915	229	4056	1306