

people place heritage

# CONTEXT

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Volume 2. Camberwell

Full Report, revised  
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Prepared for the  
City of Boroondara



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### Report Register

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# EXECUTIVE SUMMARY

## Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Around 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out as a very high priority action the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. Suburb assessments for Canterbury, Camberwell, Hawthorn and Kew will be undertaken in the 2016/17 financial year. Suburb assessments for Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already been assessed.

This report covers the suburb assessment for Camberwell. It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and precincts.

## Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell' are:

- There are 21 individual heritage places assessed to be of local significance (see Appendix A.1).
- There are 11 heritage precincts assessed to be of local significance (see Appendix A.2).
- There are two extensions to existing HO precincts (see Appendix A.3).
- There are two individual places and one precinct that were initially identified and subsequently researched but not recommended for the Heritage Overlay as they do not meet the threshold for local significance (Appendix A.4).

## Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell' (2017) and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell' (2017) by:
  - Adding the places assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.
  - Adding the precincts assessed as being of local significance, listed in Appendix A.2, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations. The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.

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- Adding the precinct extensions, listed in Appendix A.3, to the HO191 Hassett's Estate Precinct (and renaming the precinct as HO191 Hassett's Estate & Environs Precinct) and the HO144 Burke Road Precinct.

# 1 INTRODUCTION

## 1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act* 1987 places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

As a result of these studies, approximately 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Council is currently progressing planning scheme amendments to introduce an additional 690 properties in the Heritage Overlay (C177 and C243).

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew will be undertaken in the 2016/17 financial year. The suburb assessments for Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated and determined on the basis of a full assessment to not meet the threshold for inclusion in the Heritage Overlay.\*

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\* Note that the former Open Brethren Conference Hall, at 25 Cookson Street, has been given a preliminary assessment twice before. In the Camberwell Junction Heritage Study (Rod Elphinstone, 1991) it was graded 'B' (individually significant. In the Camberwell Junction Heritage Review (Lovell Chen, 2008) it was downgraded to 'C' (Contributory), but left out of the proposed precinct. Neither of these preliminary assessments included any research or comparative analysis.



### 1.3 Previous heritage studies

Camberwell was previously assessed as part of the ‘Camberwell Conservation Study’ carried out by Graeme Butler & Associates in 1991. The study recommended a number of precincts and individual places be included in the Heritage Overlay.

Many of the identified places of individual significance have been added to the Heritage Overlay, and half of the precincts recommended in the 1991 report. (NB: All of the remaining precincts that were recommended by Butler, have been reviewed as part of this study.)

Since that time, there have been a number of small-scale additions of heritage places and precincts in Camberwell to the Heritage Overlay. This was through heritage studies revisiting some of the recommended precincts, including: ‘Review of Heritage Overlay Precinct Citations (Lovell Chen, 2006), and ‘Camberwell Junction Heritage Review (Lovell Chen, 2008, rev. 2012). A number of individual places, which had been given a B-grade (significant in the Melbourne metropolitan area) in the 1991 ‘Camberwell Conservation Study’ but were not added to the Heritage Overlay at that time, were re-assessed as part of the ‘Review of B-graded buildings in Kew, Camberwell and Hawthorn’ (Lovell Chen, 2007 rev. 2009). As a result, another 16 individual places were added to the Heritage Overlay, all of them dwellings.

In 2013, heritage consultant David Helms, in association with Context Pty Ltd, carried out a ‘Heritage Assessment of Hartwell Activity Centre’, which looked at interwar commercial development in the south-west corner of Camberwell. The study report recommended that two commercial precincts be added to the Heritage Overlay: Hartwell Commercial Precinct (at the junction of Camberwell and Toorak roads) and Hartwell Interwar Shops Precinct (on Toorak Road, east of Hartwell Station). This report was not adopted by Council, so its recommendations were not implemented.

### 1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.3.
- The Camberwell part of the Study has *not* revisited the Hartwell commercial areas investigated as part of the ‘Heritage Assessment of Hartwell Activity Centre’ in 2013.

## 2 APPROACH AND METHODOLOGY

### 2.1 Introduction

The ‘City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 2 Camberwell (the ‘Camberwell Study’) was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2015) (the ‘Practice Note’).

*The Burra Charter* was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called ‘values-based’ assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.4.5.

The Study was carried out generally in accordance with the set of tasks defined in Council’s Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context Pty Ltd (‘Context’), with support from Trethowan Architecture & Design (‘Trethowan’). Context’s team project managed the entire study process, carried out the initial suburb survey, assessed all precincts of potential heritage significance and assessed half of the individual places. Context Pty Ltd also prepared this background report. Trethowan’s team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built era, to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.

### 2.2 Earlier Camberwell assessments

Context Pty Ltd prepared a number of place and precinct citations prior to the commencement of the MWHGS as part of previous contracts to provide on-going heritage advice to the Strategic Planning Department. This was part of an early process of reviewing the precincts recommended by the 1991 ‘Camberwell Conservation Study’ but not yet implemented. In all, five precincts were found to be of local significance, which were generally smaller versions of the 1991 Study’s precincts (due to redevelopment in the intervening 25 years). In addition, three individual places outside of the revised precinct boundaries were found to be significant (i.e., they were in the precinct as originally recommended in 1991, but fell outside the revised extent). These eight citations have been included in this report.

In addition, one place in Camberwell was assessed in 2016 in response to its nomination to the Victorian Heritage Register: 832-834 Burke Road. It was found to meet the threshold of local significance, so its citation has been included in this report.

These precincts and places are as follows:

- Bellett Street Precinct
- Burke Road Precinct Extension
- Camberwell Road Estate Precinct

- Camberwell Links Estate Precinct
- Hampton Grove Precinct
- ‘Neath’, 486 Burke Road
- Carrington Hall, 832-834 Burke Road
- ‘Matterdale’, 2 Fairfield Avenue
- ‘Redcourt’, 134 Wattle Valley Road

The methodology for the assessment of these precincts and places is the same as for the rest of the Camberwell Study, as set out in section 2.4.

## 2.3 Stage 1 - Preliminary identification of places

### 2.3.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of written sources. Primary among them is the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality’s development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara’s history, and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places and precincts assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Camberwell Study, this meant the ‘Camberwell Conservation Study’ (G Butler, 1991);
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation;
- National Trust of Australia (Victoria) Register and property files;
- Thematic and typological studies including ‘The motor garage and service station in Victoria: a survey’ (Catrice & Summerton, 1997) and ‘Survey of Post-War Built Heritage in Victoria’ (Heritage Alliance, 2008 & Built Heritage, 2010);
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955;
- The Royal Australian Institute of Architects’ list of notable buildings.

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. For example, places of historical or social (but not architectural) significance, or places hidden by fences or foliage. Council had also been keeping record of spontaneous community nominations from recent years.

### 2.3.2 Preliminary survey

The first stage of the Camberwell Study was a survey of the entire suburb, with the exception of those areas already in the Heritage Overlay. In addition, precincts recommended by the 1991 ‘Camberwell Conservation Study’ and reviewed by Context in the last three years were not revisited, nor were the recently assessed (2013) commercial areas of the Hartwell Activity Centre.

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential

individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as potential precincts. Properties and precincts that had been assessed as part of the 'Camberwell Conservation Study' 1991 or identified as a potential heritage place since then (e.g., in the Thematic Environmental History 2012) were given special consideration.

At the close of the survey, a short-list of places of potential individual significance was prepared and potential precinct areas mapped. These were places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History 2012). In identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built date or building type) were chosen.

The survey revealed that there had been extensive redevelopment in the eastern part of the suburb, particularly east of the Alamein railway line. The precinct area along Glyndon Road and Wattle Valley Road recommended in the 1991 study (Precinct 7. Camberwell Estate Extension) showed extensive replacement and alteration of interwar houses that once contributed to the precinct. A similar case was seen in the south-west corner of the suburb, as much of the heritage value of the Sunnyside Estate precinct (Precinct 8 in the 1991 study) has also been degraded in recent years. This was the case further east as well, where there were many streetscapes that had once held very high-quality interwar dwellings, but these are now outnumbered by extensively altered houses and new dwellings. While there may have been large interwar residential precincts to be found in the eastern part of Camberwell, perhaps 20 or 30 years ago, there are now only a small number of intact streetscapes of this type. (A notable exception is the Victorian-era St John's Wood & Sage's Paddock Precinct near Camberwell Junction, which has retained a high level of intactness since it was identified in 1991.)

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Camberwell Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very 'typical' of their era should be larger than a precinct comprising an unusual grouping.

### **2.3.3 Preliminary assessment**

Following the preliminary survey, the consultants came together in November 2016 for 'comparative workshops'. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for significance) about the individual places and precinct areas of potential significance. For the Camberwell survey, this also included a drive-through of the potential precincts with another Context consultant to get a second opinion.

During the workshops, each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts).

Two workshops were carried out: one at Context and the other at the Trethowan office to review the interwar and post-war places.

### **2.3.4 Reporting preliminary recommendations**

Reporting for Stage 1 of the Camberwell Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department on 24 November 2016. This was followed by visits to all precinct areas identified.

## **2.4 Stage 2 – Assessment and reporting**

### **2.4.1 Locality and thematic histories**

A contextual history for Camberwell was prepared, covering its ninetieth and twentieth-century periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, thematic histories of emergency services, educational facilities and monastic orders were prepared for the relevant citations.

### **2.4.2 Place and precinct histories**

Individual histories were prepared for each individual place and precinct.

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how did it change over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Camberwell or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon the following primary and secondary sources:

- Building permit index cards and associated plan. Note that there are excellent records of building permits in the former City of Camberwell from about 1920 onward, and microfiche copies of most plans from the mid-1930s onward survive. This resource is invaluable for identifying the designer of buildings dating from the 1930s or later, as well as determining alterations to buildings constructed earlier.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches

- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

As noted above, there is good survival of building permit plans (which usually bear the name of the designer) for places constructed from the mid-1930s onward. For places built before that time, tender notices were searched in newspapers around the time of construction, but this did not always yield results, even when a building was clearly designed by an architect.

### **2.4.3 Site visit and documentation**

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

Documentation of each place or precinct included photos taken during the site visits.

### **2.4.4 Comparative analysis**

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2015) advises that:

*... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Camberwell Study, the suburb of Camberwell was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the former City of Camberwell, other parts of the City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmark(s)' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmark(s)' were not recommended for inclusion in the Heritage Overlay.

#### **2.4.5 Assessment against criteria**

In accordance with the 'Applying the Heritage Overlay' Practice Note (2015), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

*Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).*

*Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).*

*Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).*

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

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

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

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

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

In the context of this suburb assessment, where the criteria say 'our cultural or natural history', it should be understood as 'Camberwell's or Boroondara's cultural or natural history'.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of 'local interest'.

#### **2.4.6 Statement of significance**

For each individual place or precinct found to meet the threshold of local significance for at least one of criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2015), namely:

*What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.*

*How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its*

*technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.*

*Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

### **2.4.7 Gradings within precincts**

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the ‘Applying the Heritage Overlay’ Practice Note (2015) and Boroondara’s Heritage Policy (Clause 22.05) the following gradings were attributed to properties in the heritage precincts:

- *Significant - ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - ‘Non-contributory’ places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.*

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A ‘Significant’ grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A ‘Contributory’ grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered ‘Contributory’ if its connection to the themes of the precinct can still be understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A ‘Non-contributory’ grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered ‘Contributory’ but have been substantially altered to the point that their origins and relationship to the precinct’s significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

### 2.4.8 Mapping and curtilages

The ‘Applying the Heritage Overlay’ Practice Note (2015) states in regard to mapping:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.*

On this basis, there are three types of mapping for places and precincts recommended by the Camberwell Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation.

#### *HO curtilages*

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature and to regulate development (including subdivision) in close proximity to the significant building, tree or feature.*

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for the Siena Convent and Chapel, in red, within the larger Siena College grounds.

The Siena Convent, Camberwell High School, Hartwell Primary School, Hartwell Station and the former South Camberwell Methodist Church have all been mapped with a curtilage that is less than the title boundaries.

In the case of Siena Convent and Chapel, the curtilage encompasses the significant building as well as the open area to the front boundary and extending from the west side elevation to ensure that the two major elevations remain visible from the public domain.

Camberwell High School has been mapped with a rectangular curtilage that contains both buildings and extends to the streetfront to ensure their future visibility. Non-contributory buildings at the high school have been left outside this boundary.

Hartwell Primary School has been mapped around the 1923 school building to the adjacent frontages of Milverton and Oberwyl streets, and with a 5-metre curtilage to the two other sides.

Hartwell Station has been mapped to include just the station building with a 5-metre curtilage on all sides.

South Camberwell Methodist Church has been mapped around the church and vestry to the adjacent Toorak and Park roads, and with a 5-metre curtilage to the two other sides.

#### **2.4.9 Statutory recommendations**

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the ‘Applying the Heritage Overlay’ Practice Note (2015).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of the Canterbury Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

#### **2.4.10 HERMES entry**

The ‘Applying the Heritage Overlay’ Practice Note (2015) specifies that:

*All statements of significance should be securely stored in the HERMES heritage database.*

*Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.*

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publically visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered into the HERMES database to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.

## 3 KEY FINDINGS

### 3.1 Local significance

#### 3.1.1 Places

A total of 21 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

All of these places are listed in Appendix A.1, and their place citations are found in Appendix D.

#### 3.1.2 Precincts

Eleven of the precincts assessed in the Camberwell Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

They are listed in Appendix A.2, and the citations are found Appendix D.

#### 3.1.3 Extensions to existing HO precincts

There are two streetscapes that were assessed as contributing to the significance of existing HO precincts, and thus should be added to the extent of those existing precincts. They are listed in Appendix A.3, and revised citations for the two precincts are found in Appendix D.

##### ***HO144 Burke Road Precinct Extension***

As noted in section 2.2, an entire new precinct citation was prepared in 2016 for the extended HO144 Burke Road Precinct. The original extent of the precinct was confined to the Hawthorn East side of Burke Road, due to municipal boundaries at that time, and assessed as part of the 'Hawthorn Heritage Study' (M. Gould, 1993).

As part of a survey of the Sunnyside Estate Precinct, proposed by the 'Camberwell Conservation Study' (G. Butler, 1991) but not implemented, it was found that the proposed precinct area had undergone much redevelopment in the intervening years, but there were two cohesive groups of interwar dwellings worthy of protection. These two groups were assessed as part of the work carried out by Context in the first half of 2016, prior to the commencement of the Municipal-Wide Heritage Gap Study, but have been included in this report.

One of the two groups was assessed as the Sunnyside and Rowell Avenues Precinct, as recommended for the Heritage Overlay by this Study. In addition, a group of houses along on the east side of Burke Road was identified as significant and also related in period of development and size and architectural pretension to those houses along the opposite side of Burke Road, in HO144. As the proposed extension would enlarge the existing precinct by more than 50 percent, the decision was made to entirely rewrite the 1993 precinct citation and add extensive new research and descriptions regarding properties on both sides of Burke Road.

The gradings for individual houses in the Burke Road Precinct extension were not systematically reviewed as part of adding the Camberwell side of Burke Road. Council's preference was to retain the existing gradings unless there was a good reason to change. This status quo was achieved except in the case of 671 Burke Road which was discovered to be designed by the prolific and celebrated architect A.A Fritsch. Fritsch's work is found widely in Boroondara, including some highly significant buildings. On this basis, and through comparison with other houses graded Significant within HO144, the grading was changed.

##### ***HO191 Hassett's Estate Precinct Extension***

A different approach was taken for this proposed extension, which is much smaller in relation to the existing extent of the precinct. Instead of carrying out extensive new research and

entirely rewriting the current Hassett's Estate citation, the citation was left mostly as-is but with revisions, where necessary, to reflect the inclusion of the precinct extension. This meant brief additional text added to the precinct Description. It was necessary to revise the precinct statement of significance in order to 'fit in' the precinct extension. It is also proposed to rename the precinct to 'Hassett's Estate & Environs Precinct'. The new text is shown in Track Changes in the precinct citations found in Appendix D. The close relationship between the existing precinct and the proposed extension, and thus the rationale for adding it, is set out below. This is followed by photos of a few of the buildings within the extension.

Hassett's Paddock, which was subdivided in the 1920s to create Hassett's Estate, stretched from Riversdale Park at the west to just past Griotte Street at the east, along the north side of Riversdale Road and north to Prospect Hill Road.

As set out in the current Hassett's Estate precinct citation, from the 'Camberwell Conservation Study' (G Butler & Associates, 1991), the precinct is noted for its 1920s and 1930s houses and street infrastructure. The smaller streets within the precinct were developed first, with over 80 percent of dwellings on Elphin Grove, Alta and Maysia streets built 1916-30.

Part of Riversdale Road is currently included in this precinct, on the north side, from Hassett Avenue to the east side of Griotte Street. The Contributory buildings in this section of the precinct include a single-storey Moderne corner store, three detached houses and seven semi-detached house pairs all built in the 1930s. These are described in the 1991 precinct citation as: *stuccoed Moderne and Old English style houses with clinker brick intermixed. There is also some Italian villa style. Most houses are complete with masonry fences and some gardens.*

These semi-detached pairs are all single-storey and have long (shared) facades and wide property frontages. In their detail they are quite restrained, relying on the contrast between stucco and brickwork for visual interest as well as Moderne details to the front porches or a vergeless front gable in the Old English style.

The buildings within the proposed precinct extension, on the north and south sides of Riversdale Road, from Quantock Street to Elphin Grove, are closely comparable to those in the existing precinct. While two of the shops (Nos. 717-9 & 720-4) and two houses (No. 697 & 718) were built in the 1920s, the remainder date from the second half of the 1930s, like those further east on Riversdale Road. The 1930s houses are comparable in style - Moderne and Old English - and materials to the group further east in HO191, but are more visually impressive. This is thanks to the elevated setting of the houses on the north side of the street, as well as the accomplished and picturesque designs by self-styled "master builder" AG Oliver (Argus 22 Jun 1938:16 & City of Camberwell Building Permit records). Of particular note are his two Old-English semi-detached pairs (Nos. 703-5 & 704-6) and a two-storey Moderne maisonette (Nos. 712-4). Like the houses already in the precinct, all but one of the 1930s dwellings retains its original front brick fence. The detached housing in the extension is also very similar to that in the existing precinct area, and appears to be the work of the same designers (compare, for example, 797 and 713 Riversdale Road). While only the north side of the proposed precinct extension (693-721B Riversdale Road and 2A Elphin Grove) was part of the Hassett's Estate subdivision of 1920, the housing along the south side of Riversdale Road in the Camberwell Estate subdivision is closely related to the development on the opposite side, taking place at the same time, using the same styles, and some built by the same builders.

Individual citations were prepared in the 1991 'Camberwell Conservation Study': Nos. 716 and 718. The house at 716 Riversdale Road is a two-storey clinker-brick Moderne house constructed in 1937 by builder MN Bowen. The brick bungalow at 718 Riversdale Road was built in 1919-20. It was poorly visible through the garden overgrowth in 1991 (as it still is in 2017), so the study gave it a tentative B-C grading (i.e., possibly of individual significance) but did not describe it.

Like the existing extent of HO191 Hassett's Estate, the proposed extension contains several interwar shops on the corners adjacent to the Middle Camberwell shopping strip, which were developed in the same period as the adjacent dwellings proposed to be added to the precinct.

The single-storey Edwardian Free Style shop building comprising 720-724 Riversdale Road and 1D Cooloongatta Road was built c1923, while the two-storey Arts & Crafts pair across the street at Nos. 717-719 were built in 1928. The dentist's surgery and residence at 721-721B Riversdale Road on the corner is a fine Streamlined Moderne building of 1939, designed by architect Louis San Miguel.

The buildings within the precinct extension are highly intact, with a few exceptions. At the west end of the extension, there is one recent Non-contributory house (No. 699) as well as a 1928 California Bungalow with an upper-level extension (No. 697) on the north-east corner of Elphin Grove. These two properties have been included so that the 1936 clinker brick semi-detached pair on the west side of Elphin Grove (697 Riversdale Road & 2A Elphin Grove) can also be within the extension. The interwar dwellings on either side of Elphin Grove provide an appropriate entrance to the existing precinct, which currently commences at 2 Elphin Grove, as well as encompassing the totality of the concrete roadway of Elphin Grove (an important element of the precinct).



*Figure 3. Semi-detached pair at 703-705 Riversdale Road. (Source: Context, 2017)*



Figure 4. Two-storey Moderne house at 716 Riversdale Road. (Source: Context, 2017)



Figure 5. North-east end of the precinct extension, showing 1920s and 1930s shops with houses beyond. (Source: Context, 2017)



Figure 6. Houses along the north side of Riversdale Road in the proposed extension. (Source: Context, 2017)

### 3.2 Not of local significance

A total of two individual places and one precinct identified in Stage 1 were assessed against the HERCON criteria during Stage 2 of the Camberwell Study and found to fall below the threshold of local significance. This was due to alterations discovered during the preparation of the place history, and/or they were found to compare poorly with similar Significant places/precincts during the comparative analysis process.

No further action is recommended for these places and precinct. They are listed in Appendix A.4.

### 3.3 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Camberwell, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

Council-owned sites of potential significance have been identified on the basis of a visual inspection and, where available, mentioned in previous heritage studies or similar reports, however a further more detailed assessment is required to confirm this significance. In some cases they are street trees within proposed precincts.

Three potential heritage places of this type have been identified during the Study, as well as two groups of street trees. Another place (a scout hall) was nominated by a community member during the preliminary consultation phase. They are listed in Appendix A.5.

## 4 RECOMMENDATIONS

### 4.1 Introduction

This section provides key recommendations of the Camberwell Study. They are:

- Adoption of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell’ (2017) by the Boroondara City Council.
- Implementation of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell (2017) by the Boroondara City Council.

### 4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 2 Camberwell (2017), which comprises this report, and include this report as a Reference Document in the Boroondara Planning Scheme.

### 4.3 Implementation of Heritage Review

It recommended that the Boroondara City Council implement the recommendations of this Camberwell Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the individual places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note ‘Applying the Heritage Overlay’ (2015).
- Add the precincts assessed as being of local significance listed in Appendix A.2 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note ‘Applying the Heritage Overlay’ (2015). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the precinct extensions, listed in Appendix A.3, to the HO191 Hassett’s Estate Precinct and to the HO144 Burke Road Precinct, and supersede the current precinct citations with the revised versions found in this report. Rename the precinct to HO191 Hassett's Estate & Environs Precinct.

## APPENDIX A – ASSESSMENT FINDINGS

### A.1 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	Neath	486	Burke Road	Camberwell
2	Oswaldene	544	Burke Road	Camberwell
3	Carrington Hall	832-834	Burke Road	Camberwell
4	Camberwell Fire Station & Flats (former)	575	Camberwell Road	Camberwell
5	Conference Hall (Open Brethren)	25	Cookson Street	Camberwell
6	Nazareth House	16	Cornell Street	Camberwell
7	Hartwell Railway Station (formerly Walhalla Station)		Fordham Avenue	Camberwell
8	Hartwell Hill Shops	112-128	Fordham Avenue	Camberwell
9	Duplex	27-29	George Street	Camberwell
10	East Camberwell Baptist Church	137-139	Highfield Road	Camberwell
11	House	30	Hunter Road	Camberwell
12	Hartwell Primary School	4	Merton Street	Camberwell
13	Camberwell High School	100A	Prospect Hill Road	Camberwell
14	Hatfield Flats	576	Riversdale Road	Camberwell
15	Siena Convent	815	Riversdale Road	Camberwell
16	South Camberwell Methodist Church (former)	906-912	Toorak Road	Camberwell
17	Halcyon	927	Toorak Road	Camberwell
18	Harwin Lodge	930	Toorak Road	Camberwell
19	Burnie Brae	1245	Toorak Road	Camberwell
20	Riversdale Railway Station and Signal Box	2R	Wandin Road	Camberwell
21	Redcourt	134	Wattle Valley Road	Camberwell

### A.2 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Bellett Street Precinct	47-71 Bellett Street	Camberwell
2	Camberwell Links Estate	1-17 & 2-18 Christowel Street; 638-646	Camberwell

LP	Precinct	Street addresses	Locality
	Precinct	Riversdale Road; 2A-18 Westbourne Grove; and 1A & 2-14 Stodart Street	
3	Camberwell Road Estate Precinct	458-486 Camberwell Road & 1-1A & 2-6 Acheron Avenue	Camberwell
4	Hampton Grove Precinct	1-5 & 2-4 Hampton Grove, 34-46 Glyndon Road and 123 & 128-132 Wattle Valley Road	Camberwell
5	Harley Estate & Environs Precinct	29-77 & 28-92 Cooloongatta Road; 2-8 Bonville Court; 78-92 Fordham Avenue; and 1-7 & 2-4 Gowar Avenue	Camberwell
6	Lockhart Street Precinct	1-33 & 2-34 Lockhart St, 864-868 Riversdale Road	Camberwell
7	Milverton Street Precinct	17-35 & 20-36 Milverton Street	Camberwell
8	South Camberwell Commercial Precinct	964-984 Toorak Road	Camberwell
9	St John's Wood & Sage's Paddock Precinct	7-53 & 6-28 Avenue Road & 7-45 & 2-48 St Johns Avenue	Camberwell
10	Sunnyside & Rowell Avenues Precinct	1A-39 & 2-44 Sunnyside Avenue and 4-42 & 17-39 Rowell Avenue	Camberwell
11	War Service Homes Precinct	1-13 & 2A-12 Acacia Street	Camberwell

### A.3 Precinct extensions

It is recommended that the following properties be added to existing HO precincts:

- HO191 Hassett's Estate Precinct: 693-721B & 704-724 Riversdale Road, 1D Cooloongatta Road and 2A Elphin Grove, Camberwell; rename the precinct to HO191 Hassett's Estate & Environs Precinct
- HO144 Burke Road Precinct: 488-520 Burke Road, Camberwell

### A.4 Not of local significance – no action

No further action is recommended for the following places, which do not meet the threshold of local significance.

LP	Place	No.	Street	Locality
1	Bethela Street precinct	1-25 & 2-26	Bethela Street	Camberwell
2	St Mary's Anglican Church	99-103	Bowen Street	Camberwell
3	Row of shops	531-541	Burke Road	Camberwell

## A.5 Council-managed places of potential significance

The following Council-managed places are considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance.

LP	Place	No.	Street	Comments
1	Tram Shelter	579	Camberwell Road	Timber tram shelter, c1920s
2	Tram Shelter	840	Riversdale Road	Timber tram shelter, c1920s
3	Camberwell Food Market	519-525	Riversdale Road	Interwar market building, still in operation
4	Allan Shalless Memorial Scout Hall		Shalless Drive, corner Fordham Road	Scout hall built of salvaged bricks as a memorial for a 21-year-old RAAF pilot (and King's Scout) killed during WWII.
5	Oak street trees		Sunnyside Avenue	Within the Sunnyside & Rowell Avenues Precinct
6	Bhutan Cypress street trees		Westbourne Grove, east side opposite Nos. 2A-6	Adjacent to the Camberwell Links Estate Precinct

## APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, generally being smaller portions of land containing the heritage place within a protective curtilage.

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in blue and the recommended extent of the Heritage Overlay shown in red.

### Camberwell High School

100A Prospect Hill Road, Camberwell



## Hartwell Railway Station (formerly Walhalla Station)

Fordham Avenue, Camberwell



## Hartwell Primary School

4 Merton Street, Camberwell



## Siena Convent

815 Riversdale Road, Camberwell



## South Camberwell Methodist Church (former)

906-912 Toorak Road, Camberwell



## Riversdale Railway Station and Signal Box

2R Wandin Road, Camberwell



## APPENDIX C – DRAFT HO SCHEDULE

### SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Bellett Street Precinct</i> Includes Canterbury Rd (part)	No	No	No	No	No	No	No	No
	<i>Camberwell Links Estate Precinct</i> Includes Christowel Street (part), 638-646 Riversdale Rd (part), Westbourne Grv (part) and Stodart St (part)	No	No	No	No	No	No	No	No
	<i>Camberwell Road Estate Precinct</i> Includes Camberwell Rd (part) and Acheron Ave (part)	Yes, 470 Camberwell Rd	No	Yes, mature oak at 470 Camberwell Rd	Yes, original front fences	No	No	No	No
	<i>Hampton Grove Precinct</i> Includes Hampton Grv, Glyndon Rd 123 & 128-132 Wattle Valley Rd	No	No	No	Yes, original front fences	No	No	No	No
	<i>Harley Estate &amp; Environs Precinct</i> Includes Cooloongatta Rd (part), Bonville Ct (part), Fordham Ave (part) and Gowar Ave (part)	No	No	No	Yes, original front fences & garages	No	No	No	No
	<i>Lockhart Street Precinct</i> Includes Lockhart St and Riversdale Rd (part)	No	No	No	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Milverton Street Precinct</i> Includes Milverton Street (part)	No	No	No	No	No	No	No	No
	<i>South Camberwell Commercial Precinct</i> Includes Toorak Rd (part)	No	No	No	No	No	No	No	No
	<i>St John's Wood &amp; Sage's Paddock Precinct</i> Includes Avenue Rd (part) and St Johns Ave (part)	No	No	No	No	No	No	No	No
	<i>Sunnyside &amp; Rowell Avenues Precinct</i> Includes Sunnyside Ave and Rowell Ave (part)	No	No	No	No	No	No	No	No
	<i>War Service Homes Precinct</i> Includes Acacia St	No	No	No	No	No	No	No	No
HO144	<i>Burke Road Precinct, Hawthorn East</i> Includes Burke Rd (part), Campbell Rd (part) and Tourello Ave (part).	No	No	No	Yes, original front fences	No	No	No	No
HO191	<i>Hassett's Estate &amp; Environs, Camberwell</i> Includes Alta St, Catherine St, Cooba St, Cooloongatta Rd (part), Dorothea St, Elphin Gve (part), Hassett Ave, Griotte St, Quantock St, Maysia St, Prospect Hill Rd (part), Riversdale Rd (part).	No	No	No	No	No	No	No	No
	<i>Neath</i> 486 Burke Rd, Camberwell	No	No	No	Yes, front fence	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Oswaldene</i> 544 Burke Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Carrington Hall</i> 832-834 Burke Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Camberwell Fire Station &amp; Flats (former)</i> 575 Camberwell Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Conference Hall (Open Brethren)</i> 25 Cookson St, Camberwell	No	No	No	No	No	No	No	No
	<i>Nazareth House</i> 16 Cornell St, Camberwell	No	No	Yes, mature Canary Island Palms, Norfolk Island Pine & remnant Cypress hedge	Yes, front gates & associated fence, gatehouse & grotto	No	No	No	No
	<i>Hartwell Railway Station (formerly Walhalla Station)</i> Fordham Ave, Camberwell	No	No	No	No	No	No	No	No
	<i>Hartwell Hill Shops</i> 112-128 Fordham Ave, Camberwell	Yes	No	No	No	No	No	No	No
	<i>Duplex</i> 27-29 George St, Camberwell	No	No	No	Yes, front fence & garage	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>East Camberwell Baptist Church</i> Highfield Rd, Camberwell	No	No	No	Yes, brick fence	No	No	No	No
	<i>House</i> 30 Hunter Rd, Camberwell	Yes	No	No	No	No	No	No	No
	<i>Hartwell Primary School</i> 4 Merton St, Camberwell	No	No	No	No	No	No	No	No
	<i>Camberwell High School</i> 100A Prospect Hill Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Hatfield Flats</i> 576 Riversdale Rd, Camberwell	No	No	No	Yes, front fence, garages & caretaker's House	No	No	No	No
	<i>Siena Convent</i> 815 Riversdale Rd, Camberwell	No	Yes, Chapel only	Yes, mature Italian Cypress	No	No	No	No	No
	<i>South Camberwell Methodist Church (former)</i> 906-912 Toorak Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Halcyon</i> 927 Toorak Rd, Camberwell	No	No	No	Yes, front fence	No	No	No	No
	<i>Harwin Lodge</i> 930 Toorak Rd, Camberwell	No	No	No	No	No	No	No	No
	<i>Burnie Brae</i>	No	No	No	Yes,	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	1245 Toorak Rd, Camberwell				Front fence & garage				
	<i>Riversdale Railway Station &amp; Signal Box</i> 2R Wandin Road, Camberwell	No	No	No	No	No	No	No	No
	<i>Redcourt</i> 134 Wattle Valley Rd, Camberwell	No	No	No	No	No	No	No	No

## **APPENDIX D – PLACE AND PRECINCT CITATIONS**

**BELLETT STREET PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 47-71 Bellett Street, Camberwell

<b>Name:</b> Bellett Street Precinct	<b>Survey Date:</b> 14 April 2014
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Individually Significant	<b>Builder:</b> C.W. Brown & others
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1922-33

**Precinct Map:**



**GRADING**

- SIGNIFICANT
- CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY



### **Historical Context**

Prior to c1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred during the interwar period, radiating out from the Junction toward the north, east and south. Interwar development saw the establishment of estates on undeveloped land in these areas (Built Heritage 2012:128-130).

Growth immediately after the First World War was assisted by greater availability of bank finance including the war service Bungalows loan scheme, which is evident in Camberwell's 20<sup>th</sup> century subdivisions. Camberwell had also adopted a new rating system for capital valuations at the time that taxed unimproved properties (vacant land) as much as improved sites. This change to the taxation rates also proved to be an impetus for growth of new estates in Camberwell.

Improved transport broadened the scope for these estates with the tramlines running through Camberwell in 1915-16 and electrification of the railways 1920-4. Camberwell's bylaws determined the form of the new suburbs should take, the 1926 requirements being no house under 10 squares, with minimum frontages of 50 and 55 feet minimum for houses over 15 squares. Many streets in Camberwell were declared 'brick areas' in the same era. Although this precinct was not one of them, it became a brick area as the result of covenants (McConville, 1991, Vol 3, precincts 28.1, 28.2 & 28.3).

### **Precinct History**

By 1915, the south half of Bellett Street (from Camberwell Road to King Street) had been developed, with the northern half not yet subdivided (S&Mc).

In August 1921, Samuel Whitehead, a Gippsland farmer of 'Doonholm' in Lardner, purchased two adjoining strips of land, which appear to be from the estates of the 1880s mansions fronting Riversdale Road, *Warrawee* (HO401) and *Astolat* (HO183). This area encompassed what is now the north half of Bellett Street (all except nos. 65 and 67). Those two final properties were subdivided separately from the rear of *Astolat*, in 1925 and 1928, respectively (CT: V4488/F573).

In September 1921 Samuel Whitehead subdivided the land, creating the north end of Bellett Street and the lots that are now numbered 36-50, 49-63 and 69-71 (LV: LP8470). These lots sold between 1921 and 1925. Whitehead placed restrictive covenants on the house allotments to ensure high-quality development. It stipulated that: "no building other than one dwelling house with suitable outhouses and conveniences may be erected upon each [lot.] Such dwelling house is to be built wholly of new materials and to have a roof of slate tiles or other material (except iron) over the whole of the same and to cost not less than £750 exclusive of architects fees and fencing".

The covenant goes on to limit use to residential, and forbid advertising hoardings and clay mining (CT:V4506/F168).

Though recorded on the 1921 certificate of title as a 'farmer' from Gippsland, Samuel Whitehead became a builder in the Boroondara area. His known work includes a house at 466 Camberwell Road, Camberwell, of 1927 (BP) and the Baptist Church at 460 Riversdale Road, Hawthorn East, of 1939-40, designed by architect HLE Tranter (HO502). By 1938 he resided in Hope Street and commissioned the construction company LR Whitehead Pty Ltd to build a house at 660 Riversdale Road, Camberwell (HO402). It is no known if he moved to this new house.

The Brown family also made a substantial mark on Bellett Street. David Austin Brown (no. 69) and his parents, Emma and James Brown (no. 71), were the first people to purchase allotments from Samuel Whitehead (WikiTree; CT: V4488/F572). Another son of Emma and James Brown, Clifford Willis Brown, was the designer-builder of five distinctive houses in the precinct: his own house at no. 67, those for his parents and brother, as well as two others (nos. 47 and 65).

Clifford Brown advertised frequently in the late 1920s and early 1930s, indicating that he was both a designer-builder and a small-scale property developer. He offered his services 'to those about to build' as well as advertising newly built 'brick villas' around Camberwell (*Argus* 14 Nov 1931:14; 28 Nov 1928:24; 22 Mar 1930:30; 27 Feb 1932:16).

Whitehead's subdivision developed rapidly, with ten houses constructed between 1921 and 1925, and then one each in 1926, 1927 and 1933, giving the precinct a consistent character.

**House Histories**

No. 47 was created by the earlier subdivision of the southern part of Bellett Street. The current house was constructed in 1933 by owner-builder Clifford Willis Brown, and may have replaced an earlier dwelling (BP; S&Mc). Brown did not move there from his house up the street at no. 69, as the occupier listed in the 1935 street directory was a John Mudford.

Abraham and Jeanie Crowther purchased No. 49 in September 1922 (CT: V4488/F572). The Sands & McDougall street directory list AH Crowther as an occupant of a house north of no. 47 by 1924, which indicates the house was built in 1923.

No. 51 was purchased by Abraham Crowther (who also purchased no. 49) in January 1923 (CT:V4488/F572). He sold it on not long afterward to Arthur Lenne, whose house first appeared in the street directory, indicating a 1925 built date. A sleepout and garage were added by builder LR Whitehead Pty Ltd in 1935, for owner A Lenne (BP).

No. 53 was purchased in July 1923 by Frank V Boyle (CT:V4488/F572). He first appears in the street directory in 1925, indicating a 1924 built date for the house. He added a garage in 1932, at which time the house was described as a seven room brick house (BP).

No. 55 was purchased by Fanny Elizabeth Whitehead in December 1922 (CT: V4488/F572). The Sands & McDougall Directory lists Albert E Tovey as an occupant of no. 55 from 1924, indicating a 1923 built date.

No. 57 became the home of subdivider Samuel Whitehead, who bought the north end of Bellett Street in August 1921, and first appears in the street directory in 1923, indicating a 1922 built date for the house. The allotment was then transferred to his wife, Fanny Elizabeth Whitehead, in January 1924 (CT: V4488/F572; *Argus* 19 Oct 1945:16). They remained at this address until 1927. Considering that Samuel Whitehead was a builder, he may have built this house.

No. 59 was sold to Herbert Truebridge in October 1924 (CT:V4488/F572). He is first listed in the 1926 street directory, indicating a 1925 built date.

No. 61 was sold to Misses Sarah and Lilly Quittenton in August 1925 (CT:V4488/F572). Miss SA Quittenton first appears in the street directory in 1927, indicating a 1926 built date. She had a garage built in 1929 (BP). A large carport was added in 1983 (BP).

No. 63 was purchased by William E Prosser in February 1922 (CT: V4488/F572). The Sands & McDougall street directory lists Prosser as an occupant of a house on the east side of Bellett Street by 1923, indicating the house was built in 1922.

No. 65 Bellett Street was subdivided off the rear of the *Astolat* estate in July 1925 and sold to Effie S Thom (CT: V4488/F573). It appears that it was a rental property, as the first occupier listed in the street directory is Reverend Alexander Hardie (from the 1927 directory until his death in 1935, as noted in the *Argus* 5 Jan 1835:18). In the 1926 street directory the property is noted as 'vacant', indicating that a house had just been built. In 1935 builder CW Brown constructed a garage and laundry for Mrs Thom. Considering the stylistic details of the house (discussed further in Description), it is clear that the designer and builder of the 1925 house was also Clifford W Brown.

No. 67 Bellett Street was also subdivided off the rear of the *Astolat* estate in the late 1920s (CT: V4488/F573). The allotment was transferred to Clifford Willis Brown, builder, of Bellett Street, in May 1928 (CT:V5409/F693). Clifford Brown is listed in the street directory from 1928, suggesting he built the house in 1927. This discrepancy in dates

may be explained by the death of the owner of *Astolat*, Lucy Martyn, in August 1926. Probate was not granted to her heirs until April 1928, delaying the formal sale transfer to a month later (CT: V4488/F573). The house was named *Truro* by Brown (*Argus* 14 Nov 1931:14).

Brown's wife, Ethel May, was reported as living at 67 Bellett Street, in 1948, at the time of her death (*Argus* 3 Jun 1948:2). Brown retained the property until his death in 1979 (S&Mc; CT:V5409/F693).

No. 69 comprises two allotments of the subdivision (12 and 13). In October 1921, David Austin Brown, Camberwell, dairyman, purchased the two lots (CT:V4506/F168). David Brown first appears in the 1926 street directory, indicating a 1925 built date for the house. Considering its stylistic details (discussed further in Description), it is clear that the designer and builder of the house was his brother, Clifford W Brown. The Browns resided here until the 1930s (*Argus* 4 Jan 1933:4), and sold in 1941 to Thomas Barson, Engineer of 69 Bellett Street (which suggests he already occupied the house) (CT:V5045/F921).

No. 71 was purchased in December 1921 by Emma Brown. The address (then no. 69) first appears in the street directory in 1926, indicating a 1925 built date. It was listed for the first two years under 'Jas. Brown', her husband. From 1928 onward only Emma Brown is listed, as she had become a widow by October 1925 (CT: V4488/F572). In 1927 builder CW Brown constructed a garage Mrs J Brown. Considering the stylistic details of the house (discussed further in Description), it is clear that the designer and builder of the 1925 house was Emma and James Brown's son, Clifford W Brown.

Upon the death of Emma Brown in 1944, the house was transferred to her daughter Bertha Alice Brown and subsequently, another daughter, Clara Isabel Brown in 1960. The house remained in the Brown family until 1962 (CT:V5045/F921).

An ad for the property in the *Argus* in 1955 (2 Jul 1955:16) described the house as a 'gentleman's modern attic 2-storey villa' with eight 'excellent' rooms, large entrance hall, built in robes, tiled bathroom, internal and external toilets, hot water service and a garage.

### **Description & Integrity**

The northern end of Bellett Street is curved picturesquely past the rear of Victorian-era mansions *Astolat* and *Warawee* in Riversdale Road. The streetscape is enhanced by camphor laurel street trees. Substantial single-storey and attic Bungalows have consistent front setbacks with medium-sized front gardens, many of them with original brick and rendered front fences.

Houses all have brick walls and tiled roofs, in keeping with the covenant placed in the 1921 subdivision. Some have red or clinker face brick walls, others are finished in whole or in part with roughcast render. No. 51 retains roughcast walls with the original unpainted finish. Gables are filled with timber shingles, panelling to resemble half-timbering, notched weatherboard, or vertical board-and-batten cladding. Most houses have double-hung leadlight windows, with an Art Nouveau influence to the earlier houses and more geometric patterns to the later ones. A few have multi-paned upper sashes.



**Figure 7. An attic Bungalow at 57 Bellett Street of 1922 (Contributory). Note the unusual curved porch piers, of roughcast and smooth render.**

Stylistically, they range from substantial examples of Attic Bungalows (Nos. 49, 55, 57, 63, 71), Arts & Crafts and California bungalows, some gable fronted and others with a transverse roof (Nos. 51, 53, 61, 65, 69). Among them, No. 61 is particularly well detailed, with a jerkin-head front gable with an arched gable vent set within timber shingles above a bay window with a separate roof. There is also a relatively rare Georgian Revival house at No. 59, which has a hipped roof, rendered walls, margin glazing and louvered shutters to the windows, and a segmental fanlight and sidelights with delicate circular and star-shaped glazing bar patterns.



**Figure 8. An Arts & Crafts Bungalow at 51 Bellett Street of 1925 (Contributory). It retains rare unpainted roughcast render to the walls.**



**Figure 9. An Arts & Crafts Bungalow at 61 Bellett Street of 1926 (Contributory). Note the jerkin-head gables.**

One of the defining features of the precinct is a distinctive group of houses by builder and Bellett Street resident, Clifford W Brown, at Nos 47 and 65-71. Of particular interest are Nos. 67 and 71. No. 67 was Brown's home, built in 1927. It is a picturesque house with French Provencal inspiration. It has a very high hip roof, clad in the original concrete tiles (which may have been painted originally). At the centre of the roof is a hipped dormer with a cast-concrete flower box below a pair of small four-over-one sash windows. This dormer sits between two ground-floor pavilions with hipped roofs. To the side of the dormer is a tall clinker-brick chimney with curved buttresses to the sides and a cast-concrete cap with a decorative tile detail. Walls are a combination of roughcast render and clinker bricks. The house retains a copper nameplate above the front porch giving the house's name - 'Truro' - as it was during Brown's residence. It appears that the porch supports have been replaced with the current timber posts. The house is of Individual Significance.



**Figure 10. The French Provencal house of builder Clifford Brown at 67 Bellett Street of 1927 (Significant).**

The house at 71 Bellett Street is also of Individual Significance. Built in 1925 for Mrs J (Emma) Brown by builder CW Brown, it is an Attic Bungalow with very picturesque massing and jerkin-head roof. The front gable is embellished with an integral flowerbox to the attic window, a ground-floor bay window with a hipped roof, and hexagonal leadlights to upper sashes. Very tall clinker-brick chimneys flank the front gable, each with a cast-concrete cap and two square tiles at the top of the shaft – a signature of CW Brown's work. The house retains its original complex front brick fence, comprising clinker brick piers, and solid curved balustrade of roughcast render above a red brick plinth. This same fence form continues in front of No 69 next door, where David Brown resided. The simple mild-steel pedestrian and vehicular gates also appear to be original. The house is highly intact as viewed from the street, with a simple recessive new carport on the east side of the house.



**Figure 11.** The picturesque attic Bungalow at 71 Bellett Street built by Clifford Brown for his parents in 1925 (Significant). Note the original front fence and gate.

The other CW Brown houses are variations on California Bungalows, with No. 69 being the most substantial. All but the later No 47 share distinctive chimney designs, with a variety of tapered concrete caps, often with tile details below or at the base of them. No. 65 has an unusual bull's eye window with keystones on four sides in the front gable, with corbelled brick bands below it, and rendered pilasters framing the windows.

Houses in the precinct are of an overall high level of intactness. A number retain their original or early front fence, such as Nos. 49, 59, 61, 69, and 71. Several have a new carport or garage, which are either simple in design (Nos. 61, 71) or adopt some of the features of the house (Nos. 63, 69), but they do not impede significant views to the house apart from the large free-standing carport in front of No. 47. Otherwise the houses are mostly intact, aside from minor instances of overpainting (the upper part of the chimney at No. 47, the brick dados to Nos. 61 and 65), overcladding of the shingles in the gable of No. 55, a very recessive rear extension to No. 57, and the addition of Federation-style timber brackets to the porch of No. 63.

### **Comparative Analysis**

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The Bellett Street Precinct has a very high level of intactness, including the retention of original masonry fences that harmonise with the houses they front, comparable or higher than in the existing interwar precincts in Boroondara described above.

The Bellett Street Precinct represents an earlier period of development (the 1920s) than most other precincts, which contain predominantly 1930s dwellings. Ross Street Precinct and Toorak Estate are the most similar in date. The houses in the Ross Street Precinct are modest timber bungalows. Most of those in the Toorak Estate are fairly typical brick bungalows, with some more distinctive and substantial examples along Burke Road. Thus the Bellett Street Precinct compares favourably in this manner.

The variety and interest of house designs in the Bellett Street precinct compares to the best streetscapes of the existing precincts, for example, the Burke Road section of HO230 Toorak Estate. The dwellings within it also compare well to the best houses in HO228 Holyrood Estate. Interestingly there are houses by builder Clifford Brown within the Holyrood Estate precinct as well, as noted in a 1928 advertisement for 'modern' five and six room brick villas on Holyrood Street (*Argus* 28 Nov 1928:24). Judging by his distinctive chimney designs, the rectilinear brick bungalow at 3 Dominic Street was also designed and built by Brown, though it is far simpler than the picturesque designs he created for himself and family members on Bellett Street.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Bellett Street Precinct illustrates the influence of the electrification of the tramways and railway on the subdivision and development of housing in Camberwell during the interwar period, which spread north, east and south from Camberwell Junction during this period. While the southern half of Bellett Street, between Camberwell Road and King Street, was created during the 19<sup>th</sup> century, the northern part was only created by a 1921 subdivision. This part of the street demonstrates the curved street form that was lauded by town planners in the early 20<sup>th</sup> century, made necessary here to bypass the rear of Victorian mansions *Astolat* and *Warawee*. The houses designed and built by builder Clifford W Brown, at 47 and 65-71 Bellett Street also demonstrate the role of craftsman-builders on the creation of Boroondara's interwar character, as they designed and built high-quality housing that transcended the typical styles of their era, adding visual interest and variety to the streetscapes.

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

NA

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

NA

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

Houses in the Bellett Street Precinct are representative of styles popular during the 1920s and early 1930s, including accomplished examples of Attic Bungalows, Arts & Crafts Bungalows and California Bungalows, as well as the Georgian Revival, all of which exhibit a high level of intactness. They also represent the high quality of construction, with brick walls and slate or tile roofs, specified by subdivider and resident Samuel Whitehead's restrictive covenant on the housing lots, which is typical for interwar residential development in Camberwell.

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

Overall, the Bellett Street Precinct is of aesthetic significance thanks to the picturesque curved street, surviving camphor laurel trees, the consistency of garden setbacks, and the survival of many original fences. The group of houses designed and built by Clifford W Brown at nos. 65-71 recognisable by the distinctive chimney designs, with a variety of tapered concrete caps, often with tile details below or at the base of them. *Truro* of 1927, at no. 67, was designed by Brown as his home and is of Individual Significance for its French Provençal design with picturesque massing of projecting hip-roof rooms at the ground and first floor levels set against the very high main hip roof, and a prominent front chimney with curved buttresses. No. 71 of 1925, designed by Brown for his parents, is an Attic Bungalow also of Individual Significance for its picturesque massing and jerkin-head roof.

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

NA

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

NA

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

NA

## Statement of Significance

### *What is Significant?*

The Bellett Street Precinct, comprising 47-71 Bellett Street, Camberwell, is significant. While the southern half of Bellett Street existed since the 19<sup>th</sup> century, the northern half was only created by a 1921 subdivision of much of the land from the Riversdale Road-facing mansions *Warawee* and *Astolat*. The subdivider, Samuel Whitehead, placed a restrictive covenant on the lots, on both sides of Bellett Street, specifying freestanding houses with tile or slate roofs and brick walls, at a cost of no less than £750. The subdivision developed rapidly, with ten houses constructed between 1921 and 1925, and then one each in 1926, 1927 and 1933, giving the precinct a consistent character.

Whitehead, recorded as a farmer in 1921, became a builder in the Boroondara area, and likely constructed his own home at no. 57 (Contributory). The Brown family also made a substantial mark on Bellett Street. David Austin Brown (no. 69) and his parents, Emma and James Brown (no. 71), were the first people to purchase allotments from Samuel Whitehead. Another son of Emma and James Brown, Clifford Willis Brown, was the designer-builder of five distinctive houses in the precinct: his own house at no. 67, those for his parents and brother, as well as two others (nos. 47 and 65). Clifford Brown advertised frequently in the late 1920s and early 1930s, indicating that he was both a designer-builder and a small-scale property developer in the Camberwell area. Remaining houses are of contributory significance to the precinct. The curved street alignment and the mature camphor laurel trees also contribute to its significance.

### *How is it significant?*

The Bellett Street Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the precinct illustrates the influence of the electrification of the tramways and railway on the subdivision and development of housing in Camberwell during the interwar period, which spread north, east and south from Camberwell Junction during this period. While the southern half of Bellett Street, between Camberwell Road and King Street, was created during the 19<sup>th</sup> century, the northern part was only created by a 1921 subdivision. This part of the street demonstrates the curved street form that was lauded by town planners in the early 20<sup>th</sup> century, made necessary here to bypass the rear of Victorian mansions *Astolat* and *Warawee*. The houses designed and built by builder Clifford W Brown, at 47 and 65-71 Bellett Street also demonstrate the role of craftsman-builders on the creation of Boroondara's interwar character, as they designed and built high-quality housing that transcended the typical styles of their era, adding visual interest and variety to the streetscapes. (Criterion A)

Architecturally, the houses in the precinct are representative of styles popular during the 1920s and early 1930s, including accomplished examples of Attic Bungalows, Arts & Crafts Bungalows and California Bungalows, as well as the Georgian Revival, all of which exhibit a high level of intactness. They also represent the high quality of construction, with brick walls and slate or tile roofs, specified by subdivider and resident Samuel Whitehead's restrictive covenant on the housing lots, which was typical for residential development interwar in Camberwell. (Criterion D)

Aesthetically, the precinct is significant thanks to the picturesque curved street, surviving camphor laurel trees, the consistency of garden setbacks, and the survival of many original fences. The group of houses designed and built by Clifford W Brown at nos. 65-71 recognisable by the distinctive chimney designs, with a variety of tapered concrete caps, often with tile details below or at the base of them. *Truro* of 1927, at no. 67, was designed by Brown as his home and is of Individual Significance for its French Provencal

design with picturesque massing of projecting hip-roof rooms at the ground and first floor levels set against the very high main hip roof, and a prominent front chimney with curved buttresses. No. 71 of 1925, designed by Brown for his parents, is an Attic Bungalow also of Individual Significance for its picturesque massing and jerkin-head roof. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

### BELLETT STREET PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	47	Bellett Street	Contributory	1933
	49	Bellett Street	Contributory	1923
	51	Bellett Street	Contributory	1925
	53	Bellett Street	Contributory	1924
	55	Bellett Street	Contributory	1923
	57	Bellett Street	Contributory	1922
	59	Bellett Street	Contributory	1925
	61	Bellett Street	Contributory	1926
	63	Bellett Street	Contributory	1922
	65	Bellett Street	Contributory	1925
<i>Truro</i>	67	Bellett Street	Significant	1927
	69	Bellett Street	Contributory	1925
	71	Bellett Street	Significant	1925

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

G Butler, Camberwell Conservation Study, 1991, Volume 3, Precinct 28.3 Bellett Street.

**References**

BP: Boroondara City Council, Building Permit records.

Built Heritage (2012), 'City of Boroondara Thematic Environmental History'.

Land Victoria, Certificates of Title (CT), as cited above.

Land Victoria (LV), plan LP8470, as cited in McConville & Butler (1991), 'City of Camberwell Urban Conservation Study', Precinct 28.3 Bellett Street.

McConville, Dr Chris & Graeme Butler (1991), 'City of Camberwell Urban Conservation Study'.

Sands & McDougall Directories, as cited.

*The Argus*.

WikiTree: Clifford Brown Family Tree, <http://www.WikiTree.com/wiki/Brown-30551>, accessed 26 June 2015.

**CAMBERWELL LINKS ESTATE PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 1-17 & 2-18 Christowel Street; 638-646 Riversdale Road; 2A-18 Westbourne Grove; 1A & 2-14 Stodart Street, Camberwell

<b>Name:</b> Camberwell Links Estate Precinct	<b>Survey Date:</b> May & November 2016
<b>Place Type:</b> Residential	<b>Architect:</b> R.B. Hamilton
<b>Grading:</b> Significant	<b>Builder:</b> C.L. Naylor & others
<b>Extent of Overlay:</b>	<b>Construction Date:</b> 1915-1937

**Precinct Map:**



**GRADING**

- SIGNIFICANT
  - CONTRIBUTORY
  - NON-CONTRIBUTORY
  - EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

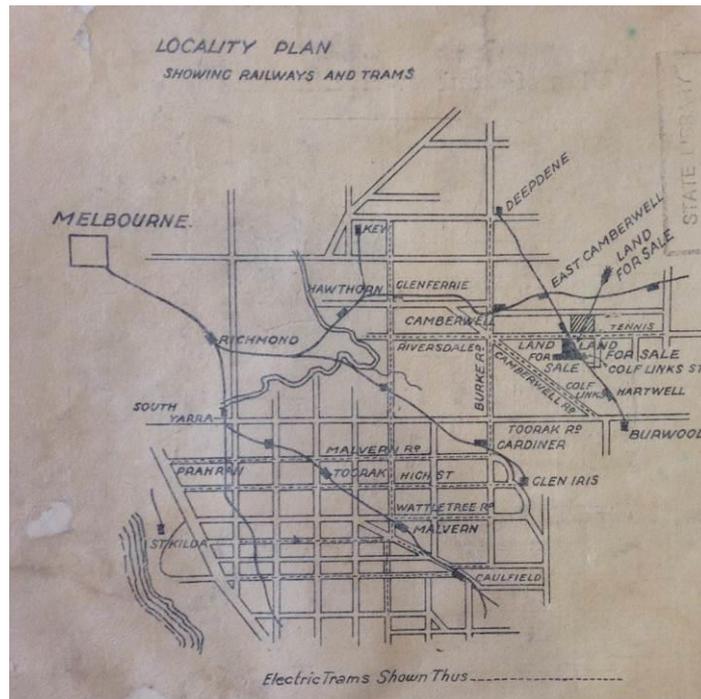


### **Historical Context**

Prior to c.1905 residential development within Camberwell had been focused to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred later, during the interwar period. This development radiated out from the Junction toward the north, east and south. Interwar development saw the establishment of new residential estates on farming land in these areas (Built Heritage 2012:128-130).

Growth immediately after the First World War was assisted by greater availability of bank finance, including the war service loan scheme, which is evident in Camberwell's 20<sup>th</sup> century subdivisions. As a result of this period of growth Camberwell Links Estate contains good examples of the residential architecture of the interwar period.

As well as the loan scheme, the improved transport greatly influenced Camberwell's interwar growth period. The tramlines were installed in Camberwell between 1915 and 1916. Electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol. 3: Precincts 28.1, 28.2, 28.3). The 1921 advertisement for the Camberwell Links Estate below demonstrated the importance of tramways and newly electrified railways as they are used to promote the estate.



**Figure 12. A locality plan showing Camberwell Links Estate and its proximity to trams and railways, 1921. Source: State Library Victoria.**

### Precinct History

The northern end of Christowel Street was subdivided in 1914, followed by Westbourne Grove and Stodart Street in 1921 (McConville & Butler 1991 Vol.3: Precinct 28.2). The subdivisional sale of 31 allotments was advertised in 1921, refer Camberwell Links Estate (Fig. 2). Following subdivision, a 1921 advertisement reads 'advantage of a high and healthy position, commanding attractive views of open undulating country and mountain ranges' (*Argus*, 15 Sept 1921:10).

Development of the Camberwell Links Estate took off after 1927 when a larger estate to the south (the Golf Links Estate), was subdivided and developed (McConville & Butler, 1991, Vol. 3: Precinct 28.2).

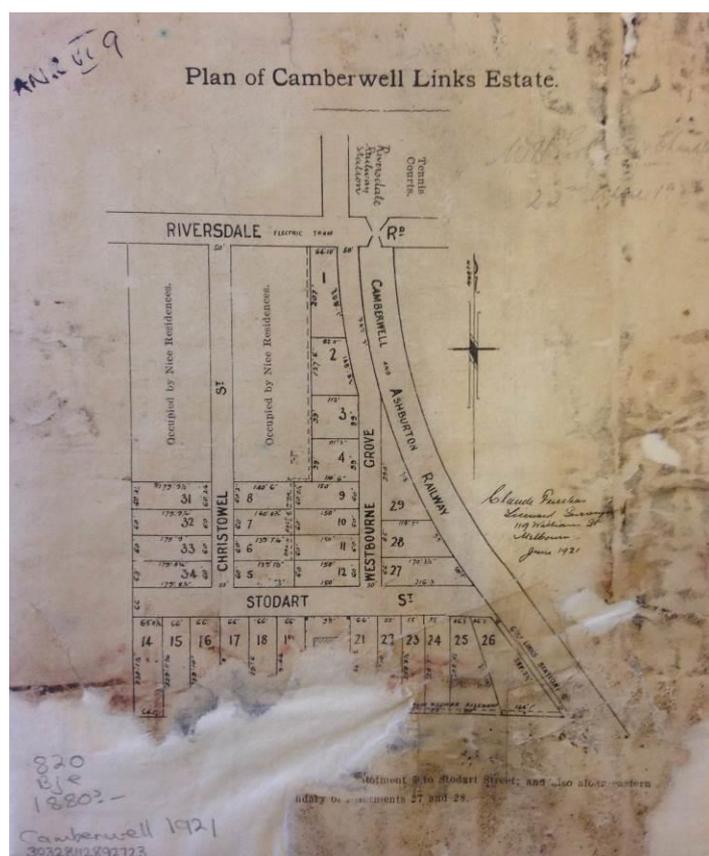


Figure 13. Plan of Camberwell Links Estate from 1921. Note the north end of Christowel St. is described as already 'Occupied by Nice Residences'. Source: State Library Victoria.

#### Christowel Street

Stodart Street is the boundary between the Camberwell Links Estate and the Golf Links Estate. The Camberwell Links Estate includes Stodart Street and Christowel Street, north of Stodart Street. As Camberwell Links Estate was subdivided in the mid 1910s to the early 1920s, the northern part of Christowel Street has a strong 1920s character compared to the southern end of the street which was subdivided as part of the Golf Links Estate. The period of development ranges from a few early developments dating to 1915-1917 and to a set of 1930s flats at 7-7A Christowel Street.

The precinct first appears in the 1917 Sands and McDougall Directory, with only three residents, one of them being the caretaker of the Riversdale Golf Club House. An MMBW plan from around 1920 shows earliest development to the northern end of Christowel Street. At this time six houses are built on Christowel Street. Nos. 1 and 4 Christowel Street, shown on the MMBW overview plan, have since been demolished. By 1929, the section of Christowel Street within the precinct, north of Stodart Street, was almost completely developed (1929).

**CAMBERWELL LINKS ESTATE**  
Riversdale Road, Camberwell.  
Saturday, 12th November, 1921.

**IMPORTANT**  
**Subdivisional Sale**  
**EXCEPTIONALLY FINE**  
**31 BUILDING ALLOTMENTS 31**

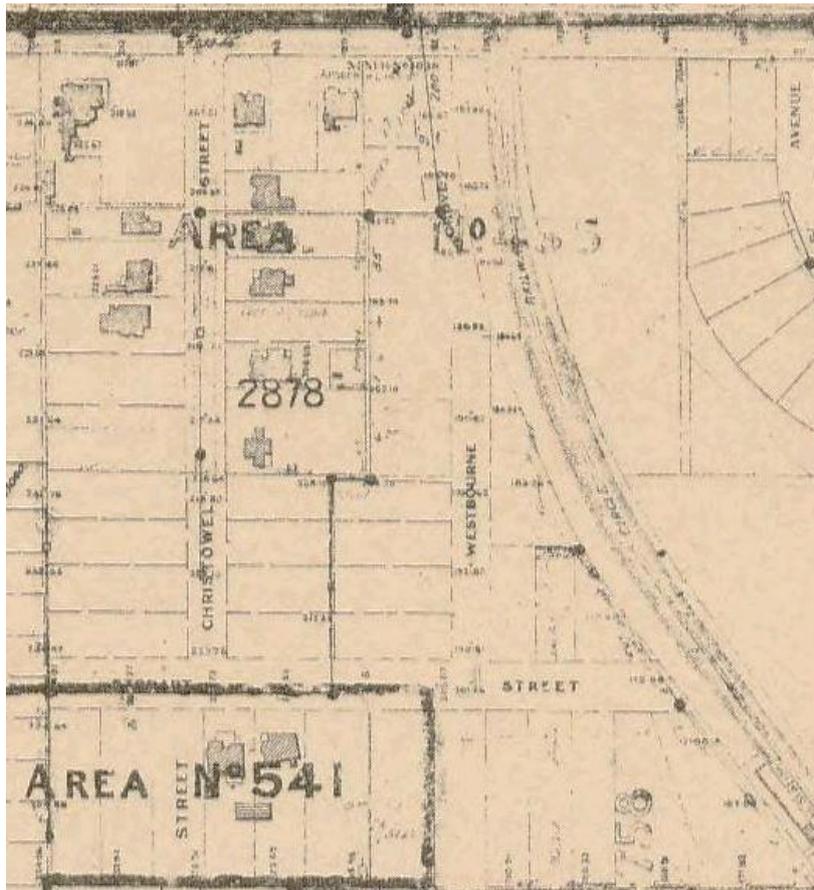
Adjoining the Riversdale Golf Links, and facing the Riversdale Road and Wattle Park Tramway. Only a few minutes from CAMBERWELL JUNCTION, trains, and electric trams.

The Estate possesses all the conveniences of the  
**FIRST-CLASS INNER RESIDENTIAL SUBURBS**  
with the additional advantage of **HIGH AND HEALTHY POSITION**, commanding **ATTRACTIVE VIEWS** of OPEN UNDOULATING COUNTRY and MOUNTAIN RANGES.

**W. H. EDGAR and W. H. CHANDLER, 437**  
Collins street.  
Phone C. 200.

**J. C. ADAMS, Burke Road, Camberwell.**  
Phone Haw. 31.  
Auctioneers in Conjunction.

Figure 14. The subdivisional sale of the 31 allotments advertised in 1921, *Argus*, 15 Sept 1921, p. 10.



**Figure 15. The precinct on a MMBW overview plan from 1933, scale 1:4800. The plan was created from the 1:480 MMBW series and as such show a development over time. Riversdale Road. is located at the top of the plan. Source: State Library Victoria.**

#### *Stodart Street*

Houses on Stodart Street within the Camberwell Links Estate were predominantly built during the 1920s. The MMBW overview plan shows Nos. 8 (now demolished) and 10 Stodart Street as some of the earliest developments along the street. Stodart Street first appears in the 1921 Sands & McDougall directory, the only resident being the caretaker of the Riversdale Golf Club House (previously listed at Christowel Street). In 1924 the first three residents, beside the caretaker, appear in the directory. The street increases from four developed lots in 1928 to eleven in 1930 (S&Mc).

#### *Westbourne Grove*

Westbourne Grove was developed slightly later than Stodart and Christowel streets. The houses there are mainly late 1920s or early 1930s. The first house on Westbourne Grove according to Sands & McDougall directory was No.16 which appears in the directory in 1925. The following year, in 1926, houses appear at Nos. 4 and 1 Westbourne Grove (S&Mc). By 1930 the street is almost fully developed, but with later additions to come, such as No. 10 Westbourne Grove which was built in 1937 (BP).

#### *Riversdale Road*

The section of Riversdale Road within the Camberwell Links Estate is reflective of the development within the rest of the precinct. It consists of interwar housing styles, from between 1915 to 1935.

*Places within the precinct*

**1 Christowel Street** is demolished and a new house is currently (May 2016) being built on the lot. This contemporary house will be 'non-contributory' to the precinct.

**2 Christowel Street, 'Kerrisdale'** was built c.1921-22. The first owner and occupant of the six room brick house was warehouseman James Dodgshun (RB 1924-25). In 1924 the house is referred to as 'Kerrisdale' (S&Mc, ER 1924). James remained at the house until his death in 1942, outlived by his wife Amy Dodgshun and two sons John and Robert (*Argus* 22 July 1942:2). Today the house appears highly intact besides fence and a carport which are later additions (BP).

**3 Christowel Street** is a contemporary two storey house. This contemporary house is 'non-contributory' to the precinct.

**4 Christowel Street** has been substantially altered since it was built in the early 1920s (S&Mc, RB 1924-25).

Frederick Walter Parkinson, a public servant, and Mary Parkinson were the first owners and occupants at **5 Christowel Street**, built c.1924 (RB 1924-25, ER 1924). Frederick remained at the house until his death in 1956 (*Argus*, 8 Nov 1965:32).

**6 Christowel Street, 'Balford'**, was one of the first houses built on the street, dated c.1917. Christina Macara was the first owner and occupant of the then seven room brick house, and also one of the first occupants at Christowel Street (RB 1918-19). Christina, home duties, lived with her sisters, Margaret, a school teacher, and Ruth. 6 Christowel Street. was at this time referred to as 'Balford' (ER 1919). Christina remained at No. 6 Christowel St until her death in 1942 (*Argus*, 24 Aug 1942:2).

After Christina's death, the house was passed on to her two sisters, Margaret and Ruth, whom were both unmarried (*Argus*, 1 Oct 1942:2). Margaret remained at the residence until her death in 1949 (*Argus*, 21 July 1949:12). The seven room brick house was advertised as for sale in 1954 where it is described as a 'fine brick residence', with a balcony and extensive views (*Argus*, 18 Mar 1954:5). A carport was added in the same year for the new owner Mr. J. S. Davey (BP).

The flats at **7-7A Christowel Street** were built in 1932 for Mrs. Francis Lilly Peel, at an estimated cost of 2000 pounds. Builder was R. J. Anderson (BP). Francis and her husband, George Westerby Peel, lived next door at No. 9 Christowel Street. The front veranda was converted to a bay window in 1987 (BP).

**8 Christowel Street** was built c.1917, first owner-occupant was Edgar J Carter, a manager. Along with Nos. 6 and 9, 8 Christowel Street was one of the earliest developments on the street. Edgar, who's profession is described as 'a manager' was the owner and occupier of the seven room brick house (RB 1918-19). Edgar is listed as the occupant and occupant from 1917 and to 1942 (S&Mc). A 'brick fence' is recorded as an addition in 1929 (BP). In a sale advertisement from 1954 the house is described as a 'fine brick residence' with three bedrooms, an extensive view, and a splendid allotment (*Age*, 30 Mar 1954:18). Building records show that a front dormer was added in 1989 (BP).

**9 Christowel Street, 'Rochdale'** was one of the earliest house built in the street c.1915. George Westerby Peel, a salesman, was the owner-occupant of the then six room brick house on Christowel Street. The property was first rated in 1916 (RB 1913-16). George lived at the house with his wife Frances Lily Peel until his death in 1931 (*Argus*, 3 Mar 1931:1). In 1932 Francis Peel commissioned a pair of flats next door (see 7-7A Christowel St).

The permit to build **10 Christowel Street** was granted in 1928. The builder was E. Ford and the estimated cost was 2650 pounds. Owner and occupant was Parker Mortimore. Parkers wife, Ellen Lucy Mortimore, as well as Ellen Louisa Mortimore are also listed at 10 Christowel Street during the 1930s (ER 1931). Ellen continued living at the house until her death in 1938 (*Argus*, 20 Aug 1938). Later additions include a combined garage and workshop in the 1960s (BP).

**11 Christowel Street** is a contemporary one storey house. This contemporary house is 'non-contributory' to the precinct.

First owner-occupant at **12 Christowel Street** was Alfred Leslie Sutton, who's profession is described as a 'Director'. Alfred is listed as owner of a seven room brick house on Christowel Street in 1925, but the property was unoccupied at this time, however by 1926 Alfred Leslie is listed also as an occupant (RB 1924-25, S&Mc). This suggests the house was built 1924-25. Alfred remained at the residence at 12 Christowel St from 1926 until the early 1930s after which Bertram M. Plant is listed as occupant (S&Mc). A carport was added as a late addition in the 1960s (BP).

**12A Christowel Street** was built in 1965 at a cost of 9000 pounds, owner and builder are listed as B.J & P.D. Hoare (BP).

**13 Christowel Street** is a contemporary two storey house. This contemporary house is 'non-contributory' to the precinct.

**14 Christowel Street** was built c.1923. William Frances John Vernon, a dentist, is listed as the first owner and occupant of the then nine room brick house (RB 1923-24). Ronald Eric Hunt Vernon, also a dentist, and manufacturer Thomas Seaton Vernon, also resided at 14 Christowel Street (ER 1924). William was the occupant of 14 Christowel Street until his death in 1943 (*Argus*, 14 Oct 1943:11). A new fence was added in the 1970s (BP).

**15 Christowel Street** first appears in the Sands & McDougall directory in 1925 when it is described as a seven room brick house occupied by manufacturer William Alexander Wilson (RB 1924-5, ER 1925, S&Mc 1925). This indicates that the house was built c.1924. William lived at the house until 1930. Later occupants include A. D. Wilson (S&Mc).

**16 Christowel Street** was built in 1925. Rate books list Richard Herbert Trengove, a boot trader, as the owner and occupant of the nine room brick house (RB, 1925-26). Richard Trengove and Mabel Trengove were still the occupants of the house in the late 1940s (ER 1949). Permit records show that a garage and a front fence were added in the 1950's (BP).

The permit to build **17 Christowel Street** was granted in 1927, the builders were listed as Pepperall & Leonard (BP). 17 Christowel Street first appears in the 1929 Sands & McDougall directory, with William and Catherine Harrys listed as the occupants. William was a resident at 17 Christowel St until his death in 1948 (*Argus*, 21 Jun 1948:2). William and Catherine's son, William Vanston Harrys, continued living at the residence until his death in 1953 (*Argus*, 15 Oct 1953:8). Later additions include a double garage to the back of the house in the 1980s (BP).

**18 Christowel Street** was built between 1926 and 27. In 1926 Alan Lindsay Bruns was the owner of an empty lot in Christowel Street, which first appears in the 1927 directory (RB 1925-26, S&Mc). Alan Bruns and Edith Nancy Bruns, presumably Alan's wife, were still living at the residence in the late 1940s (ER 1949). An additional dwelling was built on the lot to the rear of the original late 1920's house in 1988 (see 18A Christowel St) for Dr and Mrs T.F. Ahern (BP).

**18A Christowel Street** was built in 1988 (BP). This house is 'non-contributory' to the precinct.

**1A Stodart Street** was built in the 1960s. This house is 'non-contributory' to the precinct.

**2 Stodart Street**, was built 1924-25. Myra Florence Tinkler was the owner of the unoccupied lot in 1924, and is listed as both owner and occupant of the eight room brick house by 1925 (RB, 1923-24 & 1924-25). Myra and Cyril Tinkler, who's profession is described as a 'managing director', are both listed on the 1925 Electoral Roll at Stodart Street (ER, 1925). A new garage was added in 1965 (BP).

**4 Stodart Street, 'Lonest'**, was among the early developments along Stodart St, built c.1923. In 1924 Albert Leonard Read, a barrister, was the owner-occupant of the then eight room brick house (RB 1923-24). Albert remained at the residence until the 1960s (ER 1962). A carport was added in 1960, and a fence in the 1970s (BP).

**8 Stodart Street** is a contemporary two storey house. This contemporary house is 'non-contributory' to the precinct.

**10 Stodart Street** was built c.1923. Lillian Loft was the owner-occupant of the then seven room brick house (RB 1923-24). Lillian and Frank Loft, appears in the 1924 Sands & McDougall directory as one of the first residents at Stodart Street. The Lofts made alterations in 1931 (BP). During the 1950s Frank Loft, is still registered at 10 Stodart Street, his professional is decribed as 'an engineer, and their daughter Eileen Veronica Loft, who's profession is listed as a dress cutter are also listed as occupants. Frank Loft remains at 10 Christowel St until the 1970s (ER, 1954 & 1972).

The building permit for a dwelling of estimated cost of 1800 pounds at **12 Stodart Street** was granted in 1928 (BP). William Arthur Adair, a draper, was the first owner-occupant of 12 Stodart Street, which first appears in the Sands & McDougall directory in 1930. William Arthur Adair, and his wife Minnie May Adair lived at 12 Stodart Street up until 1954 (ER, 1954). The house was designed by architect Robert Bell Hamilton (*The Age*, 6 Nov 1956:2).

R.B. Hamilton was born in 1892. He studied in London to become an associate of the Royal Institute of British Architects, after which he worked in London and Bombay, India. In the early 1920s he formed a partnership in Melbourne with F.L. Klingender which lasted until 1925, after which he established his own practice. Initially R.B. Hamilton positioned himself within the Arts and Crafts movement, drawing inspiration from Rodney Alsop's work (former partner of Klingender), however towards the end of the 1920s his work was characterised by the Tudor Revival style (Citation 687-689 Orrong Road, Toorak, HO509).

An eight room brick house **14 Stodart Street** was constructed in 1933 by builder W. Rayner for owner and occupant Percival Neale. The estimated cost was 2165 pounds (BP). Neale, was listed as a shoe manufacturer and lived with Mary Ann Neale (ER, 1936). Percival was the director of Cherub Shoes, Pty. Ltd. A visit to Bathurst, together with his wife and daughter was recorded in the paper (*National Advocate*, 15 May 1947:2). Percival and Mary were still listed as residents of 14 Stodart Street in late 1940s (ER, 1949).

**1-1A Westbourne Grove** was built in 1925 by owner and builder Clarence Stanley Naylor. Clarence is listed as owner of an empty lot on Westbourne Grove in the 1924 Rate Book, while his address is listed as Parkhill Road in Kew. In 1926 the house is listed as a five room brick house, and C.S. Naylor is both owner and occupant (RB1923-24 &

1925-26). A substantial extension with a flat was added to the side of the house in 1939 at a cost of 1100 pounds. A carport was added at 1A Westbourne Grove in 1989 (BP). C.S. Naylor also built the house at No. 2 Westbourne Grove.

**2 Westbourne Grove** was built in 1928 for owner Mrs. Agnes Forster Dudgeon, builder was Clarence Stanley Naylor (owned 1A Westbourne Grove, see above). The total cost for construction of the five room brick house was estimated to be 1130 pounds (BP). No. 2 Westbourne Grove first appears in the Sands & McDougall directory in 1930 (S&Mc). Bookseller Robert Dudgeon, clerk Geoffrey Innes Dudgeon, and Agnes Dudgeon were all listed as residents at No. 2 Westbourne Grove in 1930 (ER 1930). Robert and Agnes moved from the property between 1931 and 32. Subsequent occupants include Norman Western and George Jackson (S&Mc).

**3 Westbourne Grove** was built in 1926. Eva Dulcie Becker is listed as owner of the unoccupied lot in 1926 (RB 1925-26). No. 3 Westbourne Grove first appears in the Sands & McDougall directory in 1927. Joseph Oswald Becker is listed as an occupant and is presumably Eva Becker's husband (S&Mc). Joseph and Eva stayed at 3 Westbourne Grove until mid-1930. Subsequent occupants include Alban Wills (S&Mc).

**4 Westbourne Grove 'Kelba'** was built in 1925. John Thomas Blake is listed as owner and occupant of the five room brick house in 1926 (RB 1925-26). John's profession is listed as 'Traveller', he lived with his wife, Matilda Blake at No. 4 Westbourne Grove until Matilda's death in 1939 (*Argus*, 24 Feb 1939:12). Subsequent occupants include Frank G. Worthy (S&Mc).

**6 Westbourne Grove, 'Ravencourt'**, was built in 1927 for accountant Reginald Purser. The estimated cost of construction of the six room brick house was 1200 pounds (BP). Reginald and Florence remain occupants at No. 6 Westbourne Grove until the 1960s (ER 1963).

**8 Westbourne Grove** is a contemporary two storey house. This contemporary house is 'non-contributory' to the precinct.

**8A Westbourne Grove** was built in the 1960s. This house is 'non-contributory' to the precinct.

The two flats at **10 Westbourne Grove** were built in 1937, by builders Breeden & Watts for owner Harold Joseph Holzer, whom around the same time moved in at 8 Westbourne Grove (now demolished) (ER, 1943). The total estimated cost of the build was 2500 pounds for the two flats, comprising eleven rooms in total (BP). H.J. Holzer father was Johannes Holzer (1937-1918), who was the child of Martinus Holzer (1805-1889), founder of the Fritsch-Holzer brickworks in Camberwell (*Ancestry*). The company was later renamed the Hawthorn Brick Works, and was the major producer of the distinctive 'Hawthorn brick' (Built Heritage, 2012: 87-88). First occupants of the flats were salesman Louis Norman Baxter and Phyllis Shardlow Baxter (S&Mc, ER 1943). According to a Holzer family member, the garage was converted into an air raid shelter during World War II. One of the flats was still occupied by a member of the Holzer family in 2017.

**12 Westbourne Grove, 'Jeppes'** was built in 1925. The house first appears in the directory in 1926. Builder William Taylor, Emily Maud Taylor and Emily Maud Jr., were listed as residents at 'Jeppes' in 1926 (ER, 1926). Taylor and Skewes are listed as joint owners in the 1925-26 Rate Book, however, their connection is unknown. In the 1933 Sands & McDougall directory Miss L. Skewes is listed as an occupant. Later occupants include John Mackenzie in the 1940s (S&Mc).

First occupants at **14 Westbourne Grove** were Margaret Nicol Hosier and engineer Howard Harry Hosier (ER 1931). No. 14 Westbourne Grove first appears in the Sands & McDougall directory in 1930, indicating that the house was built in 1929. Margaret remained at 14 Westbourne Grove until her death in 1943, at which time her husband had already passed (*Argus*, 24 Jun 1943:2). A carport was added in the 1960s (BP).

**16 Westbourne Grove** was the first house to be built on the street in 1925. Samuel Joseph Vaughan was the owner of the then eight room brick house, however he is still listed at an address in Caulfield. A year later he is also listed as occupant (RB 1924-25 & 1925-26). Samuel lived at the property with his wife, Rose Edith Vaughan, who is listed as an occupant at No. 16 Westbourne Grove until her death in 1940 (*Argus* 16 Mar 1940:4). Samuel remained at the property until 1963 (ER 1963).

**18 Westbourne Grove** first appears in the Sands & McDougall directory in 1929. Clerk Bert Alexander Hadley and Florence Ruby Alice Hadley were listed as occupants around this time (S&Mc, ER 1933).

**638 Riversdale Road** first appears in the Sands & McDougall directory in 1924, the property was known as No. 100 Riversdale Road at this time. Andrew Chung is listed as the Occupant. A year later Elizabeth Chung, presumably the wife of Andrew, is listed as owner-occupant of the seven room brick house. This suggests that the house was built in 1923. From the 1928 directory it is known as 130 Riversdale Rd (S&Mc). Other occupants were; druggist Ernest David Chung, polisher Henry Charles Chung, and cabinet maker William James Chung, (ER 1924). Andrew Chung is known to have worked as a cabinet maker in East Camberwell in the 1940s (*Argus*, 6 Aug 1941:8). Subsequent occupants include Ernest Young in the 1940s. A garage was added in the 1970s (BP).

**640 Riversdale Road** first appears in the Sands & McDougall directory in 1917, indicating that it was built 1915-1916. The house was known as No. 102 Riversdale Road at this time. Alfred J. Swann was listed as the occupant between 1917 and 1918, after which there were a few years of rapid change in ownership. In the 1919 directory Albert W. Salter is listed as the occupant, and in 1920 a new occupant again, Fredric Goulding. Mrs. A Cooper appears as occupant in the 1921 directory and remains at the property until mid-1930 (S&Mc). A garage was added in 1964 (BP).

**642 Riversdale Road** first appears as 'house being built' in the directory in 1924. It is known as No. 104 Riversdale Road in 1925 (S&Mc). First owner and occupant of the then eight room brick house was manager William Moyle, William only stayed owner of the property for one year, after which Edith Jane Leckie and Rev. Allan Douglas Leckie are listed as both owners and occupants (RB 1924-25 & 1925-26, S&Mc). In the 1928 directory the house is known as No. 134 Riversdale Road. Rev. Leckie was the director of home missions of the Presbyterian Church of Victoria from 1928 to 1934. He passed away in 1935 (*Argus* 30 Jul 1935:6). Rev. Leckie lived at No. 642 Riversdale Road. until the early 1930s. Subsequent occupants include Charles Mathieson, a doctor (ER 1936, S&Mc).

**644 Riversdale Road, 'Aroona'** was built in 1915. William and Agnes Shanahan were the first owners and occupants in 1916 (RB 1913-16). The house first appears in the 1916 Sands & McDougall directory as No. 106 Riversdale Road. From 1928 the house was known as No. 136 Riversdale Road (S&Mc). William was the former president of Pyalong Shire. He passed away in 1921 (*Kilmore Free Press*, 10 Nov 1921:3). Agnes remained at 644 Riversdale Road until her death in 1942 (*Argus*, 30 Mar 1942:2).

The duplex at **646 Riversdale Road – 2A Westbourne Grove** was built in 1935 at an estimated cost of 1450 pounds, it was then known as No. 138 Riversdale Road. Owners

were F. G. Gough and builder was E.E. Simpson(?) (BP). See also 2A Westbourne Grove.

### Description & Integrity

#### *Precinct as a whole*

The Camberwell Links Estate is bordered by Riversdale Road to the north, the Golf Links Estate (HO1) to the south and the railway line to the east. HO1, the Golf Links Estate was subdivided in 1927 and lots were offered for sale later that year. The Camberwell Links Estate, which consists of housing styles from c.1915 to early 1930s comprises some earlier development than the Golf Links Estate. To the north of Camberwell Links Estate, on the other side of Riversdale Road, lies HO159 Prospect Hill Road Precinct, which mainly consists of late Victorian and Federation houses and some interwar houses.

The railway line, Riversdale Road, and Stodart Street, linking Christowel Street and Westbourne Grove, offers clear boundaries to the precinct. The combination of straight and curved streets within the Camberwell Links Estate, such as the slight bend of Westbourne Grove, are typical of this era. The streetscape is enhanced by the row of mature Bhutan Cypress (*Cupressus torulosa*) on the eastern side of Westbourne Grove, bordering the railway line. The trees, sixty-nine in total, have been planted as a screen between the housing development and the railway line most likely during the 1920s or 30s.



**Figure 16. View of cypress trees looking north.**  
Source: Context Pty Ltd 2016.



**Figure 17. View from Riversdale Road looking south.**  
Source: Context Pty Ltd 2016.

Due to the curve of Westbourne Grove there are a number of irregularly shaped blocks towards the northern end of the street where the houses have smaller setbacks. However, on Christowel & Stodart streets, the setbacks are fairly consistent. One of the later developments in the precinct, from 1933, is the Individually Significant house at 14 Stodart Street. It has one of the largest front gardens and an original low clinker brick fence with piers. There are several examples of low brick original fences within the precinct, an example being at 638 Riversdale Road with engaged piers, or a combination of roughcast and brick, such as the fences at 16 Westbourne Grove and 8 Christowel Street.

The housing styles within the precinct reflecting the interwar era of housing variety. The early development around 1915 includes examples of Federation/Arts and Crafts Bungalows however the majority of the development within the precinct occurred during the 1920s. This is clearly reflected in the housing styles, which are predominantly Arts and Crafts and Californian Bungalows. A few houses were built after 1930, including examples of the Old English, Spanish Mission and Moderne architectural styles.

#### *Early developments 1915-1925*

Bungalows are by definition single-storey, however, there is also the Attic Bungalow, with rooms within the roof space. A common style indicator is the use of natural brick, timber weatherboard and shingle and terra cotta tiles. Rather than applied decoration, visual interest was often achieved through the contrast of the cladding materials, such as roughcast, brick and timber shingles. Californian Bungalows have a strong horizontal emphasis, achieved by a low pitch transverse gabled roof, or a flat roofed porch. The Arts and Crafts style bungalow is generally more vertically massed, common details were buttressing and masonry arches around the entrance.

The early development along Christowel Street include the contributory Attic Bungalow at 6 Christowel Street, the contributory Federation Arts & Crafts Bungalow at 8 and the Individually Significant house at and 9 Christowel St, all built c.1915-17. 8 Christowel Street was built c.1917, with unusual decorative details. The house has a roughcast exterior, with an original roughcast fence with piers. The gabled roof has prominent gable verges and Marseille patterned tiles, typical of the style. A small flight of stairs leads up to the front porch, defined by a low roughcast balustrade wall, with hit-and-miss brickwork. The front porch is arched and sits under a hipped roof with exposed rafters. The combination of the gabled and hipped roof form is typical of the Federation Arts and Crafts style. The two corner piers of the porch extend above the roofline creating a decorative feature. On the other side of the façade sits a transverse gable with vertical timber strapping. The window has been replaced. The other front widows are original with Arts and Crafts style leadlights and a timber window awning running across both windows.

Typical of the Arts and Crafts movement are the tall roughcast chimneys, however the decorative chimneys with cornices at 8 Christowel Street are quite unusual. The house is generally intact. The added garage is somewhat imposing and sits close to the street. Otherwise, 8 Christowel Street is a fine example of the decorative Arts and Crafts Bungalows within the precinct, more prominent in height than the Californian Bungalow style.



**Figure 18** The individually significant house at 8 Christowel Street.



**Figure 19** The individually significant house at 9 Christowel Street.

Across the road from 8 Christowel Street sits the Individually Significant Federation/Arts and Craft Bungalow at 9 Christowel Street. The Attic Bungalow was built c.1915. The house has a transverse gabled roof, covered by Marseille patterned tiles and a decorative ridge capping. The eaves have exposed rafters, and the entrance porch is set to the side beneath the front gable. The porch is defined by a hit-and-miss brick balustrade wall. The porch is supported by brick piers and two simple timber posts flanking the entrance. The brick bungalow has decorative quoining brick work and a roughcast front and side gable. The tapered roughcast chimneys with terracotta chimney tops are common within the Arts and Crafts style. The combination of red brick and roughcast is characteristic of the era, as are the leadlight windows. The two bow windows of the front façade sit beneath a prominent tiled window awning, supported by timber brackets. A small section of the gable, above the porch, is clad with timber shingles, which architecturally distinguishes the porch from the rest of the gable front. The window awning detail is repeated on the smaller side gable, under which sits a box window. A shed dormer is situated on the south side of the pitched roof. The house is highly intact as viewed from the street, the fence is a later addition, but the original brick gate and posts remain.

The two bungalows at 640 and 644 Riversdale Road are other early examples within the precinct with Arts and Crafts details, built around 1915. The decorative details of 9 Christowel Street are also seen at 644 Riversdale Road. These details include the tiled window awning beneath the front gable, with exposed rafters and timber brackets, as well as the tall roughcast chimneys with terracotta chimney pots.



**Figure 20** The brick Arts and Crafts Bungalow at 644 Riversdale Road. Note the tiled window awning, and tall chimneys.

The Arts and Crafts style continues to influence the development along Christowel Street, Stodart Street, and Westbourne Grove, which includes many fine examples of Arts and Crafts Bungalows from the early to mid-1920s. These include 4, 5, 12, 14, & 16 Christowel Street, 2, 4 & 10 Stodart Street, 4, 6 & 16 Westbourne Grove. The transverse gabled roof form is common within the precinct. Other examples include the gable-fronted form, with a porch set below a minor gable, such is the case at 16 Westbourne Grove. The materials are often a typical contrasting combination of roughcast, brick and timber shingles.



**Figure 21** The contributory gable-fronted Arts and Crafts Bungalow at 16 Westbourne Grove. The materials are a typical combination of brick, unpainted roughcast, and timber shingle details.

Some of the Arts and Crafts bungalows are modest in size, and simple in its design, such as the intact house at 10 Stodart Street with a gable roof, a corner porch and wide eaves supported by timber brackets. Some are grander in scale, such as the wide frontage Bungalow at 12 Christowel Street with a transverse gabled roof, a wide porch, a combination of box and bay windows, tall chimneys, and a decorative gable vent.

Another grand example of the Arts and Crafts Bungalow is the individually significant attic Bungalow at 2 Stodart Street, built 1924-25. The large roughcast and brick house (now overpainted) is situated on a corner lot. The transverse gabled roof is covered with glazed Marseille patterned tiles. The roof has wide eaves with brackets and prominent gable verges. The front gable is partly projecting, resting on brick piers, creating an open porch below. The front gable is clad with timber shingles. The timber shingles are repeated above the corner bow window and on the side gable. The Arts and Crafts details are also noticed in the corner buttressing and the tall engaged chimney. The house is a significant example of the eclectic and irregular form of the Arts and Crafts style.

The house is intact, however it has been overpainted which has resulted in the different contrasting materials, brick, roughcast and timber shingles, are not as easily distinguished from another. A new carport has been added.



**Figure 22 The individually significant house at 2 Stodart St.**

#### *Later developments 1926-1939*

There are also some fine examples of the Californian Bungalow style within the precinct. 3 Westbourne Grove built in 1926, with a wide gabled porch, which features vertical timber strapping and tapered piers, 15 Christowel Street built c.1924, and a later example at no 2 Westbourne Grove.

The individually significant house at 12 Stodart Street was also built in 1928. The hip roof gives the house much of its height and Oriental character. The roof is clad with terracotta

shingles, and each hip flares out as it reaches the eaves. A smaller pyramidal roof over the central front porch mirrors the main roof. A flight of stairs leads up to the front porch, which has a brick wall balustrade. The diamond leadlight sash windows are typical of the era. The three soaring chimneys with quarter turned shafts sit on either side of the house, adding to the impressive roof height. The architect, R.B. Hamilton, was heavily influenced by the Arts and Crafts movement during the early 1920s. However, by the end of the 1920s he was regarded as the foremost exponent of the Tudor Revival/Old English style in Melbourne. 12 Stodart Street was built towards the end of Hamilton's Arts and Crafts period.

There have been some recent additions to the house. Two gable dormers have been added, which distract from the simplicity of the oriental influenced roof design. A photo in the 'City of Camberwell Urban Conservation Study' from c.1991 shows the house without dormers. The fence has also been replaced and the timber pergola is a recent addition.



**Figure 23. The contributory Californian Bungalow at 3 Westbourne Grove.**



**Figure 24. 12 Stodart St.**

The later additions within the precinct are built around the late 1920s and early 1930s. The late 1920s additions include the previously mentioned Californian Bungalow at 2 Westbourne Grove, the brick Bungalows at 10 Christowel Street, and 14 Westbourne Grove, both with shallow pitched hip roofs and a central front porch, and another brick Bungalow at 18 Westbourne Grove, which porch has since been altered. The early 1930s additions include 646 Riversdale Road – 2A Westbourne Grove, an old English style duplex built in 1935. The duplex retains part of its original low brick fence (the section facing Riversdale Road). Characteristic of the Old English style are the arched doorways and vergeless gables with corbelled eaves.

Another example of the Old English style within the precinct is the individually significant house at 14 Stodart Street built in 1933. 14 Stodart Street is constructed in clinker brick, with a roof clad in Marseille patterned tiles. The main roof has a transverse gable form, with an overlapping front porch gable, and a smaller gable dormer window. Typical of the Old English style are the dominant front facing gables with steeply pitched roofs. The front porch has decorative half-timbered detail, consistent with the architectural style. The sash windows of the front gable are slender in form with diamond leadlights, however the façade window on the east of the front porch is a larger, modern addition. The architectural details of the style are also evident in the stepped chimney, original clinker brick fence, and vertical gable vent detail. Overall the house is an intact example of the Old English style, one of the few within the precinct.



**Figure 25** 14 Stodart St.

During the 1930s two sets of flats were built within the precinct, which stand out from the otherwise dominant bungalow character. The first one being 7-7A Christowel Street, built in 1932. The two storey building consists of two flats influenced by the Spanish Mission style with arched windows and doors, a hipped roof and buttressing. The second set of flats, 10 Westbourne Grove, was built in 1937. The flats were built in the Moderne architectural style, with typical rounded corners, a hipped roof, and steel framed corner windows.



**Figure 26** The contributory pair of flats at 7-7A Christowel Street, built in 1932.



**Figure 27** The contributory maisonettes at 10 Westbourne Grove built in 1937.

### *Integrity*

The precinct generally has a high level of integrity as a result of the houses and their garden settings being substantially intact. Where they occur, original fences contribute to the streetscape and integrity of the precinct. Red brick, terra cotta tile and the use of weatherboard and timber shingles provide a consistent palette of materials

Common additions include a garage or a carport, as well as dormers and upper storey extensions. Houses with added dormers or upper storey extensions within the precinct include 12 Stodart St, 12 Westbourne Grove, 8, 9, 12 and 15 Christowel Street. The characteristic front porches are intact, showing several examples of brick balustrade walls, for example at 2 and 4 Westbourne Grove as well as 4 and 8 Christowel Street. The front porch balustrade at 10 Christowel Street, however, is not original. There are some cases of overpainting where the contrasting effect of the different materials has been lost, including the Significant Arts and Crafts Attic Bungalow at 2 Stodart Street and the contributory Attic Bungalow at 18 Christowel Street.

### **Comparative Analysis**

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain

front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The Camberwell Links Estate Precinct has a high level of intactness, comparable to the existing interwar precincts in Boroondara. There are some added dormers and upper storey extensions visible from the street, as well as instances of overpainting. Some of the front fences have been lost, but there are several examples of intact low brick fences within the precinct.

The Camberwell Links Estate Precinct represents mainly early to mid-1920s developments, with a few earlier examples from c.1915 and later examples from the 1930s. HO229 Ross Street Precinct and HO230 Toorak Estate and Environs are the precincts most similar in date, consisting mainly of 1920s development, or earlier. The houses in the Ross Street Precinct are modest timber bungalows, unlike some of the grand examples of Arts and Crafts Bungalows within the Camberwell Links Estate Precinct. The Toorak Estate consists of fairly typical brick bungalows, with some grander examples along Burke Road. The fine examples of Arts and Crafts and Attic Bungalows within the Camberwell Links Estate compare well to these. The Camberwell Links Estate Precinct comprises a relatively wide selection of houses, both in terms of period of construction (1915-1930s), and a variety of substantial residences built in interwar styles when compared with the Ross Street and Toorak Estate and Environs precincts.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Camberwell Links Estate Precinct illustrates the influence of the electrification of the tramways and railway on the subdivision and development of housing in Camberwell during the interwar period. The railways and tramways were essential to suburban development, this is exemplified in the Camberwell Links Estate, which has a close proximity to both the tram and railway line. The cypress row along Westbourne Grove, planted to screen the railway line from the new housing, is of contributory significance as a historic link to the housing development of the precinct. The Camberwell Links Estate also demonstrates the suburban growth and subdivisions made possible by the easing of bank finance and the existence of loan schemes in the interwar period. As such the precinct shows a strong expression from Camberwell's major growth period.

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

NA

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

NA

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

The Camberwell Links Estate is highly representative of the interwar era of the mid-1910s to the late 1930s, showing excellent examples of architectural styles of the period, including Arts and Crafts Bungalows, but also Californian and Attic Bungalow styles with some Old English, Spanish Mission and Moderne examples. With most development occurring during the early to mid-1920s, the character of the precinct is derived from the high level of integrity of its houses in garden settings. The precinct is also representative of the inter-war suburban development, where the combination of curved and straight streets was popular among town planners in the early 20<sup>th</sup> century.

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

The Camberwell Links Estate Precinct is of aesthetic significance as a collection of houses with a high level of intact decorative detail, especially among the Arts and Crafts, Attic and Californian Bungalows. Elements of high aesthetic value include the garden settings, original fences, complex roofs, tall chimneys, leadlight windows, porches and balustrades and the consistent use of contrasting materials such as roughcast render, timber, terra cotta tile and shingles with red brick. The streetscape is enhanced by the combination of curved and straight streets and generally consistent setbacks. The row of mature Bhutan cypress (*Cupressus torulosa*) along Westbourne Grove form a significant landscape element in its own right.

Individually Significant houses in the precinct have significant aesthetic characteristics described below:

The Individually Significant houses within the precinct have their own aesthetic significance. 8 Christowel Street is a Federation/Arts and Craft Bungalow with decorative quoining brick work and a roughcast front and side gable. The tapered roughcast chimneys with terracotta chimney tops are common within the Arts and Crafts style. The combination of the materials red brick, roughcast, and terracotta tiles create visual interest.

The Attic Bungalow at 2 Stodart Street is a substantial example of the eclectic and irregular form of the Arts and Crafts style. Although overpainted, the contrasting materials, roughcast, brick and timber shingles are still visible. The Arts and Crafts details are also noticed in the corner buttressing and the tall engaged chimney.

12 Stodart Street has an impressive hip roof with flaring hips, giving the house much of its height and Oriental character. The roof is clad with terracotta shingles and a smaller pyramidal roof over the central front porch mirrors the main roof. Soaring chimneys with quarter turned shafts sit on either side of the house, adding to the impressive roof height. The house is architect designed, however the architect is unknown.

14 Stodart Street is a fine example of the Old English style with overlapping gables, a steeply pitched roof and decorative half-timbered details. The aesthetic details of the style are also evident in the stepped chimney, original clinker brick fence, and vertical gable vent detail.

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

NA

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

NA

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

## Statement of Significance

### *What is Significant?*

The Camberwell Links Estate Precinct, comprising 1-17 & 2-18 Christowel Street; 638-646 Riversdale Road; 2A-18 Westbourne Grove and 1A & 2-14 Stodart Street, Camberwell, is significant. The Camberwell Links Estate Precinct comprises a relatively wide selection of houses, both in terms of period of construction (1915-1930s), and a variety of substantial residences built in interwar styles. The combination of straight and curved streets, the garden settings and the row of Bhutan cypress (*Cupressus torulosa*) along Westbourne Grove are all of significance, giving the precinct a characteristic interwar character.

### *How is it significant?*

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the Camberwell Links Estate Precinct illustrates the influence of the electrification of the tramways and railway on the subdivision and development of housing in Camberwell during the interwar period. The railways and tramways were essential to suburban development, this is exemplified in the Camberwell Links Estate, which has a close proximity to both the tram and railway line. The cypress row along Westbourne Grove, planted to screen the railway line from the new housing, is of contributory significance as a historic link to the housing development of the precinct. The Camberwell Links Estate also demonstrates the suburban growth and subdivisions made possible by the easing of bank finance and the existence of loan schemes in the interwar period. As such the precinct shows a strong expression from Camberwell's major growth period. (Criterion A)

The Camberwell Links Estate is highly representative of the interwar era of the mid-1910s to the late 1930s, showing excellent examples of architectural styles of the period, including Arts and Crafts Bungalows, but also Californian and Attic Bungalow styles with some Old English, Spanish Mission and Moderne examples. With most development occurring during the early to mid-1920s, the character of the precinct is derived from the high level of integrity of its houses in garden settings. The precinct is also representative of the inter-war suburban development, where the combination of curved and straight streets, was popular among town planners in the early 20<sup>th</sup> century. (Criterion D)

The Camberwell Links Estate Precinct is of aesthetic significance as a collection of houses with a high level of intact decorative detail. especially among the Arts and Crafts, Attic and Californian Bungalows. Elements of high aesthetic value include the garden settings, original fences, complex roofs, tall chimneys, leadlight windows, porches and balustrades and the consistent use of contrasting materials such as roughcast render, timber, terra cotta tile and shingles with red brick. The streetscape is enhanced by the combination of curved and straight streets and generally consistent setbacks. The row of mature Bhutan cypress (*Cupressus torulosa*) along Westbourne Grove form a significant landscape element in its own right.

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combination of the materials red brick, roughcast, and terracotta tiles create visual interest.

The Attic Bungalow at 2 Stodart Street is a substantial example of the eclectic and irregular form of the Arts and Crafts style. Although overpainted, the contrasting materials, roughcast, brick and timber shingles are still visible. The Arts and Crafts details are also noticed in the corner buttressing and the tall engaged chimney.

12 Stodart Street has an impressive hip roof with flaring hips, giving the house much of its height and Oriental character. The roof is clad with terracotta shingles and a smaller pyramidal roof over the central front porch mirrors the main roof. Soaring chimneys with quarter turned shafts sit on either side of the house, adding to the impressive roof height. The house is architect designed, however the architect is unknown.

14 Stodart Street is a fine example of the Old English style with overlapping gables, a steeply pitched roof and decorative half-timbered details. The aesthetic details of the style are also evident in the stepped chimney, original clinker brick fence, and vertical gable vent detail. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

#### CAMBERWELL LINKS ESTATE PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built date
	1	Christowel Street	Non-contributory	2000s
Kerrisdale	2	Christowel Street	Contributory	1921-22
	3	Christowel Street	Non-contributory	2000s
	4	Christowel Street	Non-contributory	1920s
	5	Christowel Street	Contributory	1924
Balford	6	Christowel Street	Contributory	1917
	7-7A	Christowel Street	Contributory	1932
	8	Christowel Street	Contributory	1917
Rochdale	9	Christowel Street	Significant	1915
	10	Christowel Street	Contributory	1928
	11	Christowel Street	Non-contributory	2000s
	12A	Christowel Street	Non-contributory	1965
	12	Christowel Street	Contributory	1924-25
	13	Christowel Street	Non-contributory	2000s
	14	Christowel Street	Contributory	1923
	15	Christowel Street	Contributory	1924
	16	Christowel Street	Contributory	1925
	17	Christowel Street	Contributory	1927
	18A	Christowel Street	Non-contributory	1988
	18	Christowel Street	Contributory	1926-27
	638	Riversdale Road	Contributory	1923
	640	Riversdale Road	Contributory	1916
	642	Riversdale Road	Contributory	1923-24
	644	Riversdale Road	Contributory	1915

	646	Riversdale Road	Contributory	1935
	1A	Stodart Street	Non-contributory	1960s
	2	Stodart Street	Significant	1924-25
Loness	4	Stodart Street	Contributory	1923
	8	Stodart Street	Contributory	2000s
	10	Stodart Street	Contributory	1923
	12	Stodart Street	Significant	1928
	14	Stodart Street	Significant	1933
	1-1A	Westbourne Grove	Contributory	1925
	2A	Westbourne Grove	Contributory	1935
	2	Westbourne Grove	Contributory	1928
	3	Westbourne Grove	Contributory	1926
Kelba	4	Westbourne Grove	Contributory	1925
	6	Westbourne Grove	Contributory	1927
	8A	Westbourne Grove	Non-contributory	1960s
	8	Westbourne Grove	Non-contributory	2000s
	10	Westbourne Grove	Contributory	1937
Jeppes	12	Westbourne Grove	Non-contributory	1925
	14	Westbourne Grove	Contributory	1929
	16	Westbourne Grove	Contributory	1925
	18	Westbourne Grove	Contributory	1928

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

#### Identified By

McConville, Dr Chris & Graeme Butler, City of Camberwell Conservation Study Vol. 3, Precinct 28.2, 1991.

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*The Age*, 6 Nov 1956.

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### CAMBERWELL ROAD ESTATE PRECINCT

Prepared by: Context Pty Ltd

**Address:** 1-1A & 2-6 Acheron Avenue; 458-486 Camberwell Road, Camberwell

<b>Name:</b> Camberwell Road Estate Precinct	<b>Survey Date:</b> March 2014
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1912 & 1927-37

#### Precinct Map:





### Historical Context

Prior to 1900 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred during the interwar period, radiating out from the Junction toward the north, east and south. Interwar development saw the establishment of estates on undeveloped land in these areas.

William Newnham, farmer, applied to bring his land from the Old Law system to the Torrens Title system in December 1882. It comprised a large part of Crown Portion 125, Parish of Boroondara, and stretched from the south-west corner of Camberwell and Glen Iris roads, south to just past Donna Buang Street (1774 links), then west to the boundary between Bowen and Radnor streets (3123 links), and then north to Camberwell Road in the middle of the Camberwell Sports Ground (*Argus*, 20 Dec 1882:11). He was first listed on Camberwell Road (then Norwood Road) in the 1870 Melbourne street directory, and appears as a 'ham and bacon curer' in the 1870s and 1880s (S&McD).

In 1888, Newnham sold part of the north-west corner of his land, which was subdivided and advertised as the Camberwell Road Estate, with 55 business and residential sites. It was noted as the former site of 'Newham's [sic] Orchard', with 'splendid fruit trees' thickly covering the residential sites (*Age*, 8 Nov 1888:11). The subdivision comprised 23 narrow 'business' sites facing Camberwell Road, between what is now Seville Street and 474 Camberwell Road. There was a further 31 wider residential blocks at the north ends of Orange Grove and Seville Street. The real estate sale poster showed just one building in existence at the time, a tiny structure at what is now 486 Camberwell Road (Camberwell Road Estate poster, SLV, 1888).

In the 1890s, the listings switch to J Newnham, coachbuilder, as the only occupant on the south side of Camberwell Road, south of Althestan Road. He likely lived just to the north-west of William Newnham's 1888 subdivision.

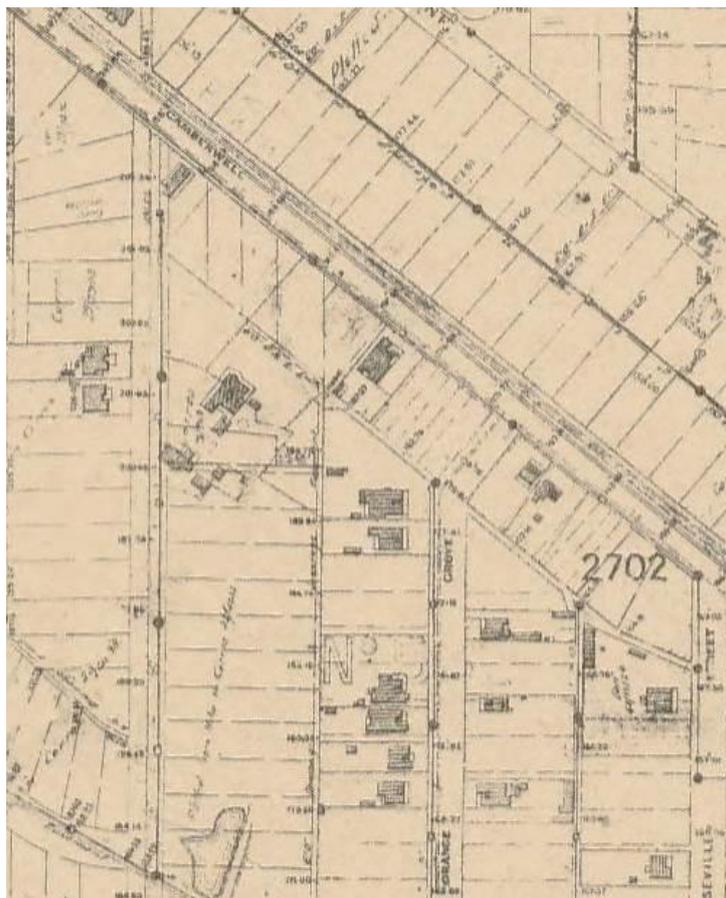
## History

### *Camberwell Road*

By 1900, Camberwell Road had undergone both commercial and residential development between Burke and Toorak roads. The north side had developed at a more rapid rate than the south, with approximately double the amount of development at this date. Within the precinct, between Orange Grove and Athelstan Road, there were three occupants that included J Newnham, coachbuilder, in 1900. Acheron Avenue did not yet exist. By 1905, 'The Oaks' appears in the Sands & McDougall Directory, between Orange Grove and Athelstan Road, occupied by William Newnham (S&Mc). This large house with verandahs on three sides and outbuildings sat where 3-9 Acheron Avenue are now, and had a large garden fronting onto Camberwell Road. Newnham remained at 'The Oaks' until his death in August 1912 (*Argus*, 16 Nov 1912:16).

Development on Camberwell Road had increased slightly by 1910. However, within the precinct, there were now only three occupants listed between Seville Street and Athelstan Avenue. This slow rate of residential and commercial development continued until 1920. In 1925 there were eight occupants listed between Seville Street and Athelstan Avenue, on the south side of Camberwell Road (S&Mc). None of those houses survive.

By 1930 a steady increase in development was evident on the entirety of Camberwell Road. Within the precinct, the lots on the south side of Camberwell Road were almost completely developed, with full development having occurred by 1935 (S&Mc).



**Figure 28.** The precinct and surrounding area, c1926. Acheron Avenue is on the left side, with 'The Oaks' and outbuildings (demolished) on the east side of the street. A Federation villa at No. 476 is visible between Acheron Avenue and Orange Grove (demolished 2016). (Detail from MMBW Plan No. 76)

*Acheron Avenue*

Acheron Avenue was created in the early 1920s by a series of small subdivisions (LP10748, LP10749). It first appears in the 1925 Sands & McDougall Directory, with four residents at the north end (west side).

Mary Cook (widow) of 'The Oaks' on Camberwell Road, subdivided her land in 1926, comprising the entire east side of Acheron Street as well as 464-474 Camberwell Road (LP11357). She began to sell off lots that same year. She remained at 'The Oaks' on a reduced allotment corresponding to 3-9 Acheron Avenue until after 1945 (S&McD; 1945 aerial photo).

According to Butler, to the west of Cook's land, the land bound by Athelstan Road, Acheron Avenue and Aroha Crescent was also known as the Camberwell Road Estate. This subdivision was declared by a D Hardie in 1922, and then superseded by an alternative subdivision declared by AJ Muntz in 1924 (McConville & Butler 1991:Precinct 9, Camberwell Road Estate). As commercial development, as foreseen in the 1888 subdivision plan, had not eventuated, the re-subdivided allotments along Camberwell Road were wide residential-sized blocks.

By 1930, Nos. 1-19 on the east side, and Nos. 10-28 on the west side had been developed. Further development occurred on the west side of Acheron Avenue, at the north end near Camberwell Road, after 1930 (S&Mc).

*Places within the precinct*

All Significant and Contributory houses in the precinct were built in the second half of the interwar period, from 1927 to 1937. Building activity began with a rush following the 1926 subdivision of land on Camberwell Road, with five houses started the following year.

**1-1A Acheron Avenue** was listed in the Sands & McDougall Directory in the early 1930s as a single dwelling occupied by HM Burgess. This was demolished after 1935. In April 1937, the lot now comprising 1-1A Acheron Avenue was purchased by Harold T Amey and John W Amey (CT:V5162/F394). The following month, these owner-builders began to construct a brick and tile dwelling, described as a two-storey building housing two maisonettes, at a cost of 1,900 pounds. At this date, the Amey family lived at 470 Camberwell Road in a house they had recently built. Each maisonette was built with six rooms and separate garages (BP). By 1940, the maisonettes were listed separately in the Sands & McDougall Directory. Building records indicate that a sun room was added in 1960 and a bathroom added in 1976 to one of the two maisonettes, however it is not known on which (BP). In 1970 a carport was added to No 1A, and in 1981 a deck and one room addition were constructed (BP).

The house and garage at **2 Acheron Avenue** were built in 1933 as a six room brick and tile dwelling with a garage, for owner Mrs Conroy, by contractor EE Simpson. The cost of construction was 1,100 pounds. In 1961, the kitchen was extended and alterations were carried out, with further additions made by the owner at a later date (c1960-70s).

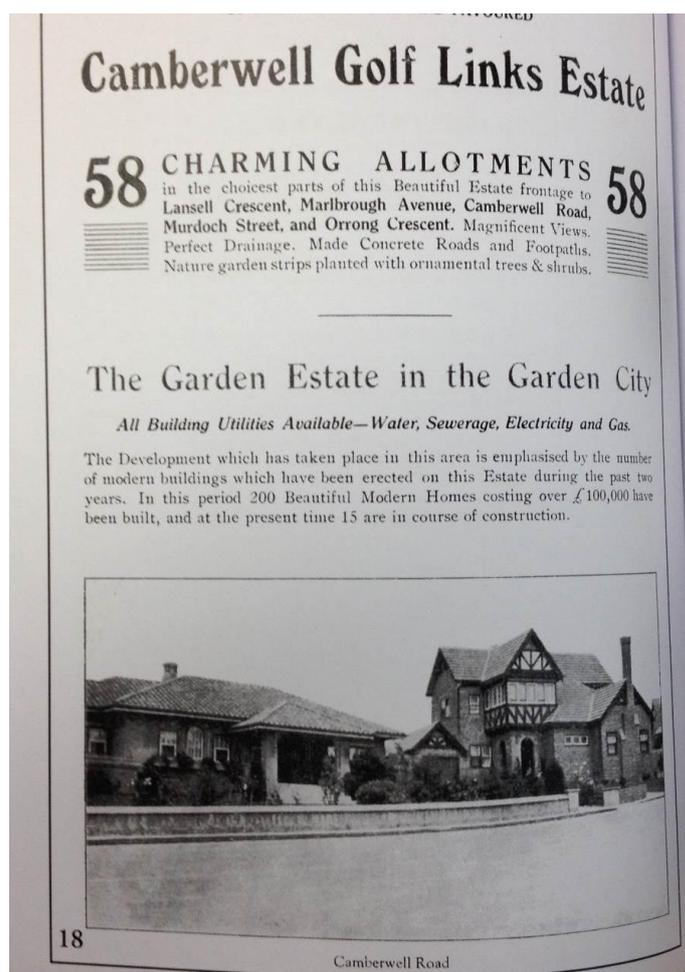
The brick house and garage at **2A Acheron Avenue** were built in 1934 for Mrs Munroe, at a cost of 850 pounds (BP). A sales ad in the *Argus* in 1955 (17 Jan 1955) noted that the brick house had six rooms at this date. Additions include a wash house in 1958, a brick veneer sleepout in 1966, further additions built by the owner in 1977 and a garage in 1986 (BP).

No. **4 Acheron Avenue** appears in the Sands & McDougall Directory between 1936 and 1938, occupied by Llewellyn Charles Trask (S&Mc; *Argus* 15 Jan 1942:2). This indicates that the house was built c1936-37.

The seven room brick and tile dwelling and garage at **6 Acheron Avenue** were built in 1930 for the Dusting family, by R Fisher, for 1,550 pounds. The piers of front brick fence were raised in height in 1984, while additions were made the house in 1985. The detached brick garage was built in 1985 (BP).

Stratford, the attic-storey dwelling at **458 Camberwell Road** was constructed in 1933 by builder CJ Smith for owner Frederick G Woods, an auctioneer, at a cost of 1,290 pounds. A flat-roofed projecting bay window was added to the north-west side in 1962, and balcony was enclosed on the east elevation (Lovell Chen 2005).

The house at **460 Camberwell Road** was built in 1930 for owners Mr and Mrs Loving, by designer-builder A Mortimer McMillan. At this date it was a seven room brick and tile dwelling, with a garage (BP). This substantial dwelling cost twice as much to build as its northern neighbour, at 2,700 pounds. McMillan designed and built many Camberwell villas, particularly in the adjacent Golf Links Estate and in Toorak and Armadale. Nearby examples include 1 Fairmont Avenue, 3 Finsbury Way and 463 Camberwell Road (all in HO1 Golf Links Estate). The house at 463 Camberwell Road is located on the opposite corner and displays similar details - including the Serlian window and Cordova tiled roof - but at a more modest scale. This house and its neighbour (Nos. 458 and 460) were used to advertise the fledgling Golf Links Estate, though they sat outside of it.



**Figure 29. Advertisement for the Golf Links Estate, depicting the newly completed houses across the road at 458 and 460 Camberwell Road. (V Wehner, 2012:188)**

Isaac E Jacob purchased **464 Camberwell Road** in December 1927 (CT:V5162/F394). The six room brick and tile dwelling was built for Jacob the following year in 1928, by builder NP Anderson, for 1,625 pounds (BP). A brick garage of 1951 was replaced in 1977 (BP).

Alfred Jon Cheney purchased **466 Camberwell Road** in September 1927 (CT:V5162/F394). Starting that year, a seven room brick and tile dwelling was constructed by builder S Whitehead, for 1,700 pounds. A garage was also built at this date (BP). In 1930, the house was occupied by Henry Hurley Jnr, which suggests that the house was leased out by the owner (S&Mc). In 1985, the owner extended the outbuildings and made alterations to the house (BP).

The house and garage at **468 Camberwell Road** were built in 1927, as a six room brick and tile dwelling, for owners Mr and Mrs Cook, by builder GO Casper. The construction cost was 1,000 pounds (BP). It is not known if they were relations of the widowed Mrs Cook who subdivided this land in 1926. In 1929 an additional garage was constructed (BP). In 1930, Mrs Ada McDavitt occupied the house, suggesting the owners leased the house out at this date (S&Mc). In May 1930, the Cooks sold the house to Doris M Perkins (CT:V5162/F394). Further additions were carried out on the house in 1959. In 1962 a brick fence was built (BP).

In 1930, **470 Camberwell Road** was listed in the Sands & McDougall Directory, with the occupant as Mrs Mary Cook. This appears to be 'The Oaks', which was later listed as 3-7 Acheron Avenue. In 1936, Harold Tilbrooke Amey and John William Amey, builders, purchased the lot and built the existing house the same year (CT:V6064/F777; BP). This five room brick and tile dwelling with a garage and brick fence cost 1,000 pounds (BP). Soon after, in 1938, the Ameys sold the house to Charles McKerrow, of 240 (now 470) Camberwell Road, Camberwell. This suggests that the Ameys leased the house to McKerrow before he subsequently became the owner (CT:V6064/F777).

**472 Camberwell Road** was built for LM Cooper in 1927 by builder GB Cooper, at a cost of 1,025 pounds (BP). It was built as a rental property, and first appeared in the 1929 street directory, occupied by an AWM Stom (S&McD). The garage was built in 1944, an inside toilet in 1956, and a verandah in 1959 (BP).

The house at **474 Camberwell Road** was built in 1927 by builder D Harding, for owner R Harding (BP). An article in the *Argus* in 1935 shows that Rose Harding, of 244 Camberwell Road, was the wife of Thomas Harding (*Argus* 12 Jun 1935:15). When built, 474 Camberwell Road was a seven room brick house with a garage (BP). It was the first house to be completed following the 1926 subdivision, as Thomas H Harding was already listed in the 1927 street directory (S&Mc).

The house at **478 Camberwell Road** was built in 1927 by owner builder DC Bale, as a six room brick and tile dwelling, at a cost of 1,200 pounds (BP). In 1930, the house was occupied by an occupant with the surname 'Charge', suggesting that Bale leased the house out (S&Mc). The garage appears to have originally been built in 1932 before undergoing 'partial demolition and rebuilding' in 1937 (BP).

The house at **480 Camberwell Road** was built in 1933 as a six room brick and tile dwelling with garage, for owners W & C King (BP). The construction cost was 850 pounds. An advertisement for the sale of the house in 1950 (*Argus*, 9 Jun 1950:2) described the 'attractive modern brick villa' which had a panelled entrance hall, six rooms, tiled bathroom, shower cabinet, garage, garden and lovely views. In 1965, alterations were made to a study, and a fence constructed in 1966. Additions to the house were carried out in 1981, by the owner (BP).

The house at **486 Camberwell Road** was constructed in 1932 by owner-builder JP Laphorne, at a cost of 900 pounds. At this date the house was recorded as a five room brick house with a sleepout (BP). It replaced a small dwelling shown on the c1926 MMBW Plan (No. 76), which was occupied by a John C Taylor in 1930. The 1932 house was extended in 1971 and a garage built by the owner in 1975. In 1978 the owner also built the existing fence (BP).

### **Description & Integrity**

The Camberwell Road Estate Precinct is roughly L-shaped in plan, with a long row of large houses set on the high side of Camberwell Road and extending into the north end of Acheron Avenue. On the opposite side of Camberwell Road is the Golf Links Estate (HO1), with a row of interwar houses of similar styles but a smaller scale.

Due to the angle at which Acheron Avenue meets Camberwell Road, there are a number of irregularly shaped blocks around the intersection and houses that are not set parallel to the street. Apart from this, front setbacks are fairly consistent, though the grandest of the interwar houses, 460 Camberwell Road, sits behind a very large front garden. Many of the interwar houses retain their original dwarf front brick fence, which range from the simple to the elaborate. Many also have an original or very early garage, usually set at the back of the block, but some are integrated into the house itself, which was an innovation of the 1930s.

Reflecting the eclecticism of the interwar era, there are a number of styles seen in the precinct despite its rapid development in a single decade. These can be put into three general groups that are consistent in style as well as time period. California Bungalows were some of the first houses to be built, all commenced in 1927. This was followed by houses that can be categorised as Interwar Mediterranean, commenced between 1927 and 1933, and then Tudor/Old English houses from 1933 onward.

The California Bungalows at 468, 472 and 474 Camberwell Road are modest in size and typical in their form and details. Typical of the style, some have a gable-fronted form (Nos. 472 & 474) and another has a transverse gable roof (No. 468), both with a front porch set below a minor gable. Nos. 468 and 472 are quite similar in detail, both with red brick walls and clinker brick accents, simplified half-timbering to the gables, and paired fluted columns on brick piers supporting the front porches. No. 474 has walls finished in roughcast render with shaped timber shingles to the front gables. The porch returns and is supported on tapered piers. Attic-storey rooms have been added to this house, but its original form is still clearly discernible. All three have box-frame windows, with simple leadlights to Nos. 472 and 474.



**Figure 30. Contributory California bungalow at 468 Camberwell Road. (Context, 2014)**

Another one of the early, 1927, houses, at 466 Camberwell Road can be called an Arts & Crafts bungalow, with its porch set behind two very large semi-circular arches picked out in face brick.



**Figure 31. Contributory Arts & Crafts bungalow at 466 Camberwell Road (Context, 2014)**

The largest stylistic group of houses in the precinct are examples of the Interwar Mediterranean style, or bear design similarities to it. They are 460, 464, 468, 478, 480 & 486 Camberwell Road and 2 & 6 Acheron Avenue. Typical of this style, classical details, particularly columns and arcades, are added to mostly hip-roof bungalows with smooth or textured render walls. This approach is seen at 2 & 6 Acheron Avenue and 480 Camberwell Road. Others have a more Spanish Mission influence, particularly 464

Camberwell Road, which is arcaded front porch and gabled chimney. Other houses in this group are similar in form, with a hip roof and a projecting hip-roof front porch on heavy masonry supports, as seen at 478 & 486 Camberwell Road, but they do not share the classical details.



**Figure 32. Contributory Interwar Mediterranean house at 6 Acheron Avenue. (Context, 2014)**

The Significant house designed and built by A Mortimer McMillan, at 460 Camberwell Road, has Cordova-pattern roof tiles and textured stucco on the walls, giving it a Spanish Mission flavour. The base of the walls is of clinker brick. The front porch sits under a hip roof supported on heavy piers with curved masonry brackets, a flight of semicircular terrazzo steps before it, and Gothic lanterns on the piers. The front door has two generous sidelights. The chimneys are quite unusual in form, with an intricate fluted shaft and cap. The main front window grouping is Serlian in form, with a tall arched window (here with gothic tracery and bevelled-glass panes) surrounded by engaged columns and shorter double-hung sash windows (which also appear to have bevelled glass in their top sashes). The house has an extremely long façade which gives it a landmark quality, enhanced by its corner site, deep garden setback and front fence. The low front fence has a similar level of detail to the house, with a clinker brick plinth, and smooth rendered cap with roughcast render between. There is a cast garland detail on the piers which mark the entrance to and corners of the site.



**Figure 33. The Significant house at 460 Camberwell Road. (Context, 2014)**

The final group, of Tudor or Old English houses, includes: 1-1A & 2A-4 Acheron Avenue; and 458 & 470 Camberwell Road. These houses are characterised by their picturesque gabled forms, medieval influences, and the use of multiple brick sizes, colours and pattern for decorative interest.

The first of these houses to be built is the Significant house 'Strafford' at 458 Camberwell Road, of 1933. It is in clinker brick with two gabled wings, one single and the other two-storied. The roof is steeply pitched, clad in terra cotta Marseilles tiles and marked asymmetrically by two tall chimneys. The chimneys have plain corbelled tops giving a slight Tudor reference; other Tudor notes are in half timbering over the first floor level east bay and the garage gable below, and on the main upper gables. On the east gable half-timbering is combined with a herringbone pattern in Roman-thickness brick. On the garage, the half-timbering is coupled with shingles under the bargeboard. Tapestry brick forms voussoir and quoin patterns around the entry arch and porch. (See also individual place citation, HO373.)



**Figure 34. The Significant house at 458 Camberwell Road. (Context, 2014)**

The other houses in this style have moved to the vergeless gable with corbelled eaves, which became a signature Old English feature in the late 1930s, as compared to the projecting eaves finished with a bargeboard seen at Stratford. They are constructed predominantly of clinker brick, often with cream or tapestry brick accents. The house at 2A Acheron Avenue is distinguished by the highly decorative use of tapestry bricks and brick bats to suggest a medieval house patched and altered over time

The Significant house by owner-builders Harold, John and William Amey at 470 Camberwell Road is a picturesque confection of materials, which stand behind an enormous oak tree. The main roof has a transverse gable with vergeless, corbelled eaves at the ends. The front façade is dominated by an extremely steep projecting gable, also vergeless, which is balanced by a stepped chimney on the right-hand side of the façade. The chimney is of clinker brick with cream brick quoins. There are numerous cladding materials, adding to the picturesque effect. These include ruled render to the front gable with accents of tapestry brick bats to the eaves and the entrance arch, random stone rubble to the base of the front porch and steps, and a broad band of cream bricks below the diamond-pane windows. Below this band, on the left-hand side of the façade, is a garage which appears to be original (apart from the door). The front yard and driveway are surrounded by a clinker brick retaining wall, which appears to be original. The house is highly intact externally, including the tinted cream render which appears to retain its original finish.



**Figure 35. The Significant house at 470 Camberwell Road. (Context, 2014)**

Nearly all of the houses retain their original front fence: 1-1A & 2-6 Acheron Avenue; 458-466, 470-474 & 478-480 Camberwell Road. All fences are of masonry and match the cladding material of the associated house. The exception is the rubble-stone border at the front of 472 Camberwell Road. Some retain mild-steel gates or fence panels (the later seen at 6 Acheron Ave). As noted above, the fence at 460 Camberwell Road is particularly ornate.

### Comparative Analysis

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins precinct HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The intactness of the houses in the Camberwell Road Estate Precinct and their setting compares very well to all of the existing interwar residential precincts described above. As viewed from the public domain, only the California Bungalow at 474 Camberwell Road has been appreciably altered, with new roof dormers set behind the front room and a

discrete attic window in the front gable. As in a number of the interwar precincts, near all (but two) houses retain their original matching low front masonry fence.

Stylistically, the house types seen in the Camberwell Road Estate Precinct are typical of other late 1920s-1930s precincts, such as the Golf Links Estate, Hassett's Estate, Holyrood Estate, and Lower Burke Road Precinct. It is distinguished from most of these other precincts by the large scale of most of the Camberwell Road houses, which are even more prominent due to their elevated siting. The houses of the Golf Links Estate on the opposite side of Camberwell Road are noticeably more modest in scale and design. The scale of houses in the Camberwell Road Estate Precinct is most closely comparable to those in the Lower Burke Road Precinct, which comprises a row of showpiece individual houses displayed to advantage on large, elevated blocks. It is also most comparable to this precinct in size, as they are some of the smaller examples.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Camberwell Road Estate Precinct is a tangible illustration of new residential subdivisions in Camberwell during the interwar period when it was the focus of substantial suburban growth. This contrasts with the small amount of development that took place during the late 19<sup>th</sup> and early 20<sup>th</sup> century in the area, despite the subdivision of part of Newnham's Orchard in 1888.

The integration of a garage into house designs, as seen at 458 and 470 Camberwell Road is interest as an innovation that began to be seen in the 1930s, indicating the growing importance of cars for middle-class residents.

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

NA

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

NA

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

Architecturally, the houses in the precinct are superior examples of styles popular during the late 1920s and the 1930s, including California Bungalow, Interwar Mediterranean and Tudor/Old English houses. The houses exhibit a high level of intactness, including the retention of matching front fences to almost all houses.

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

Aesthetically, the precinct is significant as a collection of houses with a high level of intact decorative detail, seen particularly among the Tudor/Old English houses (at 1-1A & 2A-4

Acheron Avenue; and 458 & 470 Camberwell Road) with their picturesquely varied brickwork. The precinct is also distinguished by the large scale of most of the Camberwell Road houses, which are even more prominent due to their elevated siting.

Individually Significant houses in the precinct have significant aesthetic characteristics. *Stratford*, at 458 Camberwell Road is a fine and generally intact example of an interwar suburban residence combining contemporary Tudor references. The careful integration of a garage into the front elevation of the house is of note and the survival of the original fence and driveway configuration contributes to the setting of the house.

470 Camberwell Road is a very picturesque example of the Tudor/Old English style with a very steep central gable. There are numerous cladding materials adding visual interest, including ruled render to the front gable with accents of tapestry brick bats to the eaves and the entrance arch, random stone rubble to the base of the front porch and steps, and a broad band of cream bricks below the diamond-pane windows. Below this band, on the left-hand side of the façade, is a garage which appears to be original. The eclectic mix of forms and materials reflects its origins as an 'advertisement' of the skills of the builders the Ameys who owned and constructed it.

460 Camberwell Road is a substantial Interwar Mediterranean Revival by designer-builder A Mortimer McMillan. Cordova-pattern roof tiles and textured stucco on the walls give it a Spanish Mission flavour. Distinctive details include a Serlian window with bevelled glass, and unusual chimneys with an intricate fluted shaft and cap. The house has an extremely long façade which gives it a landmark quality, enhanced by its corner site, deep garden setback and front fence. Presentation of all the Camberwell Road houses is enhanced by their elevated position above the road. The retention of original front fences and generally consistent setbacks throughout the precinct add to its appreciation. The large and well-formed mature oak tree in the front garden of 470 Camberwell Road enhances the appearance of this house and the streetscape.

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

NA

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

NA

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

NA

## Statement of Significance

### *What is Significant?*

The Camberwell Road Estate Precinct, comprising 1-1A & 2-6 Acheron Avenue and 458-486 Camberwell Road, Camberwell, is significant. The land comprising the precinct and the surrounding area was originally William Newnham's farm, from about 1870. He subdivided part of his land in 1888, a parcel known as Newnham's Orchard, in 1888, which created the Camberwell Road Estate. Further subdivision around Acheron Avenue took place in the early 1920s.

The housing stock of the precinct was built rapidly in the decade following subdivisions in 1926. The precinct is comprised of interwar masonry houses (all detached apart from one maisonette pair at 1-1A Acheron Avenue).

The properties at 458, 460 and 470 Camberwell Road are Significant. The remainder of the properties are Contributory, apart from 476 Camberwell Road which is Non-contributory.

### *How is it significant?*

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the precinct is a tangible illustration of the division of large residential holdings in Camberwell during the interwar period when this part of Camberwell was the focus of substantial suburban growth. This contrasts with the small amount of development that took place during the late 19<sup>th</sup> and early 20<sup>th</sup> century in the area, despite the subdivision of part of Newnham's Orchard in 1888. The integration of a garage into house designs, as seen at 458 and 470 Camberwell Road, is also of interest an innovation that began to be seen in the 1930s, indicating the growing importance of cars. (Criterion A)

Architecturally, the houses in the precinct are superior examples of styles popular during the late 1920s and the 1930s, including California Bungalow, Interwar Mediterranean and Tudor/Old English houses. The houses exhibit a high level of intactness, including the retention of matching front fences to almost all houses. (Criterion D)

Aesthetically, the precinct is significant as a collection of houses with a high level of intact decorative detail, seen particularly among the Tudor/Old English houses (at 1-1A & 2A-4 Acheron Avenue; and 458 & 470 Camberwell Road) with their picturesquely varied brickwork. The precinct is also distinguished by the large scale of most of the Camberwell Road houses, which are even more prominent due to their elevated siting

Individually Significant houses in the precinct have their own aesthetic significance. *Stratford*, at 458 Camberwell Road is a fine and generally intact example of an interwar suburban residence combining contemporary Tudor references. The careful integration of a garage into the front elevation of the house is of note and the survival of the original fence and driveway configuration contributes to the setting of the house.

470 Camberwell Road is a very picturesque example of the Tudor/Old English style with a very steep central gable. There are numerous cladding materials adding visual interest, including ruled render to the front gable with accents of tapestry brick bats to the eaves and the entrance arch, random stone rubble to the base of the front porch and steps, and a broad band of cream bricks below the diamond-pane windows. Below this band, on the left-hand side of the façade, is a garage which appears to be original. The eclectic mix of

forms and materials reflects its purpose as an 'advertisement' of the skills of local builders, the Ameys, who owned and constructed it.

460 Camberwell Road is a substantial Interwar Mediterranean Revival by designer-builder A Mortimer McMillan. Cordova-pattern roof tiles and textured stucco on the walls give it a Spanish Mission flavour. Distinctive details include a Serlian window with bevelled glass, and unusual chimneys with an intricate fluted shaft and cap. The house has an extremely long façade which gives it a landmark quality, enhanced by its corner site, deep garden setback and front fence. Presentation of all the Camberwell Road houses is enhanced by their elevated position above the road. The retention of original front fences and generally consistent setbacks throughout the precinct add to its appreciation. The large and well-formed mature oak tree in the front garden of 470 Camberwell Road enhances the appearance of this house and the streetscape. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

#### CAMBERWELL ROAD ESTATE PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	2	Acheron Avenue	Contributory	1933
	2A	Acheron Avenue	Contributory	1934
	4	Acheron Avenue	Contributory	1936-37
<i>Stratford</i>	458	Camberwell Road	Significant (HO373)	1933
	460	Camberwell Road	Significant	1930
	464	Camberwell Road	Contributory	1928
	466	Camberwell Road	Contributory	1927-28
	468	Camberwell Road	Contributory	1927
	470	Camberwell Road	Significant	1936
	472	Camberwell Road	Contributory	1927
	474	Camberwell Road	Contributory	1927
	476	Camberwell Road	Non-contributory	c2016
	478	Camberwell Road	Contributory	1927
	480	Camberwell Road	Contributory	1933
	486	Camberwell Road	Contributory	1932

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	Yes - 470 Camberwell Road only
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	Yes - mature oak at 470 Camberwell Rd
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from</i>	Yes - original front fences

<i>notice and review?</i>	
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

G Butler, Camberwell Conservation Study, 1991.

**References**

Boroondara City Council, Building Permit (BP) records, as cited.

Built Heritage (2012), 'City of Boroondara Thematic Environmental History'.

Butler, Graeme (1991) 'Camberwell Conservation Study'.

'Camberwell Road Estate, former Newnham's Orchard' map (1888), Walker, May & Co., in the State Library of Victoria Maps Collection.

Land Victoria, Certificates of Title (CT), as cited.

Lovell Chen, City of Boroondara Review of B Graded Buildings, 2005, building citation for 458 Camberwell Road.

Sands & McDougal Directories: 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940.

*The Argus*.

Wehner, Volhard (2012) *Old Hartwell: the life and times of the village that lost its name*.

**HAMPTON GROVE PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 34-46 Glyndon Road; 1-5 & 2-4 Hampton Grove; 123 & 128-132 Wattle Valley Road, Camberwell

<b>Name:</b> Hampton Grove Precinct"	<b>Survey Date:</b> May 2016
<b>Place Type:</b> Residential	<b>Architect:</b> Gawler & Drummond
<b>Grading:</b> Significant	<b>Builder:</b> C.W. Lucas, O.L Davey, & others
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1924-1946

**Precinct Map:**





### **Historical Context**

The land boom era of the 1880s and early 1990s speculative residential subdivision grew exponentially across Melbourne's inner suburbs. However, the development ended abruptly with the collapse of the Land Boom in 1891 (Built Heritage 2012:53). Prior to c.1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred later, during the interwar period. This development radiated out from the Junction toward the north, east and south. Interwar development saw the establishment of new residential estates on farming land in these areas (Built Heritage 2012:128-130).

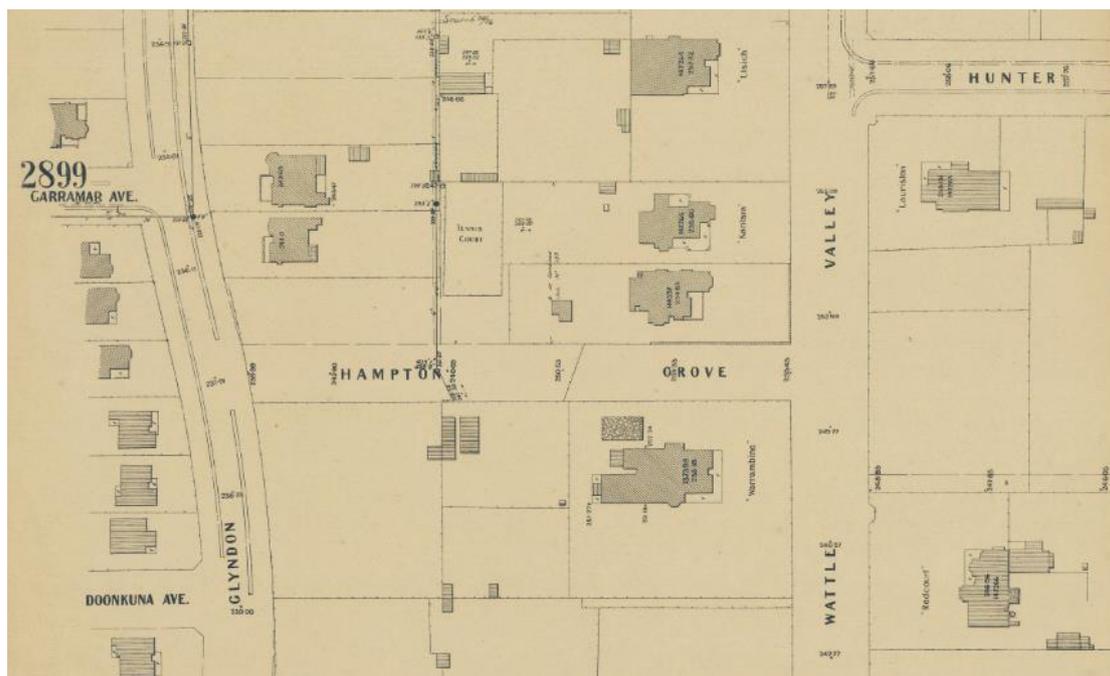
The improved public transport greatly influenced Camberwell's interwar growth period. The tramlines ran through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol 2:60-61). The railways and tramways were essential to suburban development.

### **Precinct History**

The Camberwell Estate extension of 1891 included Glyndon Road to the west and Wattle Valley Road to the east, connected by Hampton Grove to the north and Nevis Street to the south. Thomas Walker Fowler, a civil and hydraulic engineer, surveyor and architect was responsible for the layout. However, the majority of the development did not take place until the 1920s and 1930s, giving the estate a distinct interwar character in combination with nineteenth Century landscape elements. The herringbone plan subdivision was the surveying work of George Parsons & Sons (McConville & Butler 1991 Vol 3: Precinct 7).

The proximity to the newly electrified tram on Riversdale Road and the Hartwell Train Station were both used to advertise the sale. The location at the top of the hill was described as giving views of the Golf Links, Kooyong and Malvern on one side and Burwood and the Dandenong Ranges on the other. The sizes of the lots were described as generous, up to 290 ft. deep. The value of houses erected on the two main frontages (Glyndon Road and Wattle Valley Road) had to be a minimum of 750 pounds. This building condition intended 'to preserve the character of the surroundings' (*Hawthorn, Kew, Camberwell Citizen*, 7 Apr 1916:2).





**Figure 37. The precinct and surrounding area, c. 1927. The plan shows 36 and 34 Glyndon Road to the west and 123 and 125 ('Warrambine') Wattle Valley Road to the east (Section of MMBW 1:480 scale, Plan No. 2898, Source: SLV)**

#### *Glyndon Road*

Glyndon Road first appears in the 1920 Sands & McDougall directory, with only two residences off Riversdale Road. The northern end of Glyndon Road was mainly developed during the 1920s. The southern end past Hampton Grove is characterised by both Bungalows and Old English examples developed during the interwar era. Early examples within the precinct are shown on the MMBW plan. 34 and 36 Glyndon Rd were both built during the 1920s. The section immediately south of Hampton Grove was not developed until the 1930s.

#### *Hampton Grove*

Hampton Gr. originally contained only three lots. In the 1942 Sands and McDougall directory two residents are listed at Hampton Grove. The street was developed during the late 1930s, with 4 Hampton Grove not being built until the 1940s.

#### *Wattle Valley Road*

Wattle Valley Road contains notable examples from the Victorian and Edwardian Era, such as HO418, 125 Wattle Valley Road, 'Warrambine', built in 1892, and the Federation Villa at no. 134 Wattle Valley road, 'Redcourt', both depicted on the 1927 MMBW plan.

#### *House Histories*

**34 and 36 Glyndon Road** were both built c.1927. They appear for the first time in the 1928 Sands and McDougall directory. The first occupant at 36 Glyndon Road was Albert E. Trompf (S&Mc). The first occupant and owner of 34 Glyndon Road was Frank William Le Maistre, commercial traveller, whom lived with Vera Dale Le Maistre, home duties (ER 1928). The building permit for was granted in 1927, and the estimated cost of the six room brick house was 1700 pounds (BP).

The units at **38 Glyndon Road** as well **3- 5 Hampton Grove** are contemporary additions within the precinct.

**40, 42 and 46 Glyndon Road** were all built during the first half of the 1930s. 40 Glyndon Rd was constructed in 1933 for owner and first occupant Victor Magnus. Builder was L. E. Rossiter. Builder C. W. Lucas built 46 Glyndon Road in 1933, for owner E. B. Shaefer at an estimated cost of 950 pounds. First occupant was Frank R.G. Sanders (S&Mc). The house has since been altered, and a new front porch was added in 1954. C. W. Lucas was also the builder and owner of 42 Glyndon Road, which he built the following year in 1934. The five room brick house had an estimated cost of 1000 pounds (BP). The house was listed as 'vacant' in the 1935 directory. Cyril J. Pearce is listed as occupant in the following years directories (S&Mc).

**44 Glyndon Road** was purchased in 1933 by Wilhelmina Cooke. It first appears in the 1936 directory, indicating the house was built c.1935 (S&Mc). Wilhelmina Cooke and John Henry Cooke, a plumber, were also the first occupants of the house (Electoral Rolls, 1936). In 1965, following the death of Wilhelmina Cooke, the ownership was transferred to John Cooke, then referred to as a builder. He owned the property until his death in 1970 (CT: V05733/F413).

**1 Hampton Grove** was built in 1939 by owner and builder J. Simmons, the estimated cost for the six room brick house was 1000 pounds (BP). First occupant was Joshua W. Higgs (S&Mc). Originally, the house was built as a brick bungalow, however in 1980 a second storey was added and the house was substantially altered to resemble an Old English style house (BP).

**2 Hampton Grove** was not listed in the 1938 directory which indicates it was built during the late 1930s or early 1940s. Ronald Ferris Cox, an architect, and Mary Cox were the first occupants at no. 2 Hampton Grove, and are still listed as occupants in the late 1970s (ER 1977, S&Mc). Little is known about R. F. Cox's architectural practice, it appears he received his Diploma of Architecture in 1928-29 from Melbourne University and carried out work for Carlton and United Breweries during the 1950s (University of Melbourne Archives).

**4 Hampton Grove, 'Girrahween'**, is one of the later additions within the precinct. Built in 1946 for owner T. Finlayson, the estimated cost of the five room brick house was 2025 pounds. The builder was O.L. Davey (also the builder of 130 Wattle Valley Road). Subsequently it has been substantially altered, the roof was raised and an attic added in 1979 (BP).

The first owners and occupants at **123 Wattle Valley Road, 'Maplewood'**, were Charles Joseph Thomas, an importer and Emily Elizabeth Thomas, home duties (ER 1928, BP). It first appears in the 1925 directory, which indicates the house was built c. 1924. It is also shown on the 1927 MMBW plan on the corner of Wattle Valley Road and Hampton Grove.

The building permit for **128 Wattle Valley Road** was granted in 1934, built by L. R. Whitehead for owner and first occupant William J. McDonald. The estimated cost was 1240 pounds. L. R. Whitehead also constructed no. 660 Riversdale Road (HO402) in 1938 (McConville & Butler 1991 Vol 4:238).

The building permit for the flats at **130 Wattle Valley Road** was granted in 1937. The flats were drawn by architects Gawler and Drummond for owner Evelyn Augusta Conyers. Originally the brick house was comprised of three flats, consisting of fourteen rooms combined. The estimated cost was 2700 pounds, and the builder was O.L. Davey (also builder of 4 Hampton Grove) (BP). Evelyn Conyers was a matron-in-chief of the Australian Army Nursing Service. After first being stationed in Cairo in 1916, she was transferred to London in 1916 and was put in in charge of Australian nurses in the United

Kingdom, France, and Egypt. She returned home in 1919 and was awarded the Florence Nightingale Medal in 1921 (*Argus*, 5 Mar 1921:20).

The architect firm Gawler and Drummond consisted of John Stevens Gawler (1885-1978) and Walter Drummond (1890-1930). The firm designed a range of domestic, industrial, commercial and church buildings, as well as buildings for the University Campus, including the Grainer Museum (1935-39). Other noteworthy examples are the McRorie house in Camberwell (1916) and the Deaf and Dumb Society's Church at Jolimont (1929). In 1941 the practice changed its name to Gawler & Churcher after partnering with Eric Churcher (1892-1858). Gawler was also active in local politics and served as a council member of the Shire of Nunawading, and later of the City of Box Hill (1927-51). In 1948-50 he was the president of the Municipal Association, and 1949-53 he was a part-time member of the Victorian Housing Commission (Lewis 1996).

**132 Wattle Valley Road** was constructed by builders A.J. Gadsby & Son. The building permit was granted in 1938, and the estimated cost of the seven room, two storey brick house was 2330 pounds (BP). The owner was Royden Everard Hollow, inspector. He was an occupant with Beatrice Mary Hollow, home duties (S&Mc, ER 1943). In 1960 the two storey house was converted to flats, and in 1986 the large open porch was enclosed (BP).

### **Description & Integrity**

#### *Precinct as a whole*

The Hampton Grove Precinct is bordered to the east by Wattle Valley Road and to the west by Glyndon Road, linked by Hampton Grove. The Federation Villa at 134 Wattle Valley Road, and 'Warrambine' at 125 Wattle Valley Road (HO418) sit outside the precinct, offering a contrast to the 20<sup>th</sup> century development around Hampton Grove.

The precinct contains detached one or two storey dwellings. Houses are constructed of either face or rendered brick. Terracotta roof tiles are used throughout the precinct, either glazed or unglazed, except for where the roof has been replaced at 4 Hampton Grove.

Due to the curve of Glyndon Road and the layout of Hampton Grove there are a number of irregular blocks. The characteristic garden settings of interwar suburban development are visible throughout the precinct. The garden settings, in combination with mature street trees and nature strips, reflect the 'Garden Suburb' ideal of Camberwell. Some impressive front gardens with large setbacks include as 123 Wattle Valley Road and 2 Hampton Grove. The streetscape is enhanced by the intact fences at 34, 40, 42 and 44 Glyndon Road; 130 as well as 132 Wattle Valley Road, which are either face brick or rendered.

The architectural styles within the precinct reflect the interwar developments of the area. The precinct is predominantly Old English in character, with fine examples that are substantial in size. Characteristic of the Old English style are the references to English Tudor Manors, such as imitation half-timbering and a steeply pitched roof with several gables. Other characteristics include terracotta tiles, tall chimney stacks, and cantilevered gable ends. The style grew in popularity during the 1930s and 1940s, with examples of the English Cottage Revival style evolving around the mid-1930s.

Evident within the precinct are also some 1920s examples of Arts and Crafts and Californian Bungalows and a late 1930s Moderne style dwelling, these examples are all contributory and show the wide range of architectural styles that represent the interwar era.

*1920s development – Arts and Crafts and Californian Bungalows*

The bungalows at 123 Wattle Valley Road and 34-36 Glyndon Road were all built during the 1920s. 123 Wattle Valley Road is a fine example of a 1920s Arts and Crafts style bungalow. The rendered brick bungalow has an overlapping gabled roof form, with a transverse gabled porch to the front. The roof is clad with Marseilles patterned terracotta tiles, characteristic of the precinct. The porch is supported by grouped timber posts. The contributory bungalows at 36 and 34 Glyndon road are more typical examples of the Californian Bungalow style, both with a transverse gabled roof forms, terracotta tiles and gables clad with timber shingles. 36 Glyndon road shows the use of contrasting natural materials such as unpainted roughcast, shingles and red brick, characteristic of the Californian bungalow style.



**Figure 38. Contributory Arts and Crafts Bungalow at 123 Wattle Valley Road. Source: Context Pty Ltd 2016.**



**Figure 39. Contributory Californian bungalow at 36 Glyndon Road. Source: Context Pty Ltd 2016.**

#### *1930s development – Old English and Moderne*

The majority of the development within the precinct occurred during the 1930s. The Individually Significant 44 Glyndon Road, built c.1935, is a grand example of the Old English style. The gabled roof is clad in Marseilles patterned terra cotta tiles. The roof has a characteristic catslide, and two front facing gables. The cantilevered gable is steeply pitched and decorated with terracotta shingles, beneath are panels of zigzagged brickwork (painted white) divided by half-timber battens. The half timbering detail is repeated on the second gable. The dark-stained battens and terracotta shingles are complemented by the textured clinker brick exterior. The engaged chimney flue to the front gable rears above the roofline, adding to the vertical proportions of the house. The leadlight windows have a recessed sailor course below, and decorative corbelled lintels. The semicircular arched doorway is nestled below the cantilevered gable. The decorative details combined with the scale and asymmetry of the house, represents the picturesque character of the Old English style. The house is highly intact viewed from the street, complemented by the original low clinker brick fence. The garage is a later addition.

44 Glyndon Road sits within a group of complementing Old English style dwellings, including also 40 and 42 Glyndon Road. Mirroring 44, 40 Glyndon Road is a grand, two storey, Old English dwelling. In-between the two sits the smaller and more subdued one storey English Cottage at 42 Glyndon Road. Built c1934 it is a representative example of the English Cottage Revival style, with a double-fronted gable form, whitewashed walls, corbelled eaves in contrasting brickwork, and a brickwork arch to the porch. The builder, C.W. Lucas, also built the 1930s rendered bungalow at 46 Glyndon Road, which has since been altered with a new front porch and upper storey extension (BP).



Figure 40. The Individually Significant Old English style house at 44 Glyndon Road. Source: Context Pty Ltd 2016.



Figure 41. A contributory example of the English Cottage Revival style at 42 Glyndon Road. A variant of the Old English style. Source: Context Pty Ltd 2016.

Other examples of the Old English style within the precinct include 2 Hampton Grove (late 1930s), 128 Wattle Valley Road (1934), and 130 Wattle Valley Road (1937) which collectively show the variations within the Old English style. The contributory architect designed flats at 130 Wattle Valley Road exemplifies the adaptation of the Old English style to suit flats and apartments. Details such as the textured clinked brick exterior, the asymmetry of the roof form with the combination of the hipped and gabled roof, a catslide, corbelled eaves and tall chimneys is reminiscent of the earlier Old English dwellings at Glyndon Road. However, the decorative details are simpler and more subdued, restricted to the straight rowlock lintels above the leadlight windows and projecting brick bands. The prominent height is accentuated by the tall chimneys and steeply pitched roof. The building is highly intact viewed from the street, although a garage was added in 1986 (BP).



**Figure 42. The contributory Old English style flats at 130 Wattle Valley Road, now converted to a single residence. Source: Context Pty Ltd 2016.**

132 Wattle Valley Road was built in 1938 in the Moderne style. When first built, the streamline exterior with rounded corners, large steel frame windows, and a (now enclosed) large sundeck, undoubtedly offered a stark contrast to the predominantly Old English style surroundings.



**Figure 43. Two storey dwelling, built in the Moderne style, note the curved steel frame corner windows. Contributory. Source: Context Pty Ltd 2016.**

### *Integrity*

The precinct has a high level of integrity as a result of the houses being largely intact. The garden settings, street trees and nature strips, as well as the examples of original front fences, form a characteristic interwar suburban landscape and contribute to the streetscape. There are some cases of upper storey extensions, these include a recessive upper extension at 46 Glyndon Road, a new dormer and an in part raised roof at 128 Wattle Valley Road, an extensive upper storey extension at 1 Hampton Grove, and a raised roof at 4 Hampton Grove. Some added garages and carports are also visible.

### **Comparative Analysis**

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The intactness of the houses in the Hampton Grove precinct and their settings compare very well to the existing interwar residential precincts. There are some intrusive upper storey extensions and added dormers. However, the majority of the houses are highly intact viewed from the street. Some of the front fences have been lost, but there are several examples of matching original fences.

The houses in the relatively small Hampton Grove precinct represent the developments of the 1920s and 1930s, two important growth periods in the history of Camberwell. Stylistically the emphasis on fine Old English architectural examples compares well to the Golf Links Estate, Hasset's Estate and the Goodwin Street & Somerset Road precincts, where the houses are more typical of their type and less grand. The houses also compare well to the neighbouring Holyrood Estate and Environs where the dwellings are larger in scale, in particular fronting Wattle Valley Road. However, the Old English style dwellings along Holyrood Street are less grand examples than the ones within the Hampton Grove Precinct.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Hampton Grove precinct illustrated the interwar development of the 1920s and 1930s, two important growth periods in Camberwell's history. The building condition ensured a minimum value of 750 pounds of the newly erected houses. This contributed to a consistent streetscape and the architectural quality visible along Wattle Valley Road and Glyndon Road.

The interwar landscape of Glyndon Road, Wattle Valley Road and Hampton Grove exemplify the importance of the fixed-rail public transport to Camberwell's interwar suburban growth and development. The proximity to the electric tram along Riversdale Road (1916) as well as Hartwell station (1909) was an important factor in the growth of the precinct and surrounds. The intact interwar landscape also exemplifies the 'Garden Suburb' ideal, which is characteristic of Camberwell.

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

N/A

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

N/A

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

The precinct is highly representative of architectural and suburban development during the interwar era of the 1920s and 1930s. The precinct contains a notable collection of house styles of the period, with an emphasis on the Old English architectural style, and some examples of Arts and Crafts and Californian bungalows, as well as the Moderne style. The large detached houses are complemented by the characteristic garden settings, examples of original front fences, mature street trees and nature strips.

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

The precinct is of aesthetic significance as a collection of architecturally notable 1920s and 1930s dwellings, as well as the intact interwar suburban landscape. The fine examples of the Old English architectural style are complemented by examples of the Arts and Crafts and Moderne style as well as more representative examples of Californian Bungalows. The uniform use of materials, such as terra cotta tiled roofs and clinker brick, examples of original fences, and garden settings all enhance the streetscape.

The Individually Significant house at 44 Glyndon Road has its own aesthetic significance. It is a grand example of the picturesque Old English style. With multiple front facing gables, clinker brick, half timbering, terracotta shingles, leadlight windows and decorative brickwork, the asymmetry and charming quality of the style is clearly represented.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The Hampton Grove Precinct, comprising 34-46 Glyndon Road; 1-5 & 2-4 Hampton Grove; 123 & 128-132 Wattle Valley Road, Camberwell, is significant. The precinct comprises a relatively small but notable collection of fine 1920s and 1930s dwellings, set within a characteristic interwar landscape. Of significance is the combination of curved and straight streets, nature strips, street trees, garden settings, original front fences, which are all typical of the interwar suburban landscape. This is complemented by the uniform use of architectural materials, giving the precinct a consistent character.

### *How is it significant?*

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The Hampton Grove precinct illustrated the interwar development of the 1920s and 1930s, two important growth periods in Camberwell's history. The building condition ensured a minimum value of 750 pounds of the newly erected houses. This contributed to a consistent streetscape and the architectural quality visible along Wattle Valley Road and Glyndon Road.

The interwar landscape of Glyndon Road, Wattle Valley Road and Hampton Grove exemplify the importance of the fixed-rail public transport to Camberwell's interwar suburban growth and development. The proximity to the electric tram along Riversdale Road (1916) as well as Hartwell station (1909) was an important factor in the growth of the precinct and surrounds. The intact interwar landscape also exemplifies the 'Garden Suburb' ideal, which is characteristic of Camberwell. (Criterion A)

The precinct is highly representative of architectural and suburban development during the interwar era of the 1920s and 1930s. The precinct contains a notable collection of house styles of the period, with an emphasis on the Old English architectural style, and some examples of Arts and Crafts and Californian bungalows, as well as the Moderne style. The large detached houses are complemented by the characteristic garden settings, examples of original front fences, mature street trees and nature strips. (Criterion D)

The precinct is of aesthetic significance as a collection of architecturally notable 1920s and 1930s dwellings, as well as the intact interwar suburban landscape. The fine examples of the Old English architectural style are complemented by examples of the Arts and Crafts and Moderne style as well as more representative examples of Californian Bungalows. The uniform use of materials, such as terra cotta tiled roofs and clinker brick, examples of original fences, and garden settings all enhance the streetscape.

The Individually Significant house at 44 Glyndon Road has its own aesthetic significance. It is a grand example of the picturesque Old English style. With multiple front facing gables, clinker brick, half timbering, terracotta shingles, leadlight windows and decorative brickwork, the asymmetry and charming quality of the style is clearly represented. (Criterion E)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

## HAMPTON GROVE PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	34	Glyndon Road	Contributory	1927
	36	Glyndon Road	Contributory	1927
	38	Glyndon Road	Non-contributory	2000s
	40	Glyndon Road	Contributory	1933
	42	Glyndon Road	Contributory	1934
	44	Glyndon Road	Significant	1935
	46	Glyndon Road	Contributory	1933
	1	Hampton Grove	Contributory	1939
	2	Hampton Grove	Contributory	Late 1930s
	3	Hampton Grove	Non-contributory	2000s
Girrahween	4	Hampton Grove	Contributory	1946
	5	Hampton Grove	Non-contributory	2000s
Maplewood	123	Wattle Valley Road	Contributory	1924
	128	Wattle Valley Road	Contributory	1934
	130	Wattle Valley Road	Contributory	1937
	132	Wattle Valley Road	Contributory	1938

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes, original front fences
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

McConville, Dr Chris & Graeme Butler 1991, *City of Camberwell Conservation Study*, Volume 3, Precinct 7.

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## HARLEY ESTATE & ENVIRONS PRECINCT

Prepared by: Context Pty Ltd

**Address:**

2-8 Bonville Court; 29-77 & 28-92 Cooloongatta Road; 78-92 Fordham Avenue; and 1-7 & 2-4 Gowar Avenue, Camberwell

<b>Name:</b> Harley Estate & Environs Precinct	<b>Survey Date:</b> 7 February 2017
<b>Place Type:</b> Residential / Commercial / Community	<b>Architect:</b> Harley Estate – Robert Bell Hamilton & Marcus Norris
<b>Grading:</b> Significant	<b>Builder:</b> Harley Estate – M & LE Graham, FO Fudge
<b>Extent of Overlay:</b> See precinct map	<b>Construction Dates:</b> 1925-40

**Precinct Map:**



### **Historical Context**

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

Land in the southern part of Camberwell was sold off by the Victorian Government in 1853 and it retained a predominantly rural character in the following decades. Much of the suburb as we see it today is a product of subsequent subdivisions and road networks initiated during the 1880s' Land Boom, many of which had to be revived after the 1890s' economic depression (Butler & McConville 1991:1).

While the City of Camberwell underwent comparably intense – or even more intense – residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the remaining former farmlands of the suburb had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

As was the case with the opening of the Lilydale and Outer Circle railways in 1882 and 1891 respectively, improved public transport greatly influenced Camberwell's interwar growth. Tramlines were established through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (Butler & McConville 1991:60-61). A new intermediary station was also added to the southern section of the Outer Circle line at Hartwell in 1906 (Built Heritage 2012:63). Close proximity to public transport was used by land agents to market the new estates, as was the case for the interwar 'Sunnyside Estate' and 'Golf Links Estate' and many others.

Building revived quickly after the depression, so that in 1936, one in seven of all building permits issued to Melbourne builders were for sites in Camberwell. The number of houses in Camberwell more than doubled between 1921 and 1933 and between 1933 and 1954 (Butler & McConville 1991:19).

### **History**

This precinct contains two areas of interwar residential development: development along Cooloongatta Road (and the north side of Gowar Avenue) which began in the 1920s, and a distinct 1930s development at the south ends known as the Harley Estate. They will be covered separately, below.

### **The environs: 29-63 and 28-92 Cooloongatta Road**

Residences in Cooloongatta Road were built as part of the Camberwell Estate subdivision, which allowed only the construction of houses roofed in either slate or tiles ('Camberwell Estate, Hartwell' 1914).

The first allotments put up for sale in 1914 in the Camberwell Estate, East Camberwell, adjoined Riversdale Road (*Argus* 29 April 1914: 2). In November 1914, another 99 lots were put up for sale further south, with some allotments fronting Immarana and Cooloongatta roads ('Camberwell Estate, Hartwell' 1914). This release included land on which today's 92 Cooloongatta Road stands.

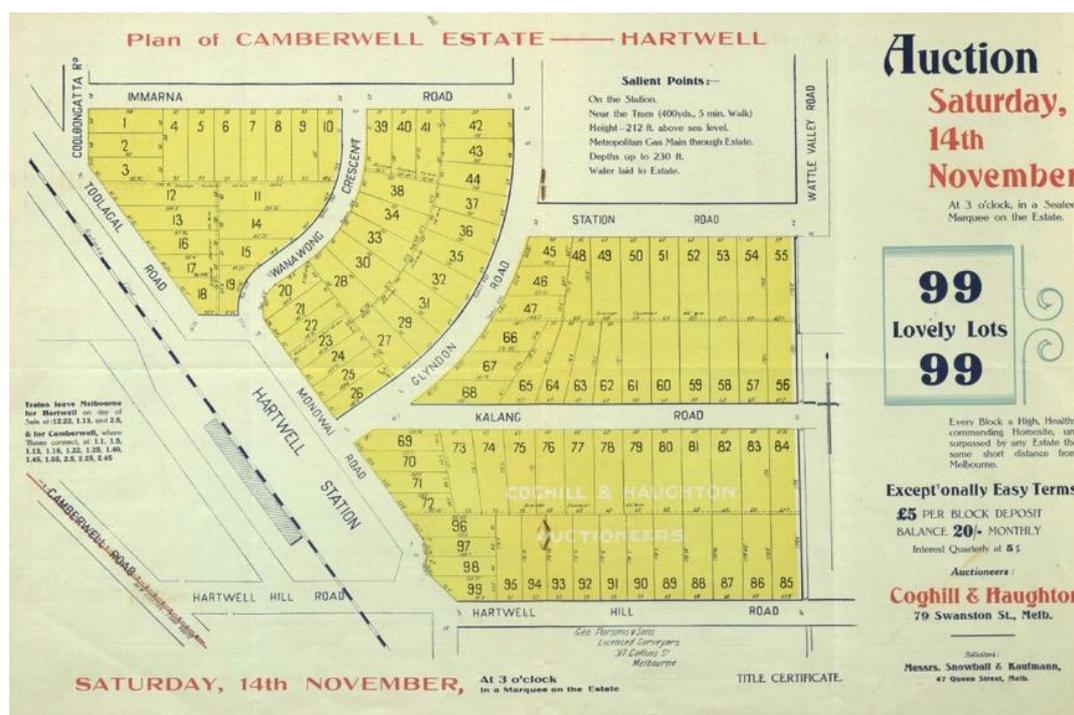


Figure 44 'Camberwell Estate, Hartwell' 1914. Source SLV.

Further allotments, including lots in Cooloongatta Road, were put up for sale in 1918 (*Argus* 20 March 1918: 10). By 1920, 30 homes had been built on the estate (*Argus* 19 February 1920: 3).

Another 51 allotments were put up for sale in 1920, including allotments on the east side of Cooloongatta Road between Carramar Avenue and Bringa Avenue, made available through a £5 deposit and monthly payments of £1 ('Camberwell Estate' 1920). The lots, serviced by water, gas and electricity, were described as 'roomy' with purchasers' interests protected by a condition that only one house was allowed to be erected on each lot and roofed with slates or tiles (*Malvern Standard* 28 February 1920: 3). In 1920, the Repatriation Department purchased enough land on the estate to erect 20 homes for returned soldiers (*Argus* 19 February 1920: 3).

The fifth section of the Camberwell Estate, 45 allotments, was released in 1921 (*Argus* 21 May 1921:3). In 1924, another 85 allotments in the Camberwell Estate were put to auction.

A Melbourne Metropolitan Board of Works plan dated 1925 shows residences in existence at 41-43, 46, 50-56, and 60 Cooloongatta Road (MMBW Detail Plan no. 2900, 1925).

The Sands and McDougall 1930 street directory listed a number of new houses within the subject precinct in Cooalongatta Road on the east side at numbers 28, 30, 34, 36, 42, 44, 48 and 64 (in addition to four unnumbered residences between Gowar Avenue and Immarna Road); and on the west side at numbers 31, 33, 35, 37 and 39 (S&Mc). In 1935, additional houses were listed in Cooalongatta Road at numbers 68, 76, 82, 84, 86 and 88 (S&Mc). By 1938, all houses in the subject precinct in Cooalongatta Road had been built, apart from numbers 32 and 90 (the latter was in course of construction) (S&Mc). A current resident reports that the row of rendered masonry houses at 70-74 Cooalongatta Road were financed by the State Savings Bank, and constructed to their standardised plans.

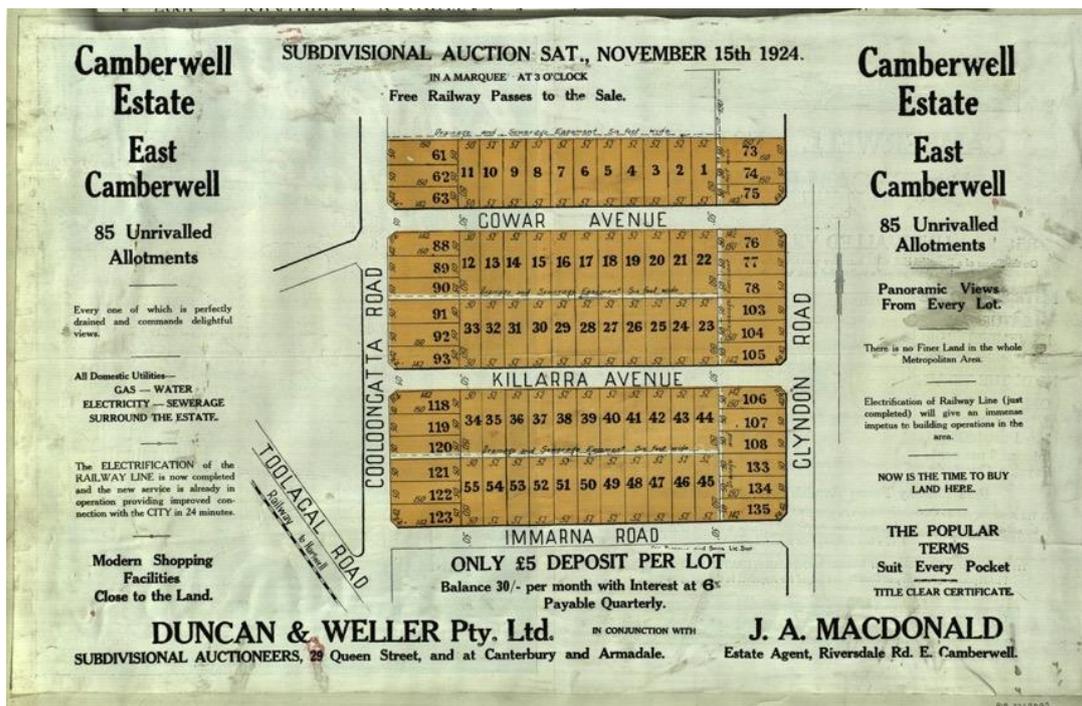


Figure 45. Camberwell Estate, East Camberwell, 1924. (source: SLV).

In summary, houses in the subject precinct in Cooalongatta Road were constructed by individual builders from 1925 in the Camberwell Estate on land most likely released in 1921 and 1924. Most houses at 28-56 Cooalongatta Road were built by 1930, with houses at 62-90 Cooalongatta Road mostly dating from the period 1927-37 (BP various). Houses at 31-63 Cooalongatta Road were built in the period c1930-37, with some residences constructed in the 1950s and early 1960s to replace earlier houses (BP various).

### **Camberwell Methodist Church**

A Methodist Church was built at 58 Cooalongatta Road in 1927 by builder AL Ackland (BP 1356). A tender was called in 1931 by architect HW Bladen for a timber and fibro cement extension to the church building (*Construction and Real Estate Journal* 25 February 1931: 6); the extension was undertaken in the same year (BP 2174). It appears that this phase of church development does not survive.

The foundation stone for a Methodist Church hall at 58 Cooalongatta Road was laid on 22 July 1933 by Mrs FJ Cato (*Age* 24 July 1933:11). She was the wife of Frederick (Fred) John Cato, a devout Methodist and generous benefactor who had donated in excess of £250,000 to charities, hospitals and religious and educational institutions up to the time of

his death in 1935 (*Weekly Times* 14 September 1935:32). Formerly a school teacher, Fred Cato made his fortune as co-founder of the retail grocery chain Moran & Cato, which became one of the largest retail organisations in Australia (*Daily Advertiser* 5 June 1935:4). Fred Cato was also a major benefactor of Methodist-based Wesley College and Methodist Ladies' College (MLC & Wesley College websites).

The hall, designed by architect Harold Bladen and built by R Moor of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick (*Argus* 19 October 1933: 9). Further brick veneer additions to the building were made by builder AL Ackland in 1948 (BP 2079).

The Uniting Church in Australia was established on 22 June 1977 when congregations of the Methodist Church of Australasia, the Presbyterian Church of Australia, and churches of the Congregational Union of Australia came together. The Cooloongatta Road Methodist Church became a Uniting Church under this union.

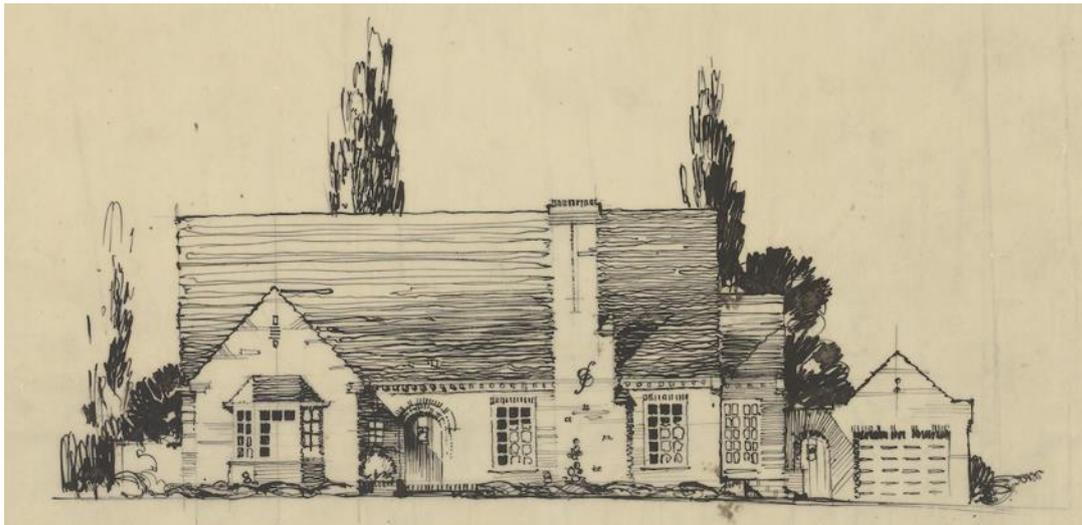
Founded on 15 June 1986, the first Chinese Methodist Church of Melbourne service was held in a house in Kew. In 1990, church services were moved to the Methodist church building at 58 Cooloongatta Road, Camberwell. The building continues to be used for this purpose today (Camberwell Methodist Church 2016).

### **Harley Estate**

The houses at 2-8 Bonville Court, 65-77 Cooloongatta Road, 72-80 Fordham Avenue, and 2-4 Gowar Avenue were built in the second half of the 1930s as the Harley Estate.

The houses were constructed under a home building plan initiated by the Colonial Mutual Life Assurance Society to assist employees of the society to obtain their own homes. The society purchased a triangular block of land near the Hartwell railway station with frontages to Cooloongatta Road, Toolagal Road (today's Fordham Avenue) and Gowar Avenue, and subdivided it into 18 allotments including those in Bonville Court. Land in the estate was then made available to the general public as well (*Argus* 17 October 1935: 7). An article and drawing described the planned Harley Estate:

*It is proposed to develop the estate on the lines of an English village, and homes will be designed on the English cottage style of architecture, with variations to suit the individual tastes. It is understood that the price of the allotments range from about £275. The minimum cost of any house will be £800. Several houses are already being built under the supervision of the architects for the society, Messrs. Robert B. Hamilton and Associates, of 89 Queen street (Argus 17 October 1935: 7).*



**Figure 46.** The type of homes to be built on the Harley Estate, pen and ink sketch by Hamilton's Associate Marcus Norris. Now 65 Cooloongatta Street. (source: *Argus* 17 October 1935: 7)

Robert Bell Hamilton's name is synonymous with the interwar Old English style. Hamilton was educated at Scotch College and served in the 14th Battalion of the Australian Imperial Force during World War One. In 1918, Hamilton studied in London to become an associate of the Royal Institute of British Architects, remaining in London where he designed a housing scheme for the Slough City Council. In 1920, he became assistant to the government architect in Bombay, India (Butler and Gilfedder 2003).

Melbourne Arts and Crafts architect, FL Klingender (formerly of Alsop & Klingender) formed a partnership with Hamilton in 1922, with Hamilton becoming the firm's designer. Architects, RB Hamilton, HD Annear, P Meldrum, J Barlow, WAM Blackett, P Everett, AG Stephenson, L Irwin and JH Wardrop launched the periodical *Every Man His Home* (Butler and Gilfedder 2003).

In 1925, Hamilton started his own practice, active until the 1940s, and sometimes in partnership with other architects such as Marcus H Norris. Hamilton was a leading practitioner of the inter-war Old English/Tudor Revival style during the 1930s. He was elected MLA for Toorak in 1945, and was a Mornington Shire councilor when he died on 15 May 1948 (Butler and Gilfedder 2003).

Hamilton invited tenders for the erection of a single-storey brick villa and two-storey brick cottage in the Harley Estate, Hartwell, in August 1936 (*Age* 10 August 1936:1). This was likely one of the three early houses in the estate that were constructed under the ownership of the Colonial Mutual Assurance Company, likely as display homes. There was one on each side of the triangular estate, at 2 Gowar Avenue, 71 Cooloongatta Road, and 80 Fordham Avenue (BP).

Later in the same month, an advertisement offered a 'unique offer' to approved purchasers of 'high class homes' in the Harley Estate for a £150 deposit, with the balance paid in monthly instalments over 30 years. Also offered for sale in the estate was a 'charming clinker brick English type villa' of six rooms for £1320'; 'smaller homes' could be custom built to suit clients' needs (*Argus* 15 August 1936:3).

By 1939, only three vacant building allotments remained in the Harley Estate, 'restricted to high-class homes of not less than £1300, supervised by leading city architect', and available for a £150 deposit with residue paid off over 25 years (*Argus* 14 January 1939: 19). The final houses in the estate, at 78 Fordham Avenue and 4 & 6 Bonville Court, were

commenced in 1939 and 1940 (BP), allowing the completion of the entire estate before the ban on non-essential construction that occurred in 1942 due to the war effort.

### **Description & Integrity**

The Harley Estate & Environs Precinct is located in central Camberwell, situated on the east side of the Outer Circle Railway line (now the Alamein Railway line). The precinct encompasses interwar residential development on both sides of the north-south Cooloongatta Road, running from its intersection with Fordham Road at the south end, and around Carramar Avenue at the north. It also encompasses the entire extent of Harley Estate at the southern end of the precinct, which comprises the triangular block bounded by Cooloongatta Road, Fordham Avenue, and Gowar Avenue. Extending into the block from Gowar Avenue is Bonville Court, which was created as part of Harley Estate.

Within the precinct all roadways are asphalted and footpaths are of concrete. While Fordham Avenue retains bluestone kerb and channel, which characterised Victorian and Edwardian development, the remaining streets all have concrete kerbs as was typical of the interwar period. Street tree plantings in the precinct are generally immature and semi-mature eucalypts.

As noted in the history, Cooloongatta Road (and the north side of Gowar Avenue) began to develop in 1925, continuing into the 1930s. As a result, about half of the houses are Californian Bungalows, most of them are clad in weatherboards with brick porch piers and balustrades, while a few are entirely masonry (face brick or roughcast rendered). Some of these houses have a hipped roof, often combined with a projecting gable, while most have a transverse or cross-gabled roof, all clad in terracotta tiles. While a few houses have casement windows, which survived from the Edwardian period, most have double-hung sash windows in a projecting box frame. Most have a decorative upper sash, either divided into multiple square or diamond-shaped panes, while a few have diamond-pane or floral leadlights. Porch supports range from the very simple single or paired posts on a brick plinth, tapered or square piers, or cast-concrete dwarf or full-length columns. The heavy barley-sugar (twisted) columns of 50 Cooloongatta Road are an unusual variation. Other decorative details include exposed rafter tails below eaves, and a range of gable treatments, including timber shingles, roughcast render, and simple faux half-timbering created with cement sheet and cover straps.

One of the finest California Bungalows in the precinct is 30 Cooloongatta Road. It has a red brick plinth and roughcast rendered walls above window-sill level. Large in size, with generous gables, it retains high-quality details such as the tapered chimney, struts to the gable eaves, and diamond-shaped panes to the upper sashes. It is highly intact externally and retains an original brick front fence and wire side fence.



**Figure 47. 30 Coo롱gatta Road. (source: Context, 2017)**

The bungalow at 76 Coo롱gatta Road has an unusual front porch in the form of a pergola, resting on heavy rendered piers with decorative shaped rafter tails.



**Figure 48. 76 Coo롱gatta Road. (source: Context, 2017)**

California Bungalows continued to be built into the early 1930s, often with a main hipped roof instead of gabled, for examples at 1-5 Gowar Avenue, built 1933-35. Otherwise they form a continuum with the 1920s bungalows in their materiality and detailing. By the mid-1930s, a whole range of new styles were popular, including Art Deco, Tudor Revival/Old English, and Georgian Revival.

The most common of these in this part of the precinct is Art Deco, which overlaps to a great degree with Tudor Revival (by the introduction of a depressed Tudor arch to the front porch or windows, as at 70 & 92 Coo롱gatta Road). These houses are all masonry with tiled hipped roofs. Walls are finished in textured render with exposed brick decorative accents. Many of them retain geometric leadlights windows of clear glass to window sashes and doors. Like the California Bungalows, windows are timber double-hung sashes, sometimes in a Chicago window configuration (with a central fixed picture window), and often in projecting box frames.

A particularly good example of the Art Deco type is 32 Cooalongatta Road, which has tapestry brick decoration around openings and a fine brick and render front fence with a stepped design.



**Figure 49. 32 Cooalongatta Road. (source: Context, 2017)**

The quirkiest example, which defies precise stylistic definition is the house (and fence) at 49 Cooalongatta Road. It has a semi-circular front porch, with a round-headed openings and scalloped parapet. Windows have a shallow pediment design above them, with a Tudor-arched picture window below, and the front fence is similarly ornate.



**Figure 50. 49 Cooalongatta Road. (source: Context, 2017)**

The Harley Estate section of the precinct is characterised by substantial houses in the Old English and Georgian Revival styles. There are also a few, more modest, examples

of these styles in the Camberwell Estate part of the precinct. There is a gabled weatherboard Georgian Revival house at 78 Coo loongatta Road, and two Old English houses (47 & 90 Coo loongatta Road). Of the three, 47 Coo loongatta Road is particularly successful, incorporating a catslide roof to the front porch.

Also of the 1930s is the Camberwell Methodist Church at 58 Coo loongatta Road, the once non-residential building in the precinct. Constructed in 1933, it adopts clinker brick for its plinth and red brick for the walls with render dressings. The church has a free medieval character, with a jerkin-head roof, a crenelated entrance porch and a window and door lintel treatment that suggests a Tudor label mould.



**Figure 51. Camberwell Methodist Church. (source: Context, 2017)**

The Harley Estate, at the south end of the precinct, was developed over a very short period of time, 1935-40, and designs were mostly by a single firm of architects, so it is very cohesive in appearance. Even so, there are cross-linkages with the remainder of the precinct along Coo loongatta Road, both in the interwar era of the development and the presence of Arts Deco, Old English and Georgian Revival style houses. Harley Estate does stand out, due to the predominant use of face clinker brick, while other 1930s houses in the precinct are mostly rendered, and particularly due to the presence of many substantial, two-storey and attic-storey houses (4 & 6 Bonville Court; 75 & 77 Coo loongatta Road; 78 & 80 Fordham Avenue; and 2 Gowar Avenue), which are not present in the remainder of the precinct. Harley Estate is also distinctive for signature details of architects Hamilton and Norris, which appear on houses in a range of styles. These are cut-outs of a pine tree or a simple flower seen on timber shutters and the gables of timber houses, gable vents created of brick headers set on an angle for clinker brick houses, and massive brick chimneys with corbelling at the top. Many of the houses also retain Hamilton's characteristic medieval lanterns hung at entrances, heavy ledged front doors some with a linen-fold pattern (also seen on the shutters at 73 Coo loongatta Road), and diamond-pane leadlight windows, again emulating medieval houses in England.

The houses in Harley Estate can be divided into two basic groups: picturesque revivalist houses, many of them large, that are typical of Hamilton's oeuvre; and stripped back, Art Deco houses with minimal detail, most of them single-storey. Original plans survive for some of the houses, indicating that Hamilton and Norris were responsible for the design of some (probably most) of the simple houses as well, for example, 74 Fordham Avenue. Two exceptions to this are the two cream-brick houses in the precinct: the Art Deco house with a semi-circular bay at 72 Fordham Avenue (1938), and the Old English-

Moderne hybrid at 4 Gowar Avenue. The other 'simple' houses in the precinct have clinker brick walls and steel or double-hung timber sash windows.



**Figure 52. Lantern and leadlight, 65 Cooalongatta Road.**



**Figure 53. Pine tree cut-out in gable of 71 Cooalongatta Road.**



**Figure 54. Vergeless gable and vent made of clinker bricks set on a diagonal, at 2 Gowar Avenue.**



**Figure 55. Ledged shutters with pine tree cut-out at 80 Fordham Avenue.**

The revivalist houses in Harley Estate are predominantly Old English, the style for which Hamilton is best known (4 Bonville Court; 65, 67, 71 & 77 Cooalongatta Road; 78 Fordham Avenue; 2 Gowar Avenue). These houses are all of clinker brick with gabled roofs. Most have steeply pitched roofs with vergeless gables and the offset brick vents in the gable, for example, both the house and the (original but extended) garage at 65 Cooalongatta Road. The only exception is the house at 71 Cooalongatta Road, which has a more standard, lower pitched roof. This house has a bargeboard and weatherboards in the gable, with a cut-out pine tree at the centre. It is also ornamented with curved timber struts to the eaves and framing the entrance. Most of the houses have rectangular six-over-six double-hung timber windows, which demonstrate a cross-over with the Georgian Revival. Two have more medievalising diamond-pane leadlights in their sash windows (78 Fordham Avenue, 2 Gowar Avenue). 77 Cooalongatta Road also has casement windows to the stairwell with a variation on diamond leadlights. Note that 4

Bonville Court (of 1940) has simpler ornamentation than the others in this group, which may indicate other authorship than Hamilton.



**Figure 56. 65 Cooalongatta Road, with original front gates and timber garage doors visible far right. (source: Context, 2017)**

The finest example of this group is the Individually Significant 78 Fordham Avenue. It is a two-storey house with a steep cross-gabled roof with deep eaves. Its height is emphasised by the narrowness of the gabled-fronted façade and its position atop a slight slope. The ground floor is clad in clinker bricks with a canted bay to the facade while the first floor and steep gables are finished in half timbering with a king-post truss pattern in the gable. Windows have diamond-pane leadlights. The house retains an attached garage at the rear, accessed via ornately scrolled wrought-iron gates. The front fence piers echo the gables of the house. Overall, it is a picturesque and well-detailed composition that stays close to the English roots of the style. The house is highly intact externally, apart from the recent (2017) addition of a matching carport.



**Figure 57. 78 Fordham Avenue. (source: Context, 2017)**

The second group is Georgian Revival, one example showing a clear American influence (6 Bonville Court, 69, 73 & 75 Cooalongatta Road, 80 Fordham Avenue). All but one of these houses has a hipped roof. The rendered houses at 69 and 73 Cooalongatta Road have very typical massing for 1930s dwellings, with a tiled hipped roof and projecting hipped roof room to one side of the front façade. No. 69 has Tuscan-order columns to its inset front porch, while No. 73 has a flat concrete hood, and shutters with a linen-fold design and cut-out flower. The clinker brick two storey house at 80 Fordham Avenue shares features with the Old English Houses, including a vergeless gabled entry porch and a vergeless catslide roof to one side of the façade. All of these houses have six-over-six double-hung sash windows. The two-storey house at 6 Bonville Court may be the work of another designer than Hamilton, as it has louvered shutters (instead of ledged with a decorative cut-out), and does not share any other obvious characteristics with the other house. It is distinguished by an elegantly simple entrance portico of a flat entablature and slender Egyptian papyrus-leaf columns.

The finest example of this group is the Individually Significant 75 Cooalongatta Road. It is a timber house that shows a clear American influence. Unlike the other Georgian houses in the Harley Estate, it has a gabled roof. The roof is very similar to that of the Old English houses, with a complex form, a very steep pitch and vergeless gables. The eaves and an oriel window are supported on chunky curved timber brackets. The ledged shutters and gable ends feature a cut-out pine tree. The ground floor is of clinker brick and the upper levels are clad in weatherboards. The house is very sculptural in form and a striking landmark on this street.



**Figure 58. 75 Cooalongatta Road. (source: Context, 2017)**

Within the precinct, many houses retain their original front fence. In almost all cases, these are dwarf brick fences – sometimes rendered in part – that were so popular in the 1930s (seen at 8 Bonville Court; 30, 32, 35, 49, 51, 65, 66, 70, 74 & 78 Cooalongatta Road; 74, 78 & 80 Fordham Road; and 2 Gowar Avenue). Among this group, the standout is at 49 Cooalongatta Road, which has face brick piers and plinth and a reverse-arched rendered infill. Two exceptions to the brick front fence are an original dwarf timber picket front fence at 3 Gowar Avenue, and a timber and cyclone-mesh front fence at 69 Cooalongatta Road (NB: 49 Cooalongatta Road has a side fence of this type as well). In the Harley Estate, original garages are visible from the street in a number of cases, both freestanding (65 Cooalongatta Road) and attached to the house (4 & 6 Bonville Court; 78 Fordham Avenue). There are likely to be more original garages in this part of the precinct that are not readily visible but are worthy of protection.

Generally, the intactness of the houses within the precinct is very high. The bricks of the porches of California Bungalows have been painted over in a few instances (35, 43, 46 & 84 Cooalongatta Road), but all of the brick accents to the rendered Arts Deco and Tudor houses remains intact, but the walls of the cream brick house at 72 Fordham Avenue have been rendered over. Two porches have been enclosed with windows (28 & 52 Cooalongatta Road), another has neo-Federation posts replacing the porch supports (1 Gowar Avenue), and an arched opening to the façade of 80 Cooalongatta Road has been infilled. Another two houses have replacement windows (31 Cooalongatta Road and 72 Fordham Avenue), and another has an enlarged and replaced front door (46 Cooalongatta Road). The most dramatic alteration has been construction of double-storey extensions to a number of the single-storey dwellings (45, 46, 51, 64 & 73 Cooalongatta Road; and 1 Gowar Avenue), but the original proportions and roof forms are still legible as most sit back from the ridgeline.

### **Comparative Analysis**

There are a number of interwar residential precincts already in the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins precinct HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The intactness of houses and their setting in the Harley Estate & Environs Precinct compares well those in other interwar precincts in Boroondara, as does small percentage of Non-contributory properties within the precinct.

The 1930s housing stock, is similar in form and materiality to that in other Camberwell precincts Golf Links Estate and Hasset's Estate. In addition, there is a substantial number of timber California Bungalows, comparable to those in Ross Street, Surrey Hills.

The substantial and stylistically unified Harley Estate houses, at the south end of the precinct, are unusual as a private planned interwar development. An area comparable in its visual unity is the War Service Home Estate on Acacia Street (and surrounding streets), which is recommended for the Heritage Overlay by this Gap Study. But while the Acacia Street houses are all modest timber California Bungalows built to standard State Savings Bank designs, the Harley Estate houses were all custom designed by a prominent architect to create an 'English village' atmosphere. In their scale and architectural quality, the Harley Estate houses are comparable to the fine homes in the Holyrood Estate precinct.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

In the proximity to Hartwell Station and mention of successive Camberwell Estate subdivisions in advertisements, the precinct exemplifies the important role of public transport in the suburban development of Camberwell prior to widespread car ownership.

Harley Estate is significant as an example of an unusual interwar employer-sponsored housing development in Boroondara. While there are many examples from the 19<sup>th</sup> century through to the 1950s of manufacturing businesses, such as brickworks and factories, building workers housing in Hawthorn, Canterbury and many other Melbourne suburbs, these were usually located so that employees could live near their place of work. In the Harley Estate, created for CBD office workers, we see the acceptance of the ideal of the suburban lifestyle which involved a daily train commute by fathers.

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

NA

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

NA

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

Architecturally, the houses in the precinct are fine examples of styles popular during the 1920s and the 1930s, including California Bungalow, Art Deco, Tudor Revival/Old English, and Georgian Revival. The houses generally exhibit a high level of intactness, including the retention of many original front fences.

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

The Harley Estate is of aesthetic significance for its high-quality architecture and visual unity. The estate was planned to resemble an English village, full of 'English cottage style' dwellings, which were the work of the most prominent designer of this style, Robert Bell Hamilton. These designs are distinguished by their quality design and details, including many that are repeated to indicated their inter-relatedness, including cut-outs of a pine tree or a simple flower seen on timber shutters and the gables of timber houses, gable vents created of brick headers set on an angle for clinker brick houses, and massive brick chimneys with corbelling at the top. The Significant dwellings at 75 Cooloongatta Road and 78 Fordham Avenue are fine two-storey examples of Georgian and half-timbered Old English dwellings, respectively. They are distinguished by their picturesque massing and distinctive details.

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

NA

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

NA

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

The Harley Estate is significant as a showcase of the English-inspired domestic architecture for which Robert Bell Hamilton is so renowned.

## Statement of Significance

### *What is Significant?*

The Harley Estate & Environs Precinct is significant. It comprises 2-8 Bonville Court; 29-77 & 28-92 Cooloongatta Road; 78-92 Fordham Avenue; and 1-7 & 2-4 Gowar Avenue, Camberwell.

Most of Cooloongatta Road was part of the Camberwell Estate, on land released in 1921 and 1924. Houses in this part of the precinct were built between 1925 and 1940. At the south end of the precinct is the Harley Estate, which was created in 1935 by the Colonial Mutual Life Assurance Society to assist employees of the society to obtain their own homes, and then opened to the general public. Homes were architect-designed in the English cottage style to recreate an English village feel, and were constructed 1935-40.

The houses at 75 Cooloongatta Road and 78 Fordham Avenue are Significant to the precinct. Non-contributory houses at 29, 34, 36, 37, 41, 42, 48, 54, 60, 62, 68 & 82 Cooloongatta Road and 7 Gowar Avenue. The remaining properties, including the Methodist Church at 58 Cooloongatta Road, are Contributory. Original front fences and garages are contributory.

### *How is it significant?*

The Harley Estate & Environs Precinct is of local historical, architectural and historical significance to the City of Boroondara.

### *Why is it significant?*

The precinct as a whole is historically significant for exemplifying the important role of public transport in the suburban development of Camberwell prior to widespread car ownership by its proximity to Hartwell Station which was mentioned in advertisements for the Camberwell Estate subdivisions. (Criterion A)

Harley Estate is significant as an example of an unusual interwar employer-sponsored housing development in Boroondara. While there are many examples from the 19<sup>th</sup> century through to the 1950s of manufacturing businesses, such as brickworks and factories, building workers housing in Hawthorn, Canterbury and many other Melbourne suburbs, these were usually located so that employees could live near their place of work. In the Harley Estate, created for CBD office workers, we see the acceptance of the ideal of the suburban lifestyle which involved a daily train commute by fathers. (Criterion A)

Architecturally, the houses in the precinct are fine representative examples of styles popular during the 1920s and the 1930s, including California Bungalow, Art Deco, Tudor Revival/Old English, and Georgian Revival. The houses generally exhibit a high level of intactness, including the retention of many original front fences. (Criterion D)

The Harley Estate is of aesthetic significance for its high-quality architecture and visual unity. The estate was planned to resemble an English village, full of 'English cottage style' dwellings, which were the work of the most prominent designer of this style, Robert Bell Hamilton. These designs are distinguished by their quality design and details, including many that are repeated to indicate their inter-relatedness, including cut-outs of a pine tree or a simple flower seen on timber shutters and the gables of timber houses, gable vents created of brick headers set on an angle for clinker brick houses, and massive brick chimneys with corbelling at the top. The Significant dwellings at 75 Cooloongatta Road and 78 Fordham Avenue are fine two-storey examples of Georgian and half-timbered Old English dwellings, respectively. They are distinguished by their picturesque massing and distinctive details. As a whole, it serves as a showcase of the

English-inspired domestic architecture for which Robert Bell Hamilton is so renowned.  
(Criteria E & H)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### PRECINCT GRADINGS SCHEDULE

Number	Street	Grading	Built Date	Fence/Outldg
2	Bonville Court	Contributory	1936	
4	Bonville Court	Contributory	1940	Garage
6	Bonville Court	Contributory	1939	Garage
8	Bonville Court	Contributory	1937	Fence
28	Cooloongatta Road	Contributory	1925-30	
30	Cooloongatta Road	Contributory	1925-30	Fence
32	Cooloongatta Road	Contributory	c1940	Fence
34	Cooloongatta Road	Non-contributory		
36	Cooloongatta Road	Non-contributory		
38	Cooloongatta Road	Contributory	1925-30	
40	Cooloongatta Road	Contributory	1925-30	
42	Cooloongatta Road	Non-contributory		
44	Cooloongatta Road	Contributory	1925-30	
46	Cooloongatta Road	Contributory	1920-25	
48	Cooloongatta Road	Non-contributory		
50	Cooloongatta Road	Contributory	1920-25	
52	Cooloongatta Road	Contributory	1920-25	
54	Cooloongatta Road	Non-contributory		
56	Cooloongatta Road	Contributory	1920-25	
58	Cooloongatta Road	Contributory	Church, 1933	
60	Cooloongatta Road	Non-contributory		
62	Cooloongatta Road	Non-contributory		
64	Cooloongatta Road	Contributory	1925-30	
66	Cooloongatta Road	Contributory	1935-38	Fence
68	Cooloongatta Road	Non-contributory		
70	Cooloongatta Road	Contributory	1935-38	Fence
72	Cooloongatta Road	Contributory	1935-38	
74	Cooloongatta Road	Contributory	1935-38	Fence
76	Cooloongatta Road	Contributory	1925-30	
78	Cooloongatta Road	Contributory	1935-38	Fence
80	Cooloongatta Road	Contributory	1935-38	
82	Cooloongatta Road	Non-contributory		
84	Cooloongatta Road	Contributory	1925-30	
86	Cooloongatta Road	Contributory	1930-35	
88	Cooloongatta Road	Contributory	1925-30	
90	Cooloongatta Road	Contributory	1938	
92	Cooloongatta Road	Contributory	1935-38	
29	Cooloongatta Road	Non-contributory		
31	Cooloongatta Road	Contributory	1925-30	
33	Cooloongatta Road	Contributory	1925-30	
35	Cooloongatta Road	Contributory	1925-30	Fence
37	Cooloongatta Road	Non-contributory		
39	Cooloongatta Road	Contributory	1925-30	

Number	Street	Grading	Built Date	Fence/Outbldg
41	Cooloongatta Road	Non-contributory		
43	Cooloongatta Road	Contributory	1920-25	
45	Cooloongatta Road	Contributory	1935-38	
47	Cooloongatta Road	Contributory	1935-38	
49	Cooloongatta Road	Contributory	1935-38	Fence
51	Cooloongatta Road	Contributory	1935-38	Fence
53	Cooloongatta Road	Contributory	1935-38	
55	Cooloongatta Road	Contributory	1935-38	
57	Cooloongatta Road	Contributory	1935-38	
59	Cooloongatta Road	Contributory	1935-38	
61	Cooloongatta Road	Contributory	1935-38	
63	Cooloongatta Road	Contributory	1935-38	
65	Cooloongatta Road	Contributory	1935	Garage
67	Cooloongatta Road	Contributory	1936	
69	Cooloongatta Road	Contributory	1936	Fence
71	Cooloongatta Road	Contributory	1936	
73	Cooloongatta Road	Contributory	1935	
75	Cooloongatta Road	Significant	1936	
77	Cooloongatta Road	Contributory	1935	
72	Fordham Road	Contributory	1938	
74	Fordham Road	Contributory	1937	Fence
76	Fordham Road	Contributory	1938	
78	Fordham Road	Significant	1939	Fence, Garage
80	Fordham Road	Contributory	1936	Fence
2	Gowar Avenue	Contributory	1937	Fence
4	Gowar Avenue	Contributory	1936	
1	Gowar Avenue	Contributory	1935	
3	Gowar Avenue	Contributory	1934	Fence
5	Gowar Avenue	Contributory	1933	
7	Gowar Avenue	Non-contributory		

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – original front fences & garages
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

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Butler, Graeme and Francine Gilfedder 2003, 'Heritage Overlay Review - Amendment C5, C6 House 4 Struan Street, Toorak, heritage assessment'.

'Camberwell Estate' 1920, State Library of Victoria (SLV) map collection.

'Camberwell Estate, East Camberwell' 1924, State Library of Victoria (SLV) map collection, accessed online 23 January 2017.

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Camberwell Methodist Church 2016, *About us*, [www.cmca-camberwell.org.au/about](http://www.cmca-camberwell.org.au/about), accessed online 23 January 2017.

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*Daily Advertiser*, as cited.

*Malvern Standard*, as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Norris, Marcus 1935, 'Pen and ink sketch of house'. State Library of Victoria (SLV) pictures collection, accessed online 23 January 2017.

*Weekly Times*, as cited.

**LOCKHART STREET RESIDENTIAL PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 1-33, 2-34 Lockhart Street, 864-868 Riversdale Road, Camberwell

<b>Name:</b> Precinct	<b>Survey Date:</b> January 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1927-40

**Precinct Map:**





**16 Lockhart Street Camberwell (by 1935) A brick Californian Bungalow with the more unusual feature of a hipped roof porch and gablet. Compares well as a pair with 18 Lockhart Avenue. (Source: Context Pty Ltd)**



**5 Lockhart Street Camberwell (1927). (Source: Context, 2017)**

### **Historical Context**

While the City of Camberwell underwent comparably intense – or even more intense – residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the ‘infill estates’, carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the remaining former farmlands of the suburb had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles.

Building revived quickly after the depression, so that in 1936, one in seven of all building permits issued to Melbourne builders were for sites in Camberwell. The number of houses in Camberwell more than doubled between 1921 and 1933 and between 1933 and 1954 (Butler & McConville 1991:19). This period also saw the introduction of flats to Camberwell, which had ‘mushroomed’ in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity confined to specific areas. Its leafy green boulevards and generally intact garden settings are reminiscent of a skyline once framed by mature trees with views to the ranges and bay. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

### **History**

The Lockhart Street Precinct comprises modest, mostly 1920s-1930s brick residences at 1-33 and 2-34 Lockhart Street, and 864-868 Riversdale Road, Camberwell.

The subject precinct area was originally part of the Highfield Estate (see Figure 1), where allotments were first put up for sale in 1886 (*Argus* 7 December 1886:3). Highfield Estate was bound on the western side by Highfield Road, which opened to traffic in May 1891, affording 'direct communication between Doncaster and Mordialloc' (*Argus* 4 May 1891:7).

Highfield Estate was sold off in a number of different releases from 1886. In 1910, Camberwell City Council consented to a plan of subdivision of Highfield Estate bounded by Riversdale Road, Boundary Road (now Warrigal Road) and Norwood Road (now Toorak Road) (*Reporter* 11 February 1910: 7).

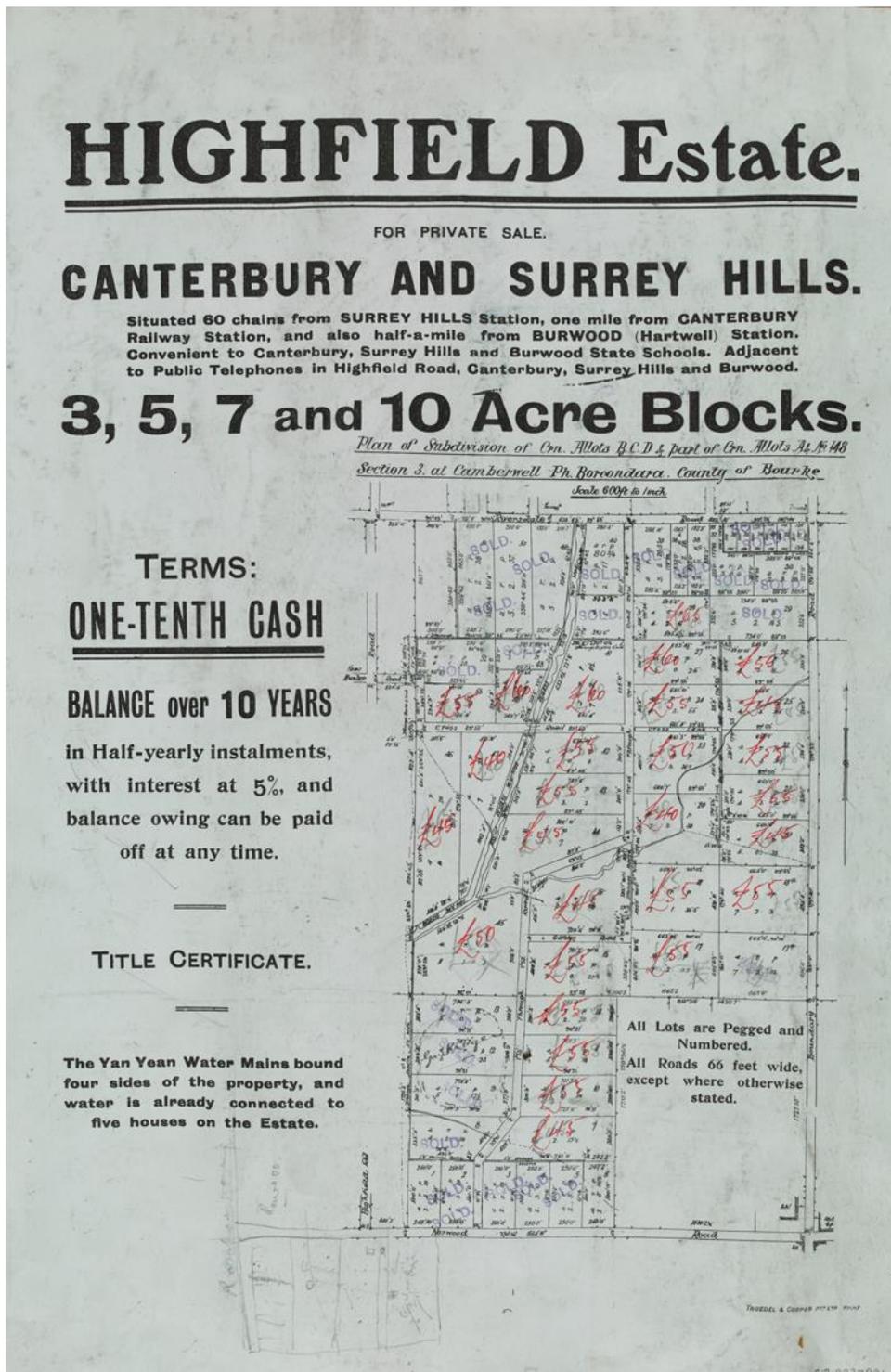


Figure 59 Highfield Estate showing estate subdivision and boundaries in the 1890s. Source SLV.

On 10 November 1923, another 60 blocks were put up for auction in the Highfield Estate in East Camberwell (*Argus* 20 October 1923:4). Approximately 800 people attended the auction where all allotments were sold for a total price of £12,500 (*Argus* 12 November 1923:1).

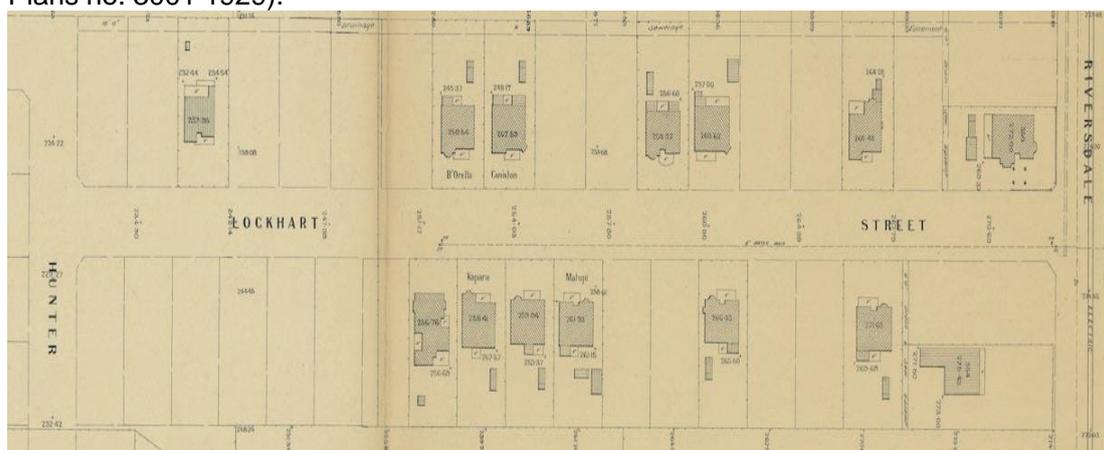
Another 60 'lovely home sites' at Boyd's Highfield Park Estate, together with a modern weatherboard villa in Highfield Road, were auctioned on 18 October 1924 (*Argus* 11 October 1924:3). The villa referred to is likely the current residence at 150 Highfield

Road, built in 1907, and thought to be the original Highfields farmhouse. The Highfields farm of 80 acres was subdivided to form part of the Highfields Estate (Real Estate View 2017).

The last subdivision of the Highfield Estate was auctioned in November 1927. Named the Through Road Estate, it comprised 35 home sites located on land either side of Through Road between Riversdale and Norwood roads (*Argus* 12 November 1927:2).

As the 1925 Sands and McDougall *Melbourne and Suburban Directory* does not include Lockhart Street (S&Mc), the precinct allotments were likely subdivided in 1925-26 after the 1924 release of land in the Highfield Estate. In an attempt to maintain status and values, like other metropolitan councils at the time, Camberwell City Council declared a list of 173 streets as brick-only areas, resulting in a rise in the construction of brick houses in the area from 28 per cent in 1924-25 to 43 per cent in 1925-26 (Murray and White 1992:213). Lockhart Street and parts of Riversdale Road may have been included in these areas as the subject precinct comprises all red brick houses.

A Melbourne Metropolitan Board of Works 1929 plan shows residences in existence at 2, 8, 14, 16, 18 and 20 on the east side of Lockhart Street; at 3, 9, 11, 17, 19 and 29 on the west side of Lockhart Street; and at 864 Riversdale Road (see Figure 2 - MMBW Detail Plans no. 3001 1929).



**Figure 60 MMBW Detail Plan No. 3001, 1929, showing existing houses in the subject precinct in Lockhart Street and Riversdale Road, Camberwell, in 1929. Source SLV**

Lockhart Avenue (Street), Camberwell, is listed in a 1930 street directory at which time houses at 2, 4, 8, 14, 16, 18, and 20 on the east side, and at 1, 3, 5, 7, 9, 17, 19, 29 and 31 on the west side, had been erected (S&Mc).

By 1935, houses existed in Lockhart Avenue at numbers 2, 4, 6, 8, 10, 14, 16, 18, 20, 22, 28 and 30; and at 1, 3, 5, 7, 9, 11, 17, 29, and 31 (S&Mc). By 1938, additional houses had been built at 13, 15, 19, 23, 25 and 32 Lockhart Avenue; by 1942 all houses in the subject precinct in Lockhart Street had been built (S&Mc).

Construction dates of relevant houses in Lockhart Street are confirmed by available building permits as follows: number 1 in 1928; 2 in 1929; 4 in 1927; 5 in 1927; 7 in 1927; 8 in 1927; 10 in 1931; 13 in 1937; 15 in 1936; 19 in 1935; 21 in 1937; 22 in 1939; 23 in 1935; 24 in 1940; 25 in 1936; 26 in 1937; 27 in 1937; 28 in 1932; 30 in 1930; 31 in 1927; 32 in 1936; 33 in 1938; and 34 in 1940, with a different builder noted for each residence (BP). According to a real estate advertisement in 1978, the residence at 34 Lockhart Street was architect designed (*Age* 8 April 1978:43), however no further details can be found.

Building permits confirm building dates of relevant houses in Riversdale Road as follows: number 864 in 1948 (however the house is likely to be earlier than this date as it appears on the 1929 MMBW map) and the two storey flats at 868 in 1936 (BP).

In summary, the houses in the subject precinct were built by individual builders over the period 1927 to 1940.

### **Description & Integrity**

This small but highly intact precinct covers all of the houses in Lockhart Street and the corner buildings on Riversdale Road including the two storey flats at 868 and the house at 864. The street runs in a north south orientation between Hunter St to the south and Riversdale Road to the north, and is lined with some mixed species of street trees on both sides of the street. Free standing houses are set within established gardens, often with low front fences in either brick or timber. The surface of Lockhart Street is concrete rather than asphalt, and sections of concrete have been repaired as some of the pavement is cracking.

Houses are mostly single storey bungalows and date from the interwar period (1927-40). A range of styles from the Interwar period are represented in the street, but usually a simple version of the style. Roof forms are transverse gabled or pyramidal hipped forms and mostly clad in terracotta tiles. The majority of the houses are constructed of brick - possibly in response to regulations enforcing brick construction that applied to a number of streets in the area at that time. The exceptions are numbers 31 as a timber Californian Bungalow, and 33 at the southern end of the street that is also built of timber. All houses are single storey, with the exception of number 21 which was built as a two storey dwelling.

There are a number of other Californian Bungalows in the street. Numbers 5 and 7 are particularly notable examples. Both have transverse gable roof clad in terra cotta tiles, with windows either side of a central door. A projecting gable ended verandah encloses a verandah with timber shingles to the gable end. At number 5, the verandah roof is supported by short columns on masonry pillars. A low masonry wall runs between the pillars. At number 7, the verandah is supported by squared brick pillars that are rendered in the upper section. A low face brick wall runs between the pillars. Number 5 is rendered above a row of soldier brickwork, half way up the façade. On number 7 a horizontal row of feature brick work separates the rendered and face brick wall finishes. Both houses have a bay window with separate flat roof, located to one side of the front elevation. On the other side, a three light window looks onto the verandah. Windows are timber framed sash windows with diamond leadlight to the upper sashes. Both houses sit behind a non-original but sympathetic timber picket fence. Other examples of brick Californian Bungalows in the precinct include numbers 2, 11, 14, 16, and 18.



**Figure 61. 5 Lockhart Street Camberwell (pre 1930). Brickwork patterning adds detail to this Californian Bungalow (Source: Context, 2017)**



**Figure 62. 7 Lockhart Street Camberwell (1927) A fine brick and rendered Californian Bungalow with bow windows. (Source: Context, 2017)**

A group of houses at the southern end of the street are built in the 'Old English' style. Evident elsewhere in Boroondara, this style was often used for larger and more elaborate houses, however in Lockhart Street, the more modest cottage version is evident.

Numbers 24, 26 and 28 have features typical of this style. Number 26 is a simple face red brick bungalow with high gable wing projecting from a transverse roof form to one side. Roof cladding is terracotta tiling. A central gabled porch sits within the line of the main gable. The porch has brick corbelling to the upper edges and flat Tudor arched openings. The porch openings and window openings are edged by a decorative brick-on-edge course. Timber sash windows are located either side of the front façade. Recent alterations include a red brick carport and a brick and wrought iron fence along the street frontage.



**Figure 63. Number 26 Lockhart Street Camberwell (1937) A typical interwar example with Old English porch. (Source: Context 2017)**

Number 28 has some more picturesque details associated with the 'Old English' style including a steeply gabled wing projecting to one side with half timbering to the gable and a terracotta clad rounded window hood with timber brackets over a three light timber window with leadlight to the upper sashes. A central entry porch projects slightly at the front. The steeply gabled form is rendered and edged with decorative brick-on-edge courses around the gable top, the corbelled upper corners and the rounded arched opening. A verandah to the southern side is more typical of the Californian Bungalow style. Enclosed by the main roof line, it has solid timber posts supported on a low face brick wall.



**Figure 64. 28 Lockhart St Camberwell (1932) A highly decorative Old English example. (Source: Context 2017)**

A number of other examples in the street are simple bungalows with terracotta clad pyramidal roof forms. At times, features associated with other styles from the era are evident. For example, number 6 has features associated with the Interwar Mediterranean style including blind arches over the window opening with decorative plaster, wide timber sash windows with rounded bar to the centre light and leadlight to the upper arches. Number 3 has decorative tapestry brick detailing across the façade, to the building edges and around the entry porch. The two storey flats at 868 Riversdale Road are devoid of decoration and are rather austere in appearance but provide a substantial end point to the precinct. Their clinker brick walls are matched by the earlier house on the opposite corner at 864 Riversdale Road. Alterations include second storey additions to numbers 1, 15 and 30 and high fences to numbers 1, 2, 14 and 19.



**Figure 65. 6 Lockhart St Camberwell (before 1935) (Source: Context 2017)**



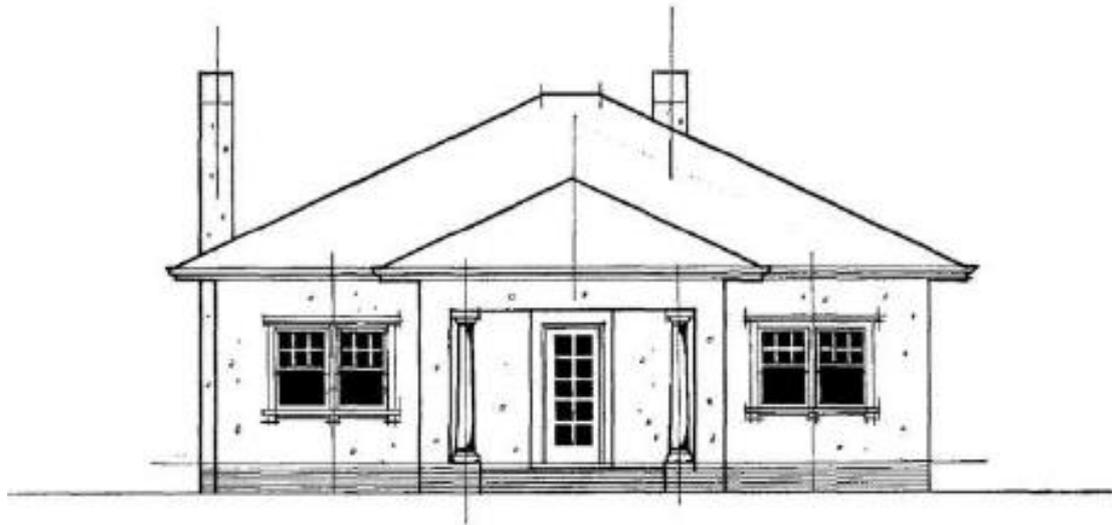
**Figure 66. 3 Lockhart St Camberwell (before 1930) A brick and rendered bungalow with unusual brick patterning. (Source: Context 2017)**



**Figure 67. 18 Lockhart Street Camberwell (pre 1930) A fine and intact brick Californian Bungalow with traditional colour scheme. (Source: Context 2017)**



**Figure 68. 22 Lockhart Street Camberwell (1939) A design based on Type B18 State Saving Bank house, but with some variations.**



### ELEVATION

**Figure 69 Type B18, (Source: State Savings Bank of Victoria, Design Book, Brick dwellings, March 1929)**

### Comparative Analysis

There are a number of interwar precincts in Boroondara that are comparable with Lockhart Street. Several also retain concrete roads which are a feature of the period.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

Whilst Lockhart Street can be seen as typical of the interwar period in retaining a range of house styles in modest form, it is distinguished by its high level of intactness, few non-contributory places or large extensions, and can be appreciated as a representative example of suburban development.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Lockhart Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942.

Historically Lockhart Street Precinct represents the trend toward all brick houses as a result of the 'brick only' areas declared in certain streets by the former Camberwell City Council in the 1920s. The intention was to create Camberwell as a place of perceived higher quality building (i.e. more expensive) houses.

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

N/A

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

N/A

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

Lockhart Street Precinct represents a typical but highly intact street from the interwar period, developed within a relatively short period and exhibiting examples several interwar styles including Californian Bungalow in timber, brick and shingle; Old English, and later war time austerity styles. Lockhart Street comprises a gradation in style from north to south with a higher proportion of Californian Bungalows toward Riversdale Road,

leading to later and simpler styles toward the southern end. As an interwar precinct, Lockhart Street has representative examples of common residential styles. The Californian Bungalows at 5, 7, 16 and 18 Lockhart Street are good examples of their type as is the Old English house at number 28.

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

Lockhart Street Precinct is aesthetically significant for its range of consistent materials including red and clinker brick walls, and featuring areas of smooth render with terra cotta tiled roofs and limited use of timber shingle to gables. The roofs are within a formal vocabulary of gabled (both transverse and front facing), and hipped, including the pyramidal hipped roof model. The Old English houses show a preference for clinker brick and render and have somewhat steeper pitched rooflines with an emphasis on decorative porches. Later designs have typical hipped roof lines and lower roof pitches but reflect the forms of earlier styles, albeit in simpler form and detail. The street is enhanced through the use of generally low fences in brick, timber and occasionally, woven wire, and the concrete road surface.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

Lockhart Street Precinct, formerly part of the Highfield Estate and developed between 1927 and 1942 is significant. The precinct includes 1-33, 2-34 Lockhart Street, and 864-868 Riversdale Road, Camberwell.

### *How is it significant?*

Lockhart Street Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Lockhart Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942. Historically Lockhart Street Precinct represents the trend toward all brick houses as a result of the 'brick only' areas declared in certain streets by the former Camberwell City Council in the 1920s. The intention was to create Camberwell as a place of perceived higher quality building (i.e. more expensive) houses. (Criterion A)

Lockhart Street Precinct represents a typical but highly intact street from the interwar period, developed within a relatively short period and exhibiting examples several interwar styles including Californian Bungalow in timber, brick and shingle; Old English, and later war time austerity styles. Lockhart Street comprises a gradation in style from north to south with a higher proportion of Californian Bungalows toward Riversdale Road, leading to later and simpler styles toward the southern end. As an interwar precinct, Lockhart Street has representative examples of common residential styles. The Californian Bungalows at 5, 7, 16 and 18 Lockhart Street are good examples of their type as is the Old English house at number 28. (Criterion D)

Lockhart Street Precinct is aesthetically significant for its range of consistent materials including red and clinker brick walls, and featuring areas of smooth render with terra cotta tiled roofs and limited use of timber shingle to gables. The roofs are within a formal vocabulary of gabled (both transverse and front facing), and hipped, including the pyramidal hipped roof model. The Old English houses show a preference for clinker brick and render and have somewhat steeper pitched rooflines with an emphasis on decorative porches. Later designs have typical hipped roof lines and lower roof pitches but reflect the forms of earlier styles, albeit in simpler form and detail. The street is enhanced through the use of generally low fences in brick, timber and occasionally, woven wire, and the concrete road surface. (Criterion E)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### PRECINCT GRADINGS SCHEDULE

Number	Street	Grading	Built Date
1	Lockhart St	Contributory	1928
2	Lockhart St	Contributory	1929
3	Lockhart St	Contributory	By 1930
4	Lockhart St	Contributory	1927
5	Lockhart St	Contributory	1927
6	Lockhart St	Contributory	By 1935
7	Lockhart St	Contributory	1927
8	Lockhart St	Contributory	1927
9	Lockhart St	Non-contributory	By 1930
10	Lockhart St	Contributory	1931
11	Lockhart St	Contributory	By 1935
12	Lockhart St	Contributory	-
13	Lockhart St	Contributory	1937
14	Lockhart St	Contributory	By 1935
15	Lockhart St	Contributory	1936
16	Lockhart St	Contributory	By 1935
17	Lockhart St	Contributory	By 1930
19	Lockhart St	Contributory	1935
20	Lockhart St	Contributory	By 1935
21	Lockhart St	Contributory	1937
22	Lockhart St	Contributory	1939
23	Lockhart St	Contributory	1935
24	Lockhart St	Contributory	1940
25	Lockhart St	Contributory	1936
26	Lockhart St	Contributory	1937
27	Lockhart St	Contributory	1937
28	Lockhart St	Contributory	1932
29	Lockhart St	Non-contributory	By 1935
30	Lockhart St	Contributory	1930
31	Lockhart St	Contributory	1927
32	Lockhart St	Contributory	1936
33	Lockhart St	Contributory	1938
34	Lockhart St	Contributory	1940
35	Lockhart St	Contributory	-
36	Lockhart St	Contributory	-
864	Riversdale Road	Contributory	By 1929
868	Riversdale Road	Contributory	1936

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

#### Identified By

Context Pty Ltd

#### References

*Age*, as cited.

*Argus*, as cited.

Blainey, G 1980, *A History of Camberwell*, Lothian Publishing Company Pty Ltd: Melbourne.

Building permits, various, for Lockhart Street, Camberwell, 1927-40 (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

'Highfield Estate' 189?, State Library Victoria (SLV) maps collection, accessed online 28 January 2017.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Murray, Robert & White, Kate 1992, *A bank for the people: a history of the State Bank of Victoria*, Hargreen Publishing, North Melbourne.

*Reporter*, as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

State Savings Bank of Victoria, Design Book, Brick dwellings, March 1929

**MILVERTON STREET RESIDENTIAL PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 17-35, 20-36 Milverton Street, Camberwell

<b>Name:</b> Precinct	<b>Survey Date:</b> January 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1927-37

**Precinct Map:**



**GRADING**

- CONTRIBUTORY
- NON-CONTRIBUTORY

- PRECINCT BOUNDARY



**33 Milverton Street Camberwell (1937) an unusual example of a duplex. (Source: Context, 2017)**



**17 Milverton Street Camberwell (1929), one of the earliest Californian Bungalows to be developed. (Source: Context, 2017)**

### **Historical Context**

While the City of Camberwell underwent comparably intense – or even more intense – residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the ‘infill estates’, carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the remaining former farmlands of the suburb had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles.

Building revived quickly after the depression, so that in 1936, one in seven of all building permits issued to Melbourne builders were for sites in Camberwell. The number of houses in Camberwell more than doubled between 1921 and 1933 and between 1933 and 1954 (Butler & McConville 1991:19).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and

Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity confined to specific areas. Its leafy green boulevards and generally intact garden settings are reminiscent of a skyline once framed by mature trees with views to the ranges and bay. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

#### *Role of the State Savings Bank in housing*

From 1920 the State Savings Bank in the War Service Commission's housing scheme constructed houses drawn from the State Savings Bank pattern books. These designs were prepared under the supervision of the bank's chief architect, GB Leith. In the northern and western suburbs of Melbourne, smaller weatherboard State Savings Bank designs were popular, while larger brick and weatherboard styles were more often found in the eastern and southern suburbs. Size, fittings and finishes reflected price, with the smallest houses having two bedrooms, and the larger ones three (O'Hanlon 2008).

#### **History**

The Milverton Street Residential Precinct comprises modest 1920s-1930s residences at 17-35 and 20-36 Milverton Street, Camberwell.

Although the subject precinct is located in today's Camberwell, the area was formerly known as Burwood. East of Camberwell, at the extreme edge of the Boroondara Road District, a village developed where Toorak Road crossed the boundary now known as Warrigal Road. This settlement was known as Norwood, and this portion of Toorak Road, between the village of Hartwell and the shire boundary, continued to be known as Norwood Road into the early twentieth century (Built Heritage 2012:48). By the 1920s, the area was known as Burwood.

Milverton Street is part of the Highfield Estate (see Figure 1), where allotments were first put up for sale in 1886 (*Argus* 7 December 1886:3). Highfield Estate was bound on the west side by Highfield Road, which opened to traffic in May 1891, affording 'direct communication between Doncaster and Mordialloc' (*Argus* 4 May 1891:7).

Highfield Estate was sold off in a number of different releases from 1886. In 1910, Camberwell City Council consented to a plan of subdivision of Highfield Estate bounded by Riversdale Road, Boundary Road (now Warrigal Road) and Norwood Road (now Toorak Road) (*Reporter* 11 February 1910: 7).

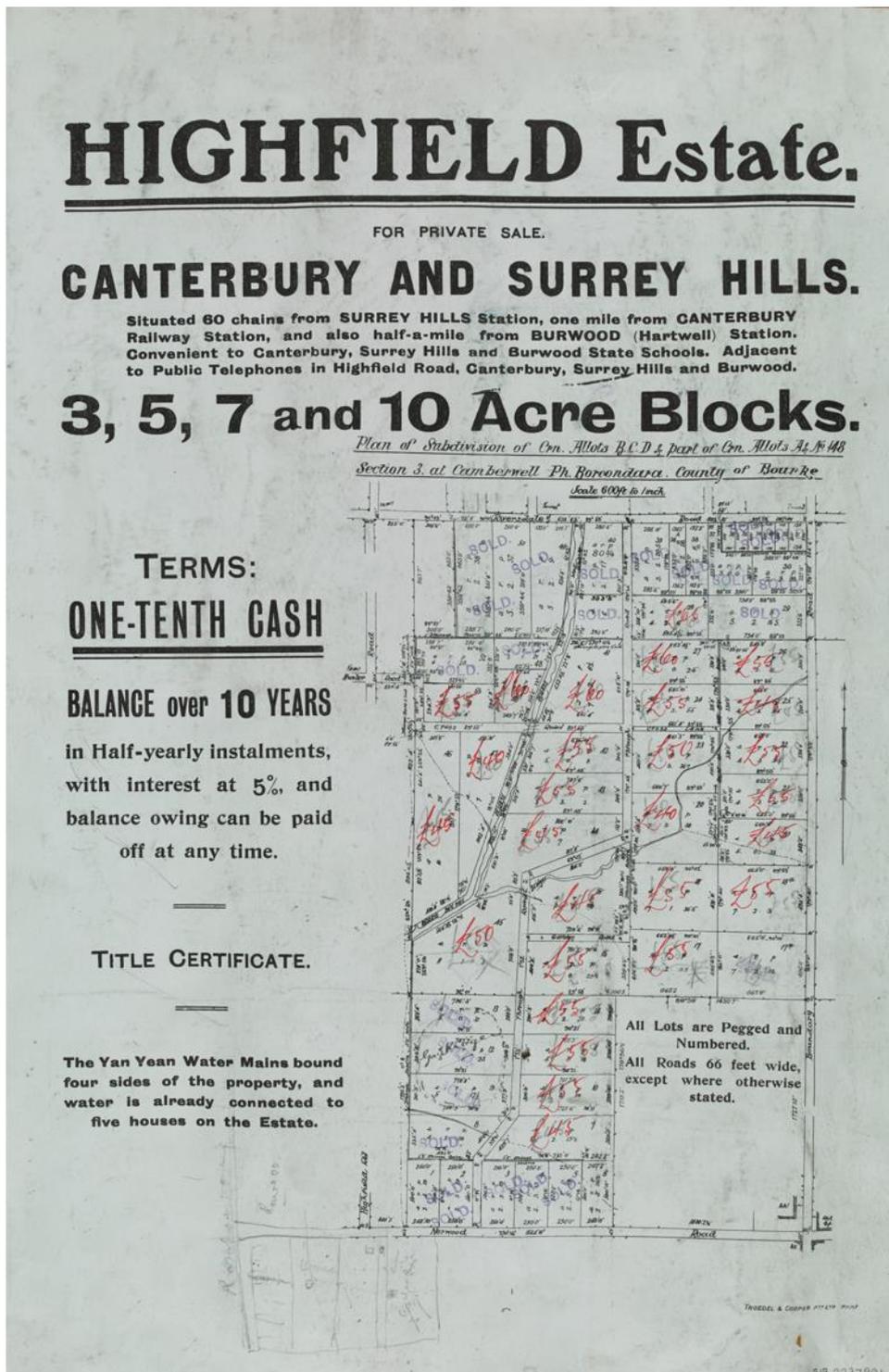


Figure 70 Highfield Estate showing estate subdivision and boundaries in the 1890s. Source SLV.

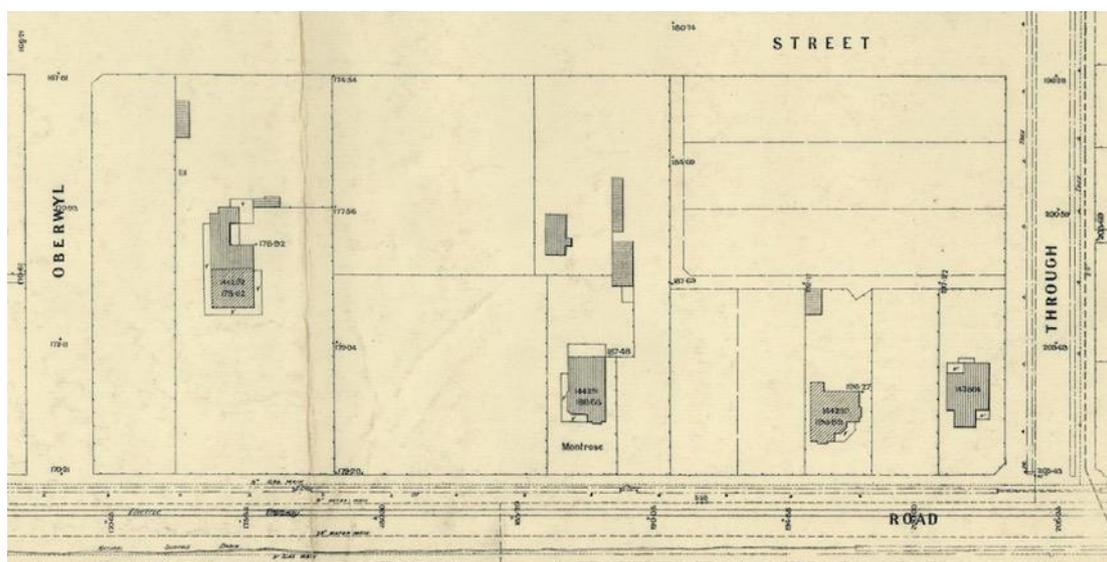
On 10 November 1923, another 60 blocks were put up for auction in the Highfield Estate in East Camberwell (*Argus* 20 October 1923:4). Approximately 800 people attended the auction where all allotments were sold for a total price of £12,500 (*Argus* 12 November 1923:1).

Another 60 'lovely home sites' at Boyd's Highfield Park Estate, together with a modern weatherboard villa in Highfield Road, were auctioned on 18 October 1924 (*Argus* 11

October 1924:3). The villa referred to is likely the current residence at 150 Highfield Road, built in 1907, and thought to be the original Highfields farmhouse. The Highfields farm of 80 acres was subdivided to form part of the Highfields Estate (Real Estate View 2017).

The last subdivision of the Highfield Estate was auctioned in November 1927. Named the Through Road Estate, it comprised 35 home sites located on land either side of Through Road between Riversdale and Norwood (Toorak) roads (*Argus* 12 November 1927:2). This included the land on which the subject precinct stands.

Further evidence of the precinct subdivision date is provided by a Melbourne Metropolitan Board of Works 1925 plan which shows that the subject precinct was not subdivided in this year (see Figure 2 - MMBW Detail Plan no. 3011 1925).



**Figure 71 MMBW Detail Plan No. 3011, 1925, showing the subject precinct before subdivision. Source SLV.**

By 1927, the Milverton Street Precinct had been subdivided and houses had been built at numbers 17, 19, 24, 26, 34 and 36 Milverton Street (S&Mc). By 1935, additional houses had been constructed at numbers 22, 27, 29, 30, 31 and 32 Milverton Street (S&Mc). By 1938, all houses in the precinct had been built, except for numbers 20, 33 and 35 (S&Mc). By 1942, all houses in the precinct were in existence (S&Mc).

Construction dates of houses in the precinct are confirmed by available building permits as follows: number 17 in 1929; 19 in 1927; 20 in 1939; 21 in 1935; 22 in 1932; 23 in 1937; 24 in 1927; 25 in 1935; 26 in 1927; 27 in 1929; 28 in 1935; 29 in 1928; 30 in 1932; 31 in 1929; 32 in 1934; 33 in 1937; 34 in 1928; and 36 in 1927, with a different builder noted for each residence (BP).

An advertisement in 1934 called for a painter for a 'Type 43 S.S.B.' at 34 Milverton Street, Burwood, suggesting the residence at this address was built to a State Savings Bank design (*Argus* 16 February 1934: 2). The actual design is a T42. Number 36 Milverton Street is a Type 39 State Savings Bank design.

In summary, the Milverton Street Residential Precinct is located on the Highfield Estate. The subject precinct was subdivided c1925 and houses built by individual builders over the period 1927-1937.

### Description & Integrity

This small but intact precinct covers both sides of Milverton Street, between Oberwyl Road and Through Road. Hartwell Primary School is located directly adjacent to the precinct area on the north west corner of Milverton Street and Oberwyl Road. Milverton Street slopes gently up from Oberwyl Road and is lined with semi mature Pin Oak trees (*Quercus palustris*). Tree pruning for some of the trees on the northern side has been damaging to their form, reducing the visual continuity of the street plantings.

The precinct consists of mostly single storey bungalows set on generous blocks behind low fences. Number 20 is the only two storey dwelling in the precinct, and numbers 33 and 35 are a duplex. Building records show that houses in the precinct were constructed over a relatively short period between 1927 and 1937. This is one important factor in the consistent appearance and homogeneity of the precinct.

The early houses in the precinct, built in the late 1920s are all simple timber bungalows with terra cotta tiled roofs. Design and detailing is reminiscent of the State Savings Bank designs that were built in other parts of the suburb around a similar time. Several matches to State Savings Bank designs have been located and the houses share a number of characteristics including: transverse gabled and hipped roof forms clad in terra cotta tiles, verandahs and entry porches with separate roofs or enclosed within the main roof form, timber sash windows (often with small panes to the upper sash), sturdy timber verandah posts (sometimes on masonry pillars), exposed rafters and timber shingle detailing to gables. Ornamentation is minimal with visual interest achieved through manipulation of form and the simple and practical use of standard materials such as brick and timber.

Number 26 is a timber dwelling with transverse gabled roof clad in terracotta tiles. The main roof line extends over the front verandah and is supported by short timber posts resting on  $\frac{3}{4}$  face brick pillars. A bay window is located to one side of the front elevation and is covered with a simple hood clad in roofing tiles.



Figure 72. 26 Milverton Street, Camberwell (1927), a fine timber Californian Bungalow with hipped roof porch and additional window awning. (Source: Context 2017)

Number 36 is one of the earliest houses in the precinct. A main gabled form is perpendicular to the street with timber shingles lining the gabled end. A secondary wing projects at right angles to the main form to one side of the building. A side entry and verandah is located to the front of the projecting wing. A brick chimney sits centrally at the front of the house. Timber sash windows are intact.



Figure 73. Number 36 Milverton Street, Camberwell (1927), a Type 39 State Savings Bank design, reversed from the design illustrated below. (Source: Context 2017)



FRONT ELEVATION.

Figure 74. Type 39 State Savings Bank design (Source: State Savings Bank of Victoria, *Types of timber-framed dwelling houses available for selection by applicants under provisions of Housing and Reclamation Act, 1920, July 1927*)

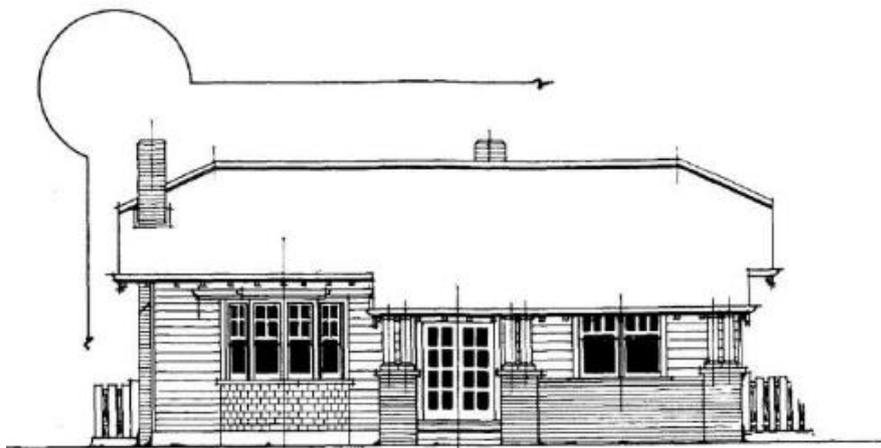
Later houses in the precinct (mid-1930s) are slightly larger and more solid in appearance. The form of these houses tends to be simple and often asymmetrical. Roofs are pyramidal and clad in terracotta tiles. Often a smaller but matching roof form will sit over a front verandah or entry porch. Houses are constructed of either timber or rendered brick with face red or tapestry brick detailing to porches or emblems across the façade.

31 Milverton Street shares many qualities with other houses in the street and the ground floor has a reasonably high level of integrity. The lower grading has been used to distinguish between places with no or much less visible extensions.

Number 21 (1935) is a timber villa with a terra cotta clad pyramidal roof form. A smaller roof section mimics the main roof form and encloses a verandah. It is supported by classically inspired columns set on masonry pillars. Eaves are boxed and the window style and proportions are notably different from the earlier timber houses in the precinct. Overall, the house appears more solidly grounded on the site than the earlier timber houses.



**Figure 75. 34 Milverton Street Camberwell (1928), a Type T42 State Savings Bank design of timber with brick porch balustrade and piers. (Source: Context, 2017)**



FRONT ELEVATION

**Figure 76. Type T42 State Savings Bank design (Source: State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of *Housing and Reclamation Act*, 1920, July 1927)**



**Figure 77. Number 21 Milverton Street, Camberwell (1935) A simple pyramid hipped roof design with porch to one side. (Source: Context 2017)**

Number 26 is one of a minority of masonry dwellings in the precinct. It is asymmetrical in form and has a pyramidal roof, boxed eaves and rendered chimney. The upper façade is rendered and the lower half is of face red brick. An arched opening is trimmed in red brick and leads to an enclosed entry porch. The arch with wrought iron door is reminiscent of the Spanish Mission style that was popular in the interwar era. Three light windows are timber with fixed centre pane and side sashes.



**Figure 78. Number 32 Milverton Street, Camberwell (1935)** A later example of interwar austerity using the different colours of clinker brick dado and rendered walls with pattering around the porch. (Source: Context 2017)

Generally, the houses in the precinct have a high level of intactness. Second storey additions are noted at numbers 19 and there is a very large extension at number 31. Number 25 has a tiled roof but it is coloured black, unlike the mottled terra cotta of the original tiles. Numbers 17 and 36 are intact examples.

### **Comparative Analysis**

There are a number of interwar precincts in Boroondara that are comparable with Milverton Street.

HO157 Oswin Street Precinct, Kew - The area is one of the more intact concentrations of 1920s and 1930s housing in Melbourne. It is composed largely of State Savings Bank and Burrigge Leith designs. The area is marked by a number of highly skilled and pioneering suburban house designs, including several prototypes for the Australian post-war suburban vernacular, as well as a high concentration of original fences and outbuildings.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

Whilst Milverton Street can be seen as typical of the interwar period in retaining a range of house styles in modest form, it is distinguished by its high level of intactness, very few non-contributory places or large extensions, and can be appreciated as a representative example of suburban development. It also comprises several State Savings Bank designed houses between other examples of more individual design, including a two storey house at number 20 and a duplex at number 33-35.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Milverton Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942.

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

N/A

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

N/A

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

Milverton Street Precinct represents a typical but relatively intact street from the interwar period, developed within a relatively short 10-year period and comprising mainly modest Californian Bungalows, some of which have been built from the standard designs issued by the State Savings Bank. As well as typical bungalows in timber and in brick, Milverton Street Precinct demonstrates late several interwar styles including a two storey 'austerity' example at number 20 and a rendered duplex with typical brick pattering at number 33-35.

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

Milverton Street Precinct is aesthetically significant for its shaded setting provided by the street plantings of Pin Oak trees (*Quercus palustris*), although the trees do not form a highly consistent avenue, having been variously pruned. Milverton Street Precinct is aesthetically significant for its consistent palette of materials and building elements such as porches with pillars or piers, gabled (both transverse and front facing), and hipped roofs, and use of clinker brick and render, timber and terra cotta tile. Fine examples of Californian Bungalows include numbers 26 and 34 with a later example at number 21. The street is enhanced through the use of generally low fences in hedging, brick, stone, timber and occasionally, woven wire.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

Milverton Street Precinct, 17-35, 20-36 Milverton Street, Camberwell subdivided as part of the Highfield Estate c.1925-6 and developed between 1927 and 1942 is significant. The houses within the precinct are developed by 1937.

### *How is it significant?*

Milverton Street Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Milverton Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942. (Criterion A)

Milverton Street Precinct represents a typical but relatively intact street from the interwar period, developed within a relatively short 10-year period and comprising mainly modest Californian Bungalows, some of which have been built from the standard designs issued by the State Savings Bank. As well as typical bungalows in timber and in brick, Milverton Street Precinct demonstrates several late interwar styles including a two storey 'austerity' example at number 20 and a rendered duplex with typical brick patterning at number 33-35. (Criterion D)

Milverton Street Precinct is aesthetically significant for its shaded setting provided by the street plantings of Pin Oaks trees (*Quercus palustris*), although the trees do not form a highly consistent avenue, having been variously pruned. Milverton Street Precinct is aesthetically significant for its consistent palette of materials and building elements such as porches with pillars or piers, gabled (both transverse and front facing), and hipped roofs, and use of clinker brick and render, timber and terra cotta tile. Fine examples of Californian Bungalows include numbers 26 and 34 with a later example at number 21. The street is enhanced through the use of generally low fences in hedging, brick, stone, timber and occasionally, woven wire. (Criterion E).

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

## PRECINCT GRADINGS SCHEDULE

Number	Street	Grading	Built Date
17	Milverton St	Contributory	1929
19	Milverton St	Contributory	1927
20	Milverton St	Contributory	1939
21	Milverton St	Contributory	1935
22	Milverton St	Contributory	1932
23	Milverton St	Contributory	1937
24	Milverton St	Contributory	1927
25	Milverton St	Contributory	1935

Number	Street	Grading	Built Date
26	Milverton St	Contributory	1927
27	Milverton St	Contributory	1929
28	Milverton St	Contributory	1935
29	Milverton St	Contributory	1928
30	Milverton St	Contributory	1932
31	Milverton St	Non-contributory	1929
32	Milverton St	Contributory	1934
33	Milverton St	Contributory	1937
34	Milverton St	Contributory	1928
35	Milverton St	Contributory	1937
36	Milverton St	Contributory	1927

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

#### Identified By

Context Pty Ltd

#### References

Age, as cited.

Argus, as cited.

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Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

Highfield Estate' 189?, State Library Victoria (SLV) maps collection, accessed online 28 January 2017.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

O'Hanlon, Seamus, 2008, 'State Bank Homes', *EMelbourne: The city past and present*, The University of Melbourne, <http://www.emelbourne.net.au/biogs/EM01421b.htm>, accessed online 25 January 2017.

*Reporter*, as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of *Housing and Reclamation Act*, 1920, July 1927

**SOUTH CAMBERWELL COMMERCIAL PRECINCT**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:** 964-984 Toorak Road, Camberwell

<b>Name:</b> South Camberwell Commercial Precinct	<b>Survey Date:</b> 10 January 2017
<b>Place Type:</b> Commercial	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> Various
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1926 (No. 964, 1926-1927 (Nos 966-974), 1929-1930 (Nos 976 & 978), 1934 (Nos 982) & 1937 (No. 980)

**Precinct Map:**



**GRADING**

- CONTRIBUTORY
- NON-CONTRIBUTORY

PRECINCT BOUNDARY



**Figure 1. Western end of precinct, view across all 11 shops. (Source: Trethowan Architecture, 2017)**



**Figure 2. View from eastern end of precinct. (Source: Trethowan Architecture, 2017)**

### Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at

the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128).

This nineteenth century suburban influx brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb during the twentieth century, shopping strips located elsewhere expanded to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from the Victorian though to the post-war period.

A new style began to typify Camberwell from the early 1900s, which was neither defined by small cottages nor grand mansions. Many vacant blocks from 1880s' estates were filling up with single-storeyed residences in the Queen Anne style, adaptations of English styles and also Edwardian villas, which gradually increased in scale to include attic storeys (Butler & McConville 1991:18). These were largely occupied by businessmen and professionals, in addition to workers often financially assisted by building societies (Butler & McConville 1991:19). Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the suburb's remaining former farmlands had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

As was the case with the opening of the Lilydale and Outer Circle railways in 1882 and 1891 respectively, improved public transport greatly influenced Camberwell's interwar growth. Tramlines were established through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (Butler & McConville 1991:60-61). A new intermediary station was also added to the southern section of the Outer Circle line at Hartwell in 1906 (Built Heritage 2012:63). Close proximity to public transport was used by land agents to market the new estates, as was the case for the interwar 'Sunnyside Estate' and 'Golf Links Estate' and many others.

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

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

The area that constitutes the south-east extent of Camberwell was originally established as the Village of Hartwell, at the junction of Camberwell and Norwood roads (Norwood Road now forms the extension of Toorak Road). The name Hartwell was recorded as early 1854, the precedent for the village's development being the opening of the Hartwell Congregational Church on Camberwell Road in July 1854. A Common School followed in 1858 and, by the early 1860s, three nurseries, stables, shops, post office, a slaughter house and a few houses are known to have existed. The Tyrone Hotel eventually opened in 1864 (Built Heritage 2012:48). An area of higher ground to the north-east of the village became known as Hartwell Hill (Age 13 February 1906:6).

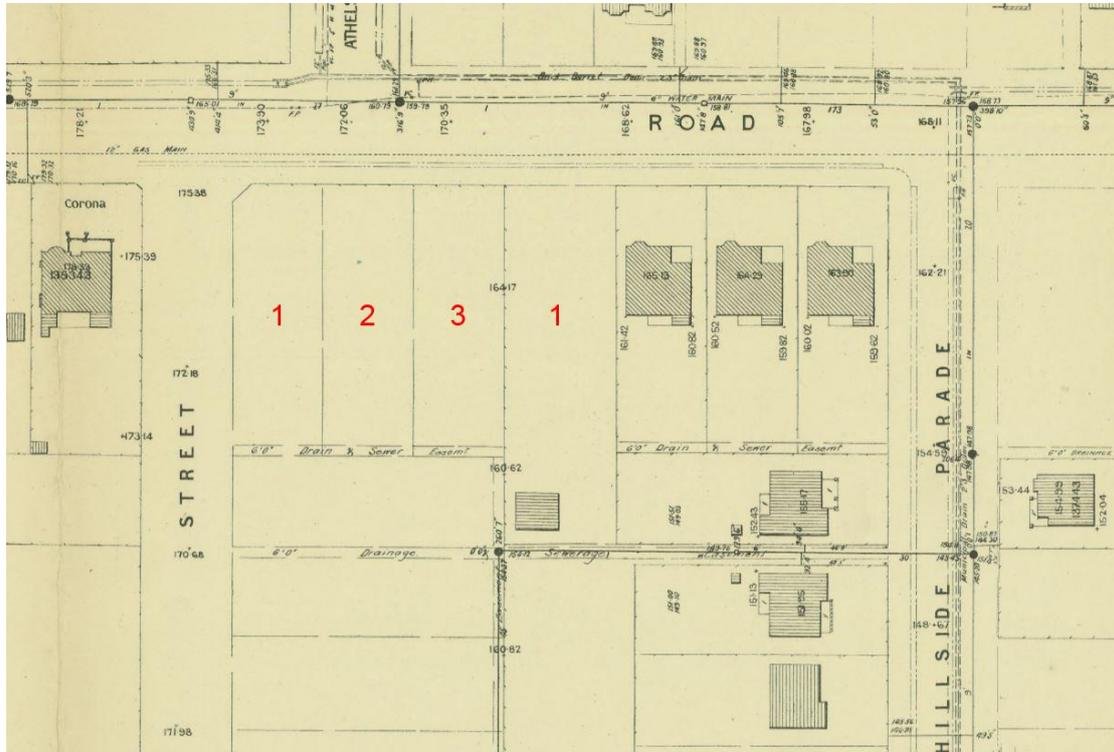
## History

The South Camberwell Commercial Precinct comprises a row of interwar shops at nos. 964-982 on the south side of Toorak Road, between Peate Street and Hillside Parade (Figure 4). When electric tram services commenced in 1916 along Camberwell, Toorak and Whitehorse roads, the former villages of Hartwell, Norwood and Balwyn became considerably more accessible. Although the early (mid-nineteenth century) commercial development in the area had been focused around Camberwell Junction, modestly scaled local shopping strips sprang up at number of transit oriented locations and helped to serve the immediate and smaller local catchments (Built Heritage 2012:98).

Following amendments made to the Local Government Act in 1921, Camberwell adopted 'zoning' restrictions for distinct shopping precincts to service residential areas. In 1924, new building regulations pursued a minimum shop frontage of 18' and depth of 120', encouraging shops with residences. By restricting shopping areas, Camberwell created a curious shopping pattern focused around the boundary of the municipality, with residents often crossing suburbs to shop. From 1929, Council sought to further restrict isolated retailers and concentrate shopping areas through zoning (Butler 1991, Volume 2:72-73).

Melbourne Metropolitan Board of Works (MMBW) Plan 2615, dated 21<sup>st</sup> of April 1926, shows four vacant allotments on Toorak Road between Peate Avenue and Hillside Parade. Confirmed through the Camberwell rate books of 1924-26, from Peate Avenue three of these sites are listed as nos. 1, 2 and 3, all 50'x150' in size and owned by Mrs M.

Caffyn. The fourth and most internal site is listed as allotment 1, however at 61' 9"x198' and was owned by Harold Charles Payne.



**Figure 3. MMBW Plan 2615 showing the sites vacant in 1926 and adjacent to three residences. Left to right from corner of Peate Street, Allotment 1, 2, 3 and 1, listed in red. (Source: State Library of Victoria)**

By 1927, allotments 1, 2 and 3 had been subdivided, with number 1 including lots 1 and 2, number 2 including lots 3, 4 and 5, and number 3 including lots 6, 7 and 8. The longer allotment 1 remained unchanged, but was later subdivided into another three lots: 1, 2 and 3. (RB 1925-26)

A set of shops was constructed between 1926 and 1927. Starting at 78 Toorak Road, on the corner of Peate Avenue, these were George Radnell, Grocer (November 18 1926:6); W. B. Drummond, stationer and fruiterer; H. M. & C. Bryce, dairy products and confectioner; Misses Newman and Murray, drapers; and Samuel William, butcher. This numbering convention was short lived with the corner site of 78 soon changing to number 80, with the following addresses changing in correspondence.

The new block of shops provided the essential food needs to this central portion of South Camberwell, between Burke and Camberwell roads. Investment in the area came directly from the local community, as shown by Radnell's second grocery shop in the Camberwell area (also his residence). The shops also served as a local landmark, with City of Camberwell voting lists viewable from Mr Drummonds Stationer and Fruiterer shop prior to the local elections (*Argus* July 6 1939:19; *Argus* July 4 1944:13).

Additional buildings were constructed in 1929-1930 with nos. 92 and 94 (lots 7 and 8), for Mrs E. Jessep and J.A. Pile, boot repairer, respectively (BP 1270; BP 1396). The next shop was constructed in 1934 at no. 98-100 (lots 2 and 3) on the site of the longest allotment, beside the residence of Douglas Hardley at 102 (S&Mc 1935). The final shop in the set was two-storey number 96, built for and by Allan Hallifax, of Talbot Crescent in

1937. The shop was soon occupied by Miss G.E. Jones and her 'Birthday Cakes' shop (BP 8223; S&Mc 1938).

The sequence of shops and dwellings were complete with construction of number 96. All undertaken by varying clients and builders, the set of shops shows an eclectic mix of stylistic features with few similarities excluding the use of brick, the propensity for parapets and no setback from the front or side of the sites.

From 1950 through to 1985, the shopfronts of several stores (nos. 82, 84-86, 88, 92 and 94) were replaced with a more modern fitout. Often, set back entrances were replaced with a flat façade during these refurbishments.

After the 1950s, the numbering conventions of the entire length of Toorak Road changed and the older addresses changed significantly as follows:

Allotment No. & Area:	Subdivision No.:	Early No.:	Present day No.:	Other notes:
1 50' X 150'	1	80	964	Cnr. Toorak Rd & Peate St
	2	82	966	Double storey
2 50' X 150'	3	84	968	Pair
	4	86	970	
	5	88	972	Double storey
3 50' X 150'	6	90	974	
	7	92	976	
	8	94	978	Double storey
1 91'9" X 198'	1	96	980	Double storey
	2	98	982	Pair
	3	100	984	

These shops serviced the South Camberwell area with long term tenants occupying shops for decades at a time. Most of the shopping strip is still in use today, albeit providing various new services.

### Description & Integrity

This precinct comprises a row of shops in the south side of Toorak Road between Peate Avenue and Hillside Parade. As noted in the histories, the row of shops was built during the interwar period over the space of 10 years from 1927-1937. From the 1950s, shopfronts were altered or replaced on all but a few shops whilst other additions include various signs and outbuildings.

All the shops are built to the front and side boundaries, forming a continuous street wall, and their roofs are hidden behind parapets, as was typical prior to World War II (Figure 5). The height of the shops fluctuates between single and double storey, with various parapet shapes used. Only one out of the 10 shops provides two shopfronts, and only 982-984 does not have a cantilevered verandah. The upper facades of the entire shopping strip are of good integrity and a visual cohesion is created by the various geometric shapes. These are discussed below.



**Figure 4. Subject site shown in red, from corner site, left to right 964-984 Toorak Road. (Source: Google Maps, 2017)**

The initial set of buildings first listed in 1928 and constructed between 1926 and 1927 were shop nos. 964-974 (S&Mc 1927-1938).

In business by November 1926, the shop at no. 964 at the corner of Peate Street and Toorak Road addresses the corner with an angled shopfront, with an offset pier at the entry. The painted brick shop has a half storey height parapet with an overhanging concrete coping detail running the length of the spans and atop the three prominent brick piers. The former grocers has a two-sided shop front and appears to have original brass window frames, exposed throughout the top light and painted at the lower level.

The adjacent shop, no. 966, is a two-storey red brick shop and residence with thick banded recessed render and an arched timber casement window on the first floor. The neo-classical styled façade has expressed red brick with a central window flanked by a pair of recessed and rendered panels. The parapet is separated by a stringcourse of clinker brick, with a central pediment bay, again rendered, and surmounted by a secondary stringcourse. The ground level features a tiled arched shopfront with central door, rebuilt in 1950.

Nos. 968 and 970 is single building containing a pair of symmetrical painted brick shopfronts with entrances towards the centre of the building. Above, the parapet features split levels and recessed bays, with a higher central bay and over-sailing piers on each bay, of similar height to those at no. 964. Shopfronts were replaced in 1981.

Immediately to the east is the two-storey red brick shop no. 972. Piers mark the boundary of the building, with a smaller pair projecting only in the topmost portion and creating a tiered parapet. Concrete coping caps the parapet. A timber sash window sits centrally on the first floor and is demarcated by painted rendered bands at the sill and head of the window frame. Extruded brick sill supports align with the mullions of the window frame; above this a shade canopy arches out in front of the window. Shopfronts were replaced in 1985.

The final building in this set, no. 974, is different in that it features attic windows in the parapet. The red brick building features over-sailing piers like nos. 964 and 968-972, however only on the periphery. A lighter brick coping detail runs over the shallow central arch and matches the lower stringcourse which is separated by a rendered bay. Painted concrete lintels sit above the timber attic windows. The shopfront is not original.

The next to be constructed were nos. 976 and 978 from 1929-1930.

No. 976 is a single storey plane faced red brick building finished in render. The only variant from this is the clinker brick coping, with a central shallow pediment formed in upright bricks. The asymmetric shop front, dating from 1958, contains a length of mottled glass top lights and what appears to be an original marble threshold. The lower level of the shopfront is finished in blue tiles.

No. 978 is a similarly plain faced shop and dwelling over two storeys. A subtle flat coping detail runs the length of the facade, leaving an expanse between the parapet ridge and the central timber sash window below. A band of clinker brickwork runs from the boundary lines to the centre of the window frame, which has similar sill brick detailing to no. 972. Below the window is a rectangular ring of exposed clinker brickwork. The shopfronts were altered in 1966.

The next to be constructed was the residence and shop at nos. 982-984 in 1934, leaving a gap in the row of shops for a number of years. Built for the chemist Cecil Eustace Lang, the shop consists of a painted brick shopfront at no. 982. The shopfront utilises both conventional and narrow bricks for various aspects of the façade. The shallow parapet features striated bands of narrow brickwork within the higher levels of conventional brick walling. Narrow bricks are used from the level of the canopy down. Within the shopfront proper, brickwork at the lower levels continues the alignment of the door, which is set back. Shopfronts appear intact. Overhead, a timber shingled canopy covers the central shopfront segment. Alterations and additions undertaken on site in 1987 added the plain faced building at no. 984, containing two head height windows but no street access.

The final building to be constructed, completing the row, was the infill of no. 980. Stylistically approaching the Moderne, the two-storey clinker brick building forms bold piers of exposed brick, which contrast a central rendered bay that rises marginally taller. Three bands of exposed brickwork run across the central bay at the upper level, with a centrally placed timber sash window below with exposed brick sills. The shopfront is painted, including the top-lights and setback entrance.

### **Comparative Analysis**

There are several commercial precincts in the Boroondara Heritage Overlay, in Kew, Hawthorn, Camberwell, Surrey Hills and Canterbury. These are predominantly examples of the original retail centres of each district and include Kew Junction Commercial Precinct (HO520), Burke Road North Commercial & Transport Precinct, Camberwell (HO505), Union Road Commercial Precinct, Surrey Hills (HO532) and Maling Road Shopping Centre and Residential Environs (HO145).

With the extension of new tram lines in 1916, and the continued rapid development of Camberwell, new retail strips began to emerge and cater for the growing needs of the immediate inhabitants of the area. A key aspect of these smaller shopping precincts was the walkability of the catchment area and the diversity of the shops themselves (Built Heritage 2012:98). Unlike the original retail centres in each district that gradually expanded and transformed into major commercial hubs, many of the smaller shopping

strips have been adapted for other uses, including professional offices and private dwellings. (Built Heritage 2012:99)

Examples for comparison focus on the smaller shopping strips of the same interwar period and include 720-746 Riversdale Road, Camberwell (No HO), 523-531 Camberwell Road, Camberwell (HO01) and the precincts Hartwell Commercial Precinct and Hartwell Interwar Shops Precinct (No HO).

The set of shops from 720-746 Riversdale Road, Camberwell, represent a small-scale shopping strip, developed near public transit (Figure 6). Although predominantly on a single side of Riversdale Road, shops are scattered along the opposing side, showing the continued growth these sites maintained through the inter war and post war periods. Unlike other examples of small scale precincts, individual blocks have not confined the growth of this strip, however several of the shops have undergone significant alterations diminishing its position in this comparison.



**Figure 5. 720-746 Riversdale Road, Camberwell. (Source: Google Maps 2017)**

Although the single side of nos. 523-531 Camberwell Road, Camberwell are within a Heritage Overlay, the area consists of interwar development of both sides of the road. This group of shops represents a pop culture reference to the type of suburban shops Barry Humphries described in his early performances, and relatable stereotype of suburban interwar growth areas. Both single and double storey shops front Camberwell Road, with a number retaining original shopfronts with setback entrances (Figure 7). Like the subject precinct, a corner marks the beginning of the shopping strip with access from that point to the greater residential 'Golf Links Estate'. This set however, represents far fewer styles than the subject precinct.



**Figure 6.** 523-531 Camberwell Road, Camberwell. (Source: Google Maps 2017)

Although not within a Heritage Overlay, the Hartwell Commercial Precinct comprises the shopping centre based around the junction of Camberwell and Toorak roads, formerly the village of Hartwell. Developed during the interwar period with the expansion of rail transit it is located around the intersection of the tramlines and within walking distance to Burwood train station. The precinct demonstrates the characteristics of the suburban boom through its composition of single and double storey buildings with no front or side setbacks, parapets, cantilevered awnings, and metal framed shopfronts. This precinct represents the type of continued growth that occurred at the key intersections of Camberwell. Unlike the subject precinct, the Hartwell Commercial Precinct covers more than 20 sites, over two sides of Toorak Road and continuing along Camberwell Road.

Again not within a Heritage Overlay, however more representative of the development of the subject precinct, the Hartwell Interwar Shops Precinct comprises a small group of shops at 1210-1230 Toorak Road, Camberwell. Built between 1930 and 1941, the sets of shops were designed in a similar mode of the Moderne style with decorative expressed brick detailing. Similarly, to the subject precinct (Figures 8 & 9), the buildings remain largely intact at the first-floor level, with shopfronts typically altered at the ground level. Despite this, the precinct is an example of the historical and visual cohesion attained from a single period of development. The subject precinct stands as an alternate complete inter war precinct, however with a more eclectic set of shops with sites having been developed individually, or at most in pairs.



**Figure 7.** Hartwell Interwar Shops Precinct, western shops. (Source: Google Maps 2017)



**Figure 8.** Hartwell Interwar Shops Precinct, eastern shops. (Source: Google Maps 2017)

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The row of shops at 964-984 Toorak Road, Camberwell is of historical significance for demonstrating the development of a secondary commercial hub in Camberwell and reflecting the 'zoning' restrictions of 1920s that led to the grouping of shops in specific areas. Early commercial development was centred around the Camberwell Junction, at the intersection of Camberwell, Riversdale and Burke roads. The opening of tram services to Burwood in 1916, provided impetus for the development of a small shopping centre here, a central position between the junctions of Toorak Road with Burke Road and Camberwell Road. It is representative of the neighbouring residential growth of the South Camberwell area and their need for local shops.

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

N/A

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

N/A

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

The shops in the precinct demonstrate the typical form of interwar commercial/retail buildings, built to the front and side boundaries, forming a continuous street wall, with roofs hidden behind parapets. The set of interwar shops demonstrate typical features such as metal-framed windows with top-lights, recessed entrances as well as cantilevered verandas. The set of shops comprises an eclectic mix of architectural features with most sites being developed individually.

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

The South Camberwell Commercial Precinct is a fine example of an isolated interwar shopping strip. Styles range from the conservative neo-classical to the Moderne, with exposed brickwork details a prominent aspect of each building. Visual cohesion of the shopping strip is created through the geometric parapet forms. Full width banding in either exposed brick or render also creates a theme across the set of buildings.

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

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to*

*Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The South Camberwell Commercial Precinct, at 964-984 Toorak Road, Camberwell, is significant. The initial set of shops, at Nos. 964-974, were constructed in 1926-1927 with the remaining shops constructed over the next decade, all within the interwar period.

The shops at nos. 964-982 are graded Contributory to the precinct with the shop at the front of no. 984 graded as Non-contributory. The Non-contributory building at no. 984 was constructed as an addition during the 1980s and is not reflective of the interwar nature of the precinct.

### *How is it significant?*

The South Camberwell Commercial Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The precinct is of historical significance for demonstrating the development of a secondary commercial hub in Camberwell and reflecting the 'zoning' restrictions of 1920s that led to the grouping of shops in specific areas. Early commercial development was centred around the Camberwell Junction, at the intersection of Camberwell, Riversdale and Burke roads. The opening in 1916 of tram services to Burwood provided impetus for the development of a small shopping centre here, a central position between the junctions of Toorak Road with Burke Road and Camberwell Road. It is representative of the neighbouring residential growth of the South Camberwell area and its typical visual expression as a commercial streetscape. (Criterion A)

The shops in the precinct demonstrate the typical form of interwar commercial/retail buildings, built to the front and side boundaries, forming a continuous street wall, with roofs hidden behind parapets. The complete set of inter war shops demonstrate typical features such as metal-framed windows with top-lights, recessed entrances as well as cantilevered verandas. The set of shops comprises an eclectic mix of features with most sites being developed individually. (Criterion D)

The South Camberwell Commercial Precinct is a fine example of an isolated inter war shopping strip. Styles range from the conservative neo-classical to the Moderne, with exposed brickwork details and features a prominent aspect of each building. Visual cohesion of the shopping strip is created through the geometric parapet shapes. Full width banding in either exposed brick or render also creates a theme across the set of buildings. (Criterion E)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### **SOUTH CAMBERWELL PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
Former grocers	964	Toorak Road	Contributory	1926
Former Newsagent	966	Toorak Road	Contributory	1926-1927
Former grocers	968	Toorak Road	Contributory	1926-1927
Former	970	Toorak Road	Contributory	1926-1927

confectioner				
	972	Toorak Road	Contributory	1927
Former butcher	974	Toorak Road	Contributory	1927
Former confectioner	976	Toorak Road	Contributory	1930
Former boot repairer	978	Toorak Road	Contributory	1930
	980	Toorak Road	Contributory	1937
Former chemist	982	Toorak Road	Contributory	1934
Shopfront	984	Toorak Road	Non-contributory	1987

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

### References

*Advocate*, as cited.

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Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

Camberwell and Waverley Rate Books (RB), as cited.

HERMES record for 'Hartwell Commercial Precinct', City of Boroondara, accessed 30 January 2017.

HERMES record for 'Hartwell Interwar Shops Precinct', City of Boroondara, accessed 30 January 2017.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.  
Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

**ST JOHN'S WOOD & SAGE'S PADDOCK PRECINCT**

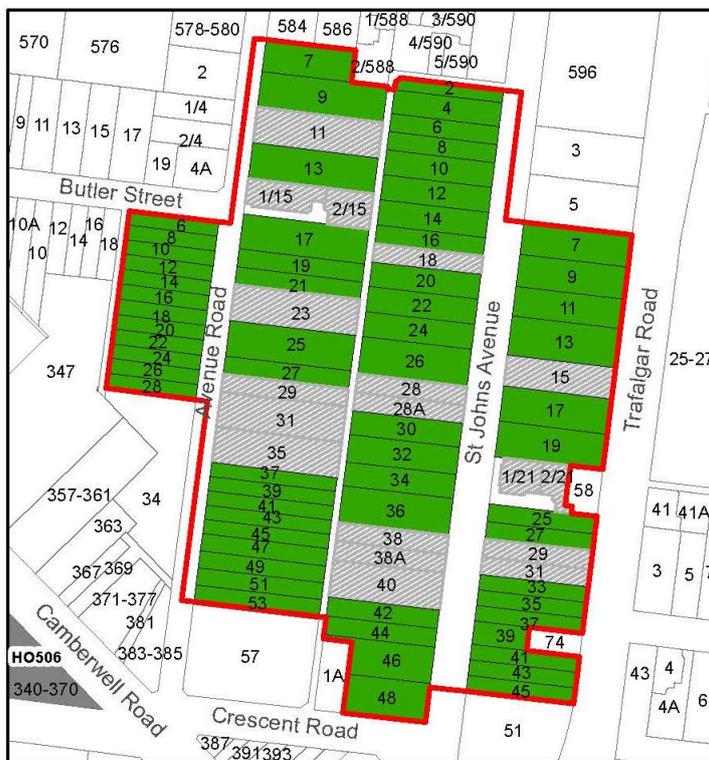
Prepared by: Context Pty Ltd

**Address:**

6-28 & 7-53 Avenue Road and 2-48 & 7-45 St Johns Avenue, Camberwell

<b>Name:</b> St John's Wood & Sage's Paddock Precinct	<b>Survey Date:</b> 3 February 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Dates:</b> 1884-91, 1921

**Precinct Map:**





**Avenue Road, west side, looking south.**



**St Johns Avenue, west side, looking south.**

### **Historical Context**

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road (Built Heritage 2012:48).

The opening of the Lilydale railway line through Camberwell in 1882 heralded an era of urban expansion for the suburb (Blainey 1980:50). The prosperous 1880s saw a Land Boom occur, when speculative residential subdivision exploded across the metropolitan area, beginning with modest ventures that grew to ambitious proportions by the middle of the decade. In addition to the railway, it was the commanding views Camberwell afforded

of the Dandenong Ranges and bay that made it a popular suburb by the mid-1880s, attracting many builders and subdividers (Blainey 1980:55).

Subdivisions in Camberwell initially clustered around the railway station near the intersection of Burke and Prospect Hill roads. Among the earliest of these included 'St. John's Wood Estate' and 'Riversdale Estate', both released in 1882. Boom-era residential estates were comparable to others that developed around the metropolitan area at the time, comprising conventional rectilinear layouts with parallel streets alternating with night-soil lanes (Built Heritage 2012:53). The success of the subdivisions relied on the ability of developers and estate agents to promote a suburban lifestyle that was embraced by both middle-class and working-class purchasers. This was achieved in the western portion of Camberwell, where Victorian-era residences were constructed in a mix of mansions, villas and cottages (Built Heritage 2012:128).

This nineteenth century suburban influx brought shops, churches, schools and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57).

### **History**

The St John's Wood & Sage's Paddock Precinct consists of Victorian residences along Avenue Road and the adjacent St. John's Avenue, Camberwell. Development of the precinct was stimulated in large part by its proximity to Camberwell Station, opened in 1882, near the intersection of Burke and Prospect Hill roads (Blainey 1980:50). Its provision of working-class housing was not directly linked with nearby blue-collar employment, unlike in other parts of the municipality, where such housing tended to cluster around cheaper and lower lying land close to industrial sites (Built Heritage 2012:144). Development within the precinct started on the east side of Avenue Road in 1883, and was not part of the 1880s' 'St John's Wood Estate' and 'Sage's Paddock' subdivisions that shaped the remainder of the precinct. Though housing construction in both streets was largely complete by 1891, each was slightly staggered in its progress, and so their histories are described individually below.

### ***Avenue Road***

The first residences within the precinct began to appear on the east side of Avenue Road in 1883 and were not part of a named subdivision (RB). The earliest of these was a timber house owned by clerk John Clayton at No. 23 (demolished), rated for the first time in 1883 for £20 and later described as comprising five rooms (RB 1883 & 1899). This was followed closely by the brick dwellings built for Elizabeth Burrell and civil servant Robert Taverner at Nos. 7 and 9 respectively, on large double fronted lots, in 1884 (RB). Over the next two years, a number of timber houses were also completed on the east side of the street, while the west side remained undeveloped until 'Sage's Paddock' subdivision was released in 1888. This subdivision was named after land owners Catherine and Arthur Sage. In 1884, these were: No. 25 for builder David McClure, another for John Clayton at No. 31 (demolished), painter Wills May at No. 55 (demolished) and lastly, for Mrs Elenor Cranbourne at No. 57 (demolished) (RB).

The following year saw the house at No. 35 completed for carpenter William Sanderson (demolished), then in 1886, No. 13 called 'Ashford Villa' was built for bookseller Peter Ramsbotham, who lived there for only a short time before ownership was passed to architect Frederick W Grey in 1889 (RB). Grey appears to also have lived there for only a short time, as a newspaper article records his sudden death at 'Ashford Villa', Avenue Road, in 1891 (*Age* 3 October 1891:5). Unlike Rowbotham and Grey; Burrell, Taverner, McClure and Clayton were all long-term residents of the street, as was draper Peter Gosling, who purchased Clayton's second house at 23 Avenue Road in 1886 (RB).

In 1886, only seven of the original 20 allotments on the east side of Avenue Road remained vacant. These were almost completely filled with newly-built dwellings by 1891 following the peak and decline of the Land Boom, with the exception of the allotment owned by Joseph Brooks at No. 17, which remained so until the late-1890s (RB). Their earliest residents were a mix of owner-occupiers and tenants that were mostly tradesmen such as plasterers, builders, blacksmiths and contractors, with a smaller number of professionals including civil servants, teachers and clergymen.

The types of dwellings erected in Avenue Road were equally as varied as their occupants, but tended to be small in size, consisting of four to five rooms – up to a maximum of seven in some cases – and were usually built with timber, but also brick (RB 1901). These comprised detached and terrace houses, as well as two rows of identical single fronted cottages completed for single owners. In 1891, a pair of brick terrace houses was completed for Miss A.K. Cairns at 19 & 21 Avenue Road – two of only a small number of brick residences on this side of the street – known as ‘Morloch Villa’ and ‘Duniboa Villa’ respectively (RB).

A few years earlier in 1887, the row of five identical timber cottages at 37-45 Avenue Road had been completed and rated for £16 each, owned and built for Edward Wilson (RB). These are later described in rate books as comprising four rooms each (RB 1899). Wilson retained ownership of the three southern-most dwellings, which he leased to builder William Sanderson – who by then had sold No. 35 to gentleman Sven Wiedermann – plasterer Thomas Tilly and engraver Andrew Thompson respectively, all of whom resided at the addresses for several years. He had sold both 37 and 39 Avenue Road to lithographer Frederick Gale and metal refiner August Jürgens in their first year, whom were both owner-occupiers (RB).

A second row of identical timber cottages was soon completed to the south in 1890, this time a set of four at 47-53 Avenue Road, owned and built for William H. Martin, whose occupation was not noted (RB). It is likely Martin employed a single builder to construct the houses or perhaps did so himself, seeing as late in 1889 he called for tenders for slating the roofs of the cottages in his own name (*Age* 25 November 1889:3). One of these is later described in a 1986 auction notice as comprising two bedrooms and an ‘enormous’ family room, together with an illustration of its façade (*Age* 15 November 1986:66).

Allotments on the west side of Avenue Road were developed later than the east, having not been released until 1888 as part of the estate known as ‘Sage’s Paddock’ in central Camberwell (‘Sage’s Paddock’ 1888). The estate comprised 23 sites in total within a wedge-shaped section of land with frontages to Avenue and Riversdale roads, and either side of Butler Street, owned by Catherine and Arthur Sage, who were residents of the west side of Avenue Road (Butler & McConville 1991, vol. 3: Precinct 31). Sites included ‘business blocks, villa allotments [and] cottage frontages’, which were once again marketed for their proximity to Camberwell Station (‘Sage’s Paddock’ 1887).

Charles F. Taylor purchased lots 13-18 of the ‘Sage’s Paddock’ subdivision in 1888-9, comprising the entire portion fronting the west side of Avenue Road between Camberwell Road and Butler Street. Here he constructed a row of 12 identical, single fronted brick cottages on the northern half of his holdings, known as ‘Sussex Terrace’, in 1890 (Butler & McConville 1991, vol. 3: Precinct 31). The houses were each rated for £20 in their first year, and were initially taken up by tradesmen such as ironworkers, carpenters and contractors (RB 1890). Vacancy of ‘Sussex Terrace’ was high throughout the 1890s due to the economic depression, the only long-term occupant during this time being a Lillian Lester from 1890 till after 1910 (Butler & McConville 1991, vol. 3: Precinct 31). A 1989 auction notice provides an illustration of one of the cottages in this row, each highly

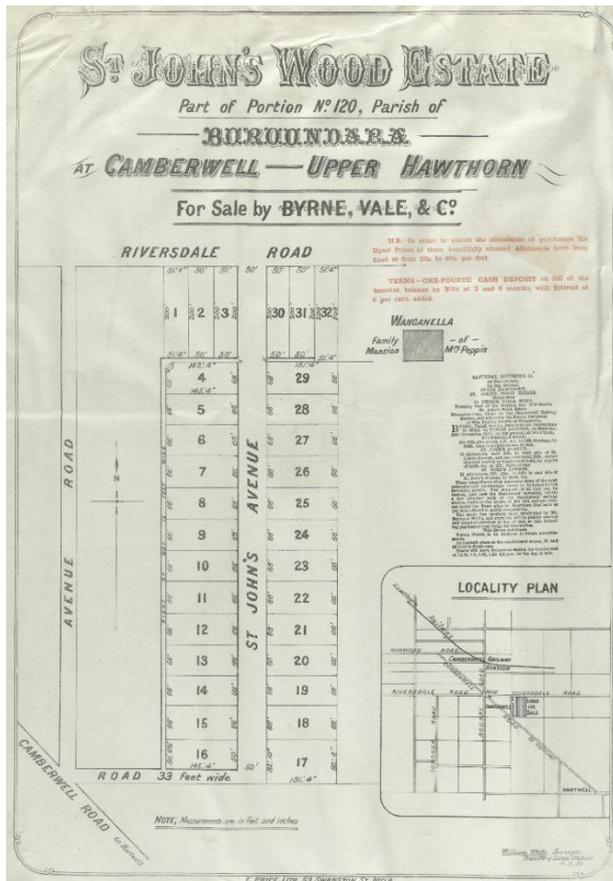
consistent in style, and describes it as comprising two bedrooms and a slated roof (Age 4 March 1989:64).



Figure 79. 1888 subdivision plan for ‘Sage’s Paddock’, Camberwell, consisting of 23 commercial and residential sites fronting Avenue and Riversdale roads and Butler Street (Source: SLV).

### **St John’s Avenue**

Land either side of St John’s Avenue was first advertised for auction in November 1882 as part of one of the earliest subdivisions in Camberwell, known as ‘St John’s Wood Estate’. St John’s Wood was located immediately west of the grand family estate ‘Wanganella’ of Mrs Peppin (HO165), which was carved up later in the decade. Originally owned by Henry Everest and auctioned by Byrne, Vale & Co., the 32 villa sites at St John’s Wood were described eloquently as ‘...[commanding] some of the most extensive and picturesque views to be found in this favourite suburb. The situation is all that can be desired, just past the Camberwell township, within a few minutes’ walk of the Camberwell railway station, right on the crown of the hill...’ (‘St John’s Wood Estate’ 1882). The subdivision seems to have faltered, however, as the St John’s Avenue sites were readvertised in March 1884, this time by auctioneers John Clark & Co. (‘St John’s Wood Estate’ 1884).



**Figure 80. Original 1882 subdivision plan of 'St John's Wood Estate', Camberwell, comprising 32 vacant allotments fronting either side of St John's Avenue and the south side of Riversdale Road (Source: SLV).**

Though land at 'St John's Wood Estate' was advertised as early as 1882, the subdivision did not appear in rate books until 1884, at which time vacant allotments either side of St John's Avenue are noted under their various owners, many of whom were also property owners in Avenue Road. The estate was developed rapidly, with the first dwellings being completed in 1886, and both sides of the street entirely filled with houses by 1891 (RB; Butler & McConville 1991, vol. 3: Precinct 31). Unlike Avenue Road, residences in St John's were predominantly of timber construction, with only three made of brick in the entire street.

The first four homes in St John's Avenue appeared on the west side in 1886 at Nos. 26, 30, 38 and 46, completed for builder David McClure, bootmaker Henry Griffiths, and blacksmiths Henry Davis and William Smith respectively (RB). In subsequent years this side of St John's Avenue was built up rather quickly, with concentrated development between 1887 and 1889, during which time many dwellings were constructed in small groups for single owners.

Most prolific of these was builder William Ryall, who completed eight neighbouring timber houses at Nos. 10-24 St John's Avenue in 1887, made up of identical sets of three, two and three detached homes consecutively. Residences within the sets of three were initially rated at £30 each and later described as comprising six rooms, while the smaller, middle pair at 16 and 18 St John's Avenue had four rooms each and were first rated for £20 (RB 1887 & 1900). Given his profession, it is likely Ryall built the eight residences himself; in 1889 he advertised the sale of four and six roomed villas 'near [Camberwell] station', and directed any queries to his address in Riversdale Road (Age 22 May

1889:7). Rate books indicate that Ryall lived close by at the approximate location of 588 Riversdale Road (since demolished), on the south side between St John's Avenue and Avenue Road (RB). He was also quite well known in the local community as a Councillor for Boroondara Shire during the 1890s (*Reporter* 5 October 1894:3).

Ryall sold off all of the residences within two years: two out of the first set of three at Nos. 10-14 were sold to Mrs Berta Day, and the third to tentmaker Alfred Champion (RB). The pair at 16 and 18 St John's Avenue was sold to composer Henry Manchester and wheelwright James Mann, and finally, the remaining set of three residences at Nos. 20-24 were purchased by painter William Higgs, gentleman Robert Johnson and traveller John Thomasson, respectively.

Further south, another two neighbouring residences were built for a single owner on the west side of the street. Bootmaker Henry Griffiths constructed two additional timber houses south of his own residence at 30 St John's Avenue in 1887, at Nos. 32 and 34, which were slightly smaller than his own seven-roomed house, each with six rooms (RB). That same year, Griffiths advertised a 'six-roomed villa [with] every convenience' in St John's Avenue for sale, which was evidently unsuccessful as all three properties remained under his ownership until 1893 (*Age* 30 December 1887:8; RB).

Bracketing the northern end of the Precinct in St John's Avenue is a pair of terrace houses completed in 1888 for plasterer Edward Collins. The attached dwellings at 2 and 4 St John's Avenue were first rated for £25 and £30 respectively and are later described as consisting of six rooms, though the northern-most residence had a slightly smaller floor plan, hence the lower valuation (RB 1900). This smaller home Collins retained as his own private residence and leased the house at No. 2 to various tenants; both had been sold by 1893 (RB).

Close to the southern boundary of the Precinct at 42 and 44 St John's Avenue stands another pair of houses completed for a single owner. Builder William Sanderson, resident of Avenue Road at the time, constructed the dwellings in 1887 (RB). By 1889 he had sold them on to blacksmith Henry Fisher and draper James Murphy, but these were not to be his only properties in the street (RB). Between 1889 and 1890, Sanderson constructed four more residences in St John's Avenue, this time on the east side, including his own house and workshop (RB). Early in 1890 Sanderson called for tenders for plumbing at 'four cottages and villas' in St John's Avenue, Camberwell, supporting the likelihood that he built them himself (*Age* 20 January 1890:3). These are situated at Nos. 7, 9, 13 and 17, his personal residence and workshop taking up 13 and 15 (workshop at No. 15 demolished) St John's Avenue (RB). A photograph taken c1920s shows the façades of 7 and part of 9 St John's Avenue (Boroondara Library Catalogue 26913).



**Figure 81. Photograph taken outside 7 St John's Avenue c1920s, owned by overseer John Rooney at the time, showing horse and milk cart belonging to Mary L Deering driven by her son John T. Deering with Jimmy Hillard (Source: Boroondara Library Catalogue 26913)**

It was on the west side of St John's Avenue that the first brick residence was built in 1889. Gentleman Wilhelm Mau's six-roomed residence at No. 36 was first rated for a substantial £45, considerably more than most homes in the street (RB). It appears that before moving to Camberwell, Mau had been a farmer in Dandenong and was a former licensee of Mau's Family Hotel in La Trobe Street, Melbourne (*Age* 12 February 1885:5). Mau remained at the address for several years up until 1896, at which time he leased the house before selling shortly after (RB).

Development of the east side of the street occurred slightly later than the west, with concentrated construction of homes between 1888 and 1891. Earliest of these was 11 and 21 (latter demolished) St John's Avenue, completed in 1888 for estate agent Frank Morey and grazier James Swan respectively (RB). While Morey sold his property in 1891, Swan remained at the address for almost a decade, during which time he called for tenders for a bricklayer to 'set copper [and] build [a] chimney' at the house in 1890, as well as advertising for a general servant at the premises (*Age* 12 August 1890:8; *Age* 22 May 1889:8). Compared to the west side, the east contains fewer examples of rows of identical homes, but does hold a number of neighbouring dwellings built for a single owner.

Directly opposite Sanderson's pair at Nos. 42 and 44, a row of four residences was erected for builder Harry Wridgway in 1890. Here an identical set of three dwellings was constructed at 33-37 St John's Avenue, immediately north of Wridgway's own slightly larger, private residence at No. 39 (RB). Like several of the other property owners in the street, Wridgway appears to have used his trade to construct the four dwellings himself; late in 1889 he invited tenders for 'labour only' for plastering in St John's Avenue, Camberwell (*Age* 1 November 1889:8). The three houses consisted of four rooms each and were initially rated for £20, while his private home comprised five rooms and was rated for £25 (RB 1890 & 1900). Wridgway was rated as the owner of all four properties up until they were sold off individually in 1893 (RB).

The final pair of dwellings built for a single owner sit at the southern boundary of the Precinct at 43-45 St John's Avenue, which also make up two of only three brick residences in the street. Built for gardener Henry Hill in 1890, the houses consisted of four rooms and were initially rated for £25 each (RB 1890 & 1900). Hill did not occupy either address, instead renting them to tenants, and is listed as the owner until the turn of the century (RB).

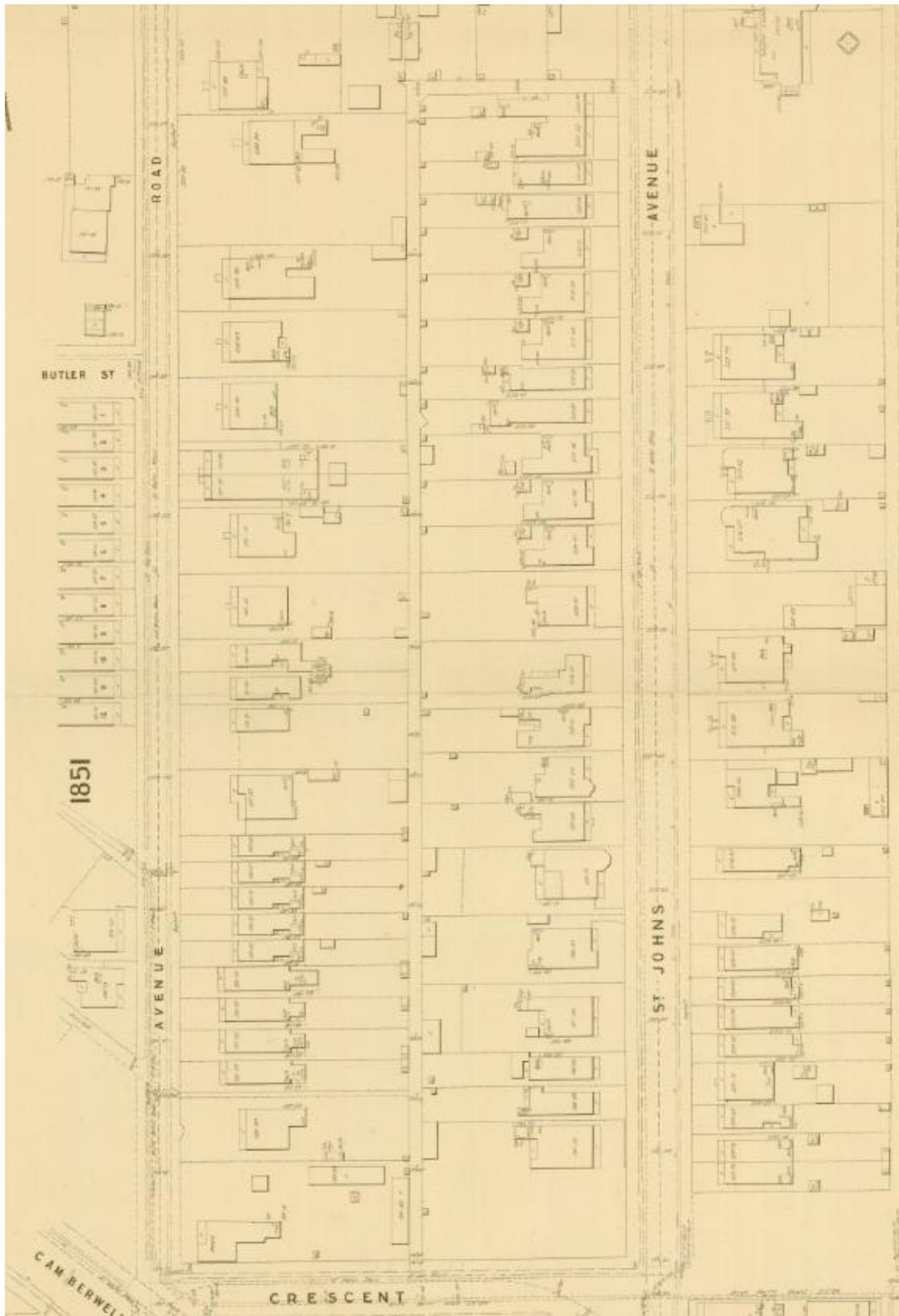


Figure 82. MMBW Detail Plan No. 1850, prepared 1904, showing full extent of Victorian-era development in Avenue Road and St John's Avenue (Source: SLV)

Immediately to the north of Hill's pair was a small four-roomed timber cottage, completed in 1890 for gardener Robert Alway, at 41 St John's Avenue (RB). This was to be the scene of a major public health scare around the turn of the century, when Alway died at the residence in 1900 after contracting the bubonic plague (*Age 11 June 1900:5*). Following his death, Alway's wife Mary Jane was left to care for their five small children, and an officer of the Board of Health was dispatched to the district to ascertain whether poor sanitation contributed to his contracting the disease (*Age 11 June 1900:5; Age 8 June 1900:5*). In his report, Dr Gresswell said that 'the drainage conditions in and around St John's Avenue were most unsatisfactory', and had caused refuse from houses to the north to leak into the foundations of Always' home (*Age 8 June 1900:5*). Residents of St John's Avenue and surrounding streets had evidently been petitioning the Shire of Boroondara over the poor state of drainage in the area for 18 months prior to the fatal incident (*Age 12 June 1900:5*).

Their concerns were eventually heard, with both Avenue Road and St John's Avenue being sewered four years later in 1904 (MMBW Detail Plan No. 1850). The MMBW Detail Plan prepared at this time shows the full extent of Victorian-era development within the Precinct, consisting of mostly single fronted cottages, with fewer double fronted villa residences scattered throughout. The occupations of residents within the Precinct remained consistent into the twentieth century, including servants and tradespeople such as painters, labourers, and builders, as well as clerks, clergymen and merchants.

The final development of the precinct was the construction of a notable brick Federation Bungalow at No. 48 in 1921 (S&McD). While built during the interwar period, its massing is typical of the Edwardian era.

### **Description & Integrity**

The St John's Wood & Sage's Paddock Precinct is located along two short north-south oriented streets, Avenue Road and St Johns Avenue, that run between Riversdale and Camberwell roads, just east of the commercial area of Camberwell Junction.

Both streets have asphalt-paved roadways, and retain asphalt footpaths with kerbs of small bluestone blocks. Avenue Road is quite narrow, without nature strips, and as a result tree plantings are small in size. There is an L-shaped rear laneway that runs between the two streets, starting beside 2 St Johns Avenue. It is paved with the original bluestone pitches for its entire length.

The houses on St John's Avenue are mainly timber cottages, while there are more dwellings of brick construction along Avenue Road. On both streets there is a mix of single houses and rows of identical cottages of modest but highly consistent design, illustrating Camberwell's early development and the presence of working class residents in what was a predominantly middle-class suburb. Many of the houses are single-fronted, and the scale of all houses is relatively modest for Camberwell. The precinct is characterised by the involvement of builders and investors who purchased a number of lots from the original subdivisions where they constructed rows of identical dwellings. The repetitive rhythm of the roofs and chimneys is emphasised by the slight downhill slope from Riversdale Road, which makes this roofscape more visible.

Front setbacks are very regular along St Johns Avenue, reflecting its very rapid development. The houses on this street have modest front garden setbacks, and the single-fronted houses are closely packed. On Avenue Road, there are generally deep front setbacks along the east side of the street, and very modest front gardens to Sussex Terrace on the west side. (NB: Sussex Terrace comprises closely spaced single-fronted houses, but it is not a joined terrace in the traditional sense.)



**Figure 83. A typical Italianate single-fronted house in Sussex Terrace, with ruled render walls, slated hipped roof, rendered chimney with cornice, sidelights to double-hung sash window, and intact verandah with convex hipped roof. (Source: Context, 2017)**

Almost all Contributory houses in the precinct can be described as Italianate in style, with single-fronted and double-fronted examples, as well as a small number of attached dwellings (2-4 & 43-45 St Johns Avenue, 19 & 21 Avenue Road). The typical features of these dwellings are a low-line hipped roof (with an internal valley for the double-fronted houses, creating the classic M-profile roof), rendered chimneys with a classical cornice, bracketed eaves, a front verandah supported on slender Corinthian columns or stop-chamfered posts with a convex profile corrugated-iron roof, narrow double-hung sash windows, many with sidelights, and a four-panelled front door with raised mouldings and a highlight and sidelights. It is likely that all of the Italianate houses originally had slate-clad roofs, and about half retain slates, some with a decorative band, while others have been replaced with corrugated steel or tiles. The wall cladding of the Italianate houses shows the most variety, ranging from simple square-edged weatherboards, to more decorative ashlar boards, ruled render (to resemble stone ashlar), and bichrome brickwork (36, 43 & 45 St Johns Avenue, 7, 19 & 21 Avenue Road) which is the rarest type in the precinct.



Figure 84. 19 & 21 Avenue Road. (Source: Context, 2017)

The only houses in the precinct that do not have a visible hipped roof with bracketed eaves is the semi-detached pair at 19 & 21 Avenue Road, which each have a grand front parapet in the Boom Style manner so popular in the 1880s. Each parapet has a simple cornice resting on paired brackets with vermiculated panels and bosses between, above which is a balustrade parapet with a raised name plaque in the middle.



Figure 85. 7 St Johns Avenue. (Source: Context, 2017)

Apart from this pair, the finest houses in the precinct include 7 St Johns Avenue. It is a double-fronted Italianate house clad in ashlar boards, with a slate roof. It retains generous proportions, decorative mouldings around the paired front windows, leadlights around the front door, and intact verandah posts and cast-iron.



**Figure 86. 13 St Johns Avenue. (Source: Context, 2017)**

The house at 13 St Johns Avenue is one of just three double-fronted Italianate houses in the precinct to have a more picturesque asymmetrical façade, with a projecting canted bay to one side of the front façade, balanced by a return verandah to the other. (The others are 11 & 32 St Johns Avenue). It is also distinguished by its timber detailing, with round-arched front within with moulded surrounds, and a scalloped fringe to the eaves.



**Figure 87. 7 Avenue Road. (Source: Context, 2017)**

Another is a double-fronted bichrome brick house at 7 Avenue Road, which has lively and somewhat unusual brick patterning to corners and around openings as well as retaining ruby flashed glass sidelights to windows and the front door, and verandah detail including bluestone front steps, cast-iron frieze and brackets, and barley-sugar (twisted) cast-iron columns (though the capitals have been lost). There are engaged barley-sugar colonnettes to the windows as well.



**Figure 88. 48 St Johns Avenue. (Source: Context, 2017)**

Finally, there is the late Federation Bungalow at 48 St Johns Avenue. Typical of Federation and Edwardian houses, it has a projecting gabled bay to one side of the façade, and a verandah which continues the line of the tiled high hipped roof. Walls are of red face brick, with roughcast render to the front gable and neck of the bow window below it. Windows are casement sashes. The verandah supports are unusual astylar bulbous columns. The house is highly intact, and is complementary to the precinct in its scale and setbacks.

While there is an overall high level of intactness of the building envelopes of the Contributory houses in the precinct, a significant number have lost their original verandah posts or other verandah elements. In most cases, these have been replaced in a sympathetic but not always accurate way. For future restoration works, it is recommended that the details of other identical house be used, as there are many houses built by a single builder in the precinct. For example, in Sussex Terrace, the row comprising 6-28 Avenue Road, No. 20 retains an entirely intact verandah that can serve as a model. Apart from alterations to verandahs, a few timber houses have been over-clad to resemble brick (45 Avenue Road, 30 St Johns Avenue), one had its windows replaced and aluminium weatherboard cladding installed, another few have enlarged replacement windows (22 & 27 St Johns Avenue, and the face brick of 43 St Johns Avenue has been overpainted.

**Comparative Analysis**

There are a number of precincts in the Boroondara Heritage Overlay that are characterised by housing stock of a similar type and period to those in the St John's Wood & Sage's Paddock Precinct, that is, modest late Victorian dwellings. They include:

- HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.
- HO152 Grace Park and Hawthorn Grove Precincts, Hawthorn - The northern section of this precinct, Kinkora Road and Hawthorn Grove, have a large concentration of 1880s housing relatively intact. These streets were the first modestly scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group.
- HO156 Morang Road Precinct, Hawthorn – This precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861 and the surrounding small-scaled and relatively intact group of later nineteenth-century housing in both terraced and detached form.
- HO164 Leslie Street Precinct, Hawthorn - the precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including a number of individually significant buildings exemplifying High Victorian and Italianate design. Leslie Street has a homogeneous run of 1880s workers' cottages.
- HO220 West Hawthorn Precinct, Hawthorn - comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland in order to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats.
- HO160 Rathmines Grove Precinct, Hawthorn East – This is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.
- HO150 Glenferrie Road Precinct, Kew – While the western parts of this precinct are marked by mansion development of the Victorian period with a significant number of individually significant early Kew mansions, there is more modest but still valued late Victorian residential development, such as single-fronted cottages and terrace rows, in the western areas of the precinct.

None of these precincts are in Camberwell, where Victorian (and Federation) residential development is represented by the large, custom-designed middle to upper-middle class development in HO159 Prospect Hill Road Precinct.

The closest of the precincts characterised by modest Victorian houses is Rathmines Grove Precinct in Hawthorn East. It is a single block of Rathmines Grove with the adjacent properties in Rathmines Road. Contributory houses in the precinct are all double-fronted Italianate timber houses, most or all constructed identically by the same builder. They are modest in form and many have lost some verandah detailing. A more embellished asymmetrical villa at 43 Rathmines Road is an exception in the precinct.

The dwellings in the St John's Wood & Sage's Paddock Precinct is very similar in its form, detail and intactness to those in the comparative examples listed above, as it contains mainly typical workers' housing of the 1880s and 1890s. While there is a large number of this type of housing, and heritage precincts, in Hawthorn, it is a rare type in the suburb of Camberwell and in the former City of Camberwell more generally (i.e., the eastern side of Boroondara), where most of the surviving 19<sup>th</sup>-century residential development is substantial middle-class villas or larger, representing the better-known side of Camberwell's history.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

St John's Wood & Sage's Paddock Precinct is significant for demonstrating the presence of early modest housing development in Camberwell, a suburb best known for its prosperous middle-class (and upper-middle class) residents and their fine villas (many of them architect-designed). Early residents were largely in building and other trades (such as printers, bootmakers, wheelwrights, and drapers), and they would have provided services to other Camberwell residents, as well as owning and working in shops and other businesses in the adjacent Camberwell Junction commercial area.

The precinct is also significant for demonstrating the major impact which the coming of the railway in 1882 had on the start of suburban development in the once-rural Camberwell. The proximity of the new Camberwell Station to the north stimulated the first suburban subdivisions in the area, one of which was the 1882 'St John's Wood Estate'. Construction in the precinct began soon after, with the first dwellings completed in 1884.

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

NA

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

NA

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

The houses in the precinct demonstrate the principal characteristics of modest late Victorian Italianate dwellings, many of which were constructed across Melbourne's suburbs during the boom years of the 1880s. The typical features of these dwellings are a low-line hipped roof (with an internal valley for the double-fronted houses, creating the classic M-profile roof), slate roof cladding, rendered chimneys with a classical cornice, bracketed eaves, a front verandah supported on slender Corinthian columns or stop-chamfered posts with a convex profile corrugated-iron roof, narrow double-hung sash windows, many with sidelights, and a four-panelled front door with raised mouldings and a highlight and sidelights. The houses in the precinct demonstrate the range of cladding

materials for this type of dwelling, ranging from simple square-edged weatherboards, to more decorative ashlar boards, ruled render (to resemble stone ashlar), and bichrome brickwork.

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

The precinct is of aesthetic significance for its visual cohesion, created by the rapid construction of almost all Contributory houses in the space of less than 10 years, as well as by the development of many rows of identical houses by a small group of local builder-developers. Appreciation of the rhythm of the roofs and chimneys is enhanced by the slight downhill slope from Riversdale Road. This cohesion is enhanced by the survival of typical 19<sup>th</sup>-century paving treatments (asphalt) and the use of bluestone for the kerbs and rear laneway. Its aesthetic significance is enhanced by a number of fine double-fronted Italianate houses which have a higher than average level of decorative detail and intactness, including 7 Avenue Road, and 7, 11, 13, 14, 32 and 36 St Johns Avenue, as well as the notable late Federation Bungalow at 48 St Johns Avenue.

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

NA

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

NA

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

NA

## Statement of Significance

### *What is Significant?*

St John's Wood & Sage's Paddock Precinct is significant. It comprises 6-28 & 7-53 Avenue Road and 2-48 & 7-45 St Johns Avenue, Camberwell. Development in the precinct began in the early 1880s, associated largely with two suburban subdivisions: 'St John's Wood Estate' of 1882, which formed St Johns Avenue, and 'Sage's Paddock Estate' of 1888, which formed the west side of Avenue Road. Development occurred rapidly, with almost all Contributory houses built by 1891. The houses on St John's Avenue are mainly timber cottages, while there are more dwellings of brick construction along Avenue Road. On both streets there is a mix of detached houses and rows of identical cottages, both single and double-fronted.

The bluestone laneway and bluestone kerbing are contributory elements of the precinct.

The properties at 11, 15 (Units 1 & 2) & 29-35 Avenue Road and 15, 21 (Units 1 & 2), 28-28A, 29-31, & 38-40 St Johns Avenue are Non-contributory to the precinct. The remaining properties are Contributory.

### *How is it significant?*

St John's Wood & Sage's Paddock Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

St John's Wood & Sage's Paddock Precinct is significant for demonstrating the presence of early modest housing development in Camberwell, a suburb best known for its prosperous middle-class (and upper-middle class) residents and their fine villas (many of them architect-designed). Early residents were largely in building and other trades (such as printers, bootmakers, wheelwrights, and drapers), and they would have provided services to other Camberwell residents, as well as owning and working in shops and other businesses in the adjacent Camberwell Junction commercial area. The precinct is also significant for demonstrating the major impact which the coming of the railway in 1882 had on the start of suburban development in the once-rural Camberwell. The proximity of the new Camberwell Station to the north stimulated the first suburban subdivisions in the area, one of which was the 1882 'St John's Wood Estate'. Construction in the precinct began soon after, with the first dwellings completed in 1884. (Criterion A)

The houses in the precinct demonstrate the principal characteristics of modest late Victorian Italianate dwellings, many of which were constructed across Melbourne's suburbs during the boom years of the 1880s. The typical features of these dwellings are a low-line hipped roof (with an internal valley for the double-fronted houses, creating the classic M-profile roof), slate roof cladding, rendered chimneys with a classical cornice, bracketed eaves, a front verandah supported on slender Corinthian columns or stop-chamfered posts with a convex profile corrugated-iron roof, narrow double-hung sash windows, many with sidelights, and a four-panelled front door with raised mouldings and a highlight and sidelights. The houses in the precinct demonstrate the range of cladding materials for this type of dwellings, ranging from simple square-edged weatherboards, to more decorative ashlar boards, ruled render (to resemble stone ashlar), and bichrome brickwork. (Criterion D)

The precinct is of aesthetic significance for its visual cohesion, created by the rapid construction of almost all Contributory houses in the space of less than 10 years, as well as by the development of many rows of identical houses by a small group of local builder-developers. Appreciation of the rhythm of the roofs and chimneys is enhanced by the

slight downhill slope from Riversdale Road. This cohesion is enhanced by the survival of typical 19<sup>th</sup>-century paving treatments (asphalt) and the use of bluestone for the kerbs and rear laneway. Its aesthetic significance is enhanced by a number of fine double-fronted Italianate houses which have a higher than average level of decorative detail and intactness, including 7 Avenue Road, and 7, 11, 13, 14, 32 and 36 St Johns Avenue, as well as the notable late Federation Bungalow at 48 St Johns Avenue. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
Somerset Terrace	6	Avenue Road	Contributory	1890
Somerset Terrace	8	Avenue Road	Contributory	1890
Somerset Terrace	10	Avenue Road	Contributory	1890
Somerset Terrace	12	Avenue Road	Contributory	1890
Somerset Terrace	14	Avenue Road	Contributory	1890
Somerset Terrace	16	Avenue Road	Contributory	1890
Somerset Terrace	18	Avenue Road	Contributory	1890
Somerset Terrace	20	Avenue Road	Contributory	1890
Somerset Terrace	22	Avenue Road	Contributory	1890
Somerset Terrace	24	Avenue Road	Contributory	1890
Somerset Terrace	26	Avenue Road	Contributory	1890
Somerset Terrace	28	Avenue Road	Contributory	1890
	7	Avenue Road	Contributory	1884
	9	Avenue Road	Contributory	1884
	11	Avenue Road	Non-contributory	
Ashford Villa	13	Avenue Road	Contributory	1886
	15, Units 1 & 2	Avenue Road	Non-contributory	
	17	Avenue Road	Contributory	c.1886-91
Duniboia Villa	19	Avenue Road	Contributory	1891
Moreloch Villa	21	Avenue Road	Contributory	1891
	23	Avenue Road	Non-contributory	
	25	Avenue Road	Contributory	1884
	27	Avenue Road	Contributory	c.1886-91
	29	Avenue Road	Non-contributory	
	31	Avenue Road	Non-contributory	
	35	Avenue Road	Non-contributory	
	37	Avenue Road	Contributory	1887
	39	Avenue Road	Contributory	1887
	41	Avenue Road	Contributory	1887
	43	Avenue Road	Contributory	1887
	45	Avenue Road	Contributory	1887
	47	Avenue Road	Contributory	1890
	49	Avenue Road	Contributory	1890
	51	Avenue Road	Contributory	1890
	53	Avenue Road	Contributory	1890
	2	St Johns Avenue	Contributory	1888
	4	St Johns Avenue	Contributory	1888
	6	St Johns Avenue	Contributory	c1886-90

Name	Number	Street	Grading	Built Date
	8	St Johns Avenue	Contributory	c1886-90
	10	St Johns Avenue	Contributory	1887
	12	St Johns Avenue	Contributory	1887
	14	St Johns Avenue	Contributory	1887
	16	St Johns Avenue	Contributory	1887
	18	St Johns Avenue	Non-contributory	
	20	St Johns Avenue	Contributory	1887
	22	St Johns Avenue	Contributory	1887
	24	St Johns Avenue	Contributory	1887
	26	St Johns Avenue	Contributory	1886
	28	St Johns Avenue	Non-contributory	
	28A	St Johns Avenue	Non-contributory	
	30	St Johns Avenue	Contributory	1886
	32	St Johns Avenue	Contributory	1887
	34	St Johns Avenue	Contributory	1887
	36	St Johns Avenue	Contributory	1889
	38	St Johns Avenue	Non-contributory	
	38A	St Johns Avenue	Non-contributory	
	40	St Johns Avenue	Non-contributory	
	42	St Johns Avenue	Contributory	1887
	44	St Johns Avenue	Contributory	1887
	46	St Johns Avenue	Contributory	1886
	48	St Johns Avenue	Contributory	1921
	7	St Johns Avenue	Contributory	1889-90
	9	St Johns Avenue	Contributory	1889-90
	11	St Johns Avenue	Contributory	1888
	13	St Johns Avenue	Contributory	1889-90
	15	St Johns Avenue	Non-contributory	
	17	St Johns Avenue	Contributory	1889-90
	19	St Johns Avenue	Contributory	c1886-90
	21, Units 1 & 2	St Johns Avenue	Non-contributory	
	25	St Johns Avenue	Contributory	c1886-90
	27	St Johns Avenue	Contributory	c1886-90
	29	St Johns Avenue	Non-contributory	
	31	St Johns Avenue	Non-contributory	
	33	St Johns Avenue	Contributory	1890
	35	St Johns Avenue	Contributory	1890
	37	St Johns Avenue	Contributory	1890
	39	St Johns Avenue	Contributory	1890
	41	St Johns Avenue	Contributory	1890
	43	St Johns Avenue	Contributory	1890
	45	St Johns Avenue	Contributory	1890

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

#### Identified By

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study'.

#### References

Age, as cited.

Blainey, G 1980, *A History of Camberwell*, Lothian Publishing Company Pty Ltd: Melbourne.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

City of Camberwell Municipal Rate Books (RB), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

*Reporter*, as cited.

'Sage's Paddock' 1888, State Library of Victoria map collection, accessed online 18 January 2017.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

'St John's Wood Estate' 1882, State Library of Victoria map collection, accessed online 18 January 2017.

'St John's Wood Estate' 1884, State Library of Victoria map collection, accessed online 18 January 2017.

'Milk cart belonging to Mary L. Deering driven by her son John T. Deering with Jimmy Hillard outside Mr. Rooney's House, St. John's Avenue' c1920s, photograph, 26913, Boroondara Library, accessed online 24 January 2017.

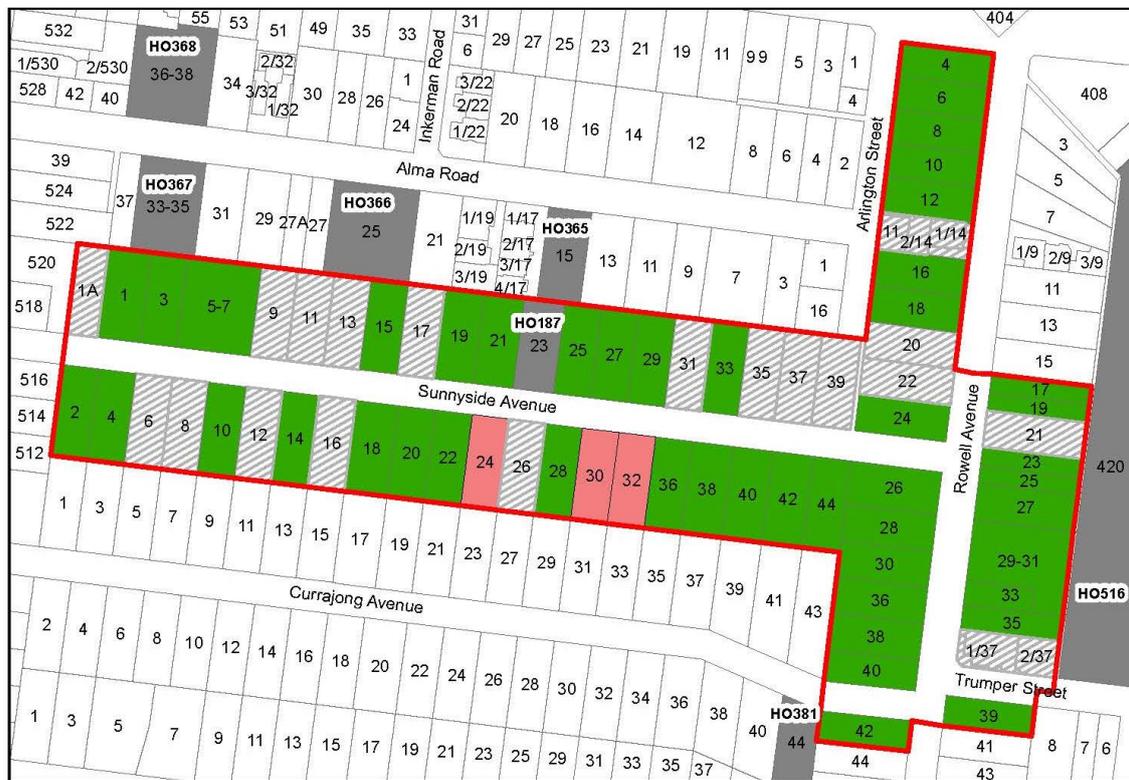
## SUNNYSIDE & ROWELL AVENUES PRECINCT

Prepared by: Context Pty Ltd

**Address:** 1A-39 & 2-44 Sunnyside Avenue, 4-42 & 17-39 Rowell Avenue, Camberwell.

<b>Name:</b> Sunnyside & Rowell Avenues Precinct	<b>Survey Date:</b> May & November 2016
<b>Place Type:</b> Residential	<b>Architect:</b> Schreiber & Jorgensen
<b>Grading:</b> Significant	<b>Builder:</b> Le Leu Brothers & others
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1912-1938

### Precinct Map:



### GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAYS
- PRECINCT BOUNDARY



### **Historical Context**

Prior to c.1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred later, during the interwar period. This development radiated out from the Junction toward the north, east and south. Interwar development saw the establishment of new residential estates on farming land in these areas (Built Heritage 2012:128-130).

The improved public transport greatly influenced Camberwell's interwar growth period. The tramlines ran through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol 2:60-61). The railways and tramways were essential to suburban development. The proximity to public transport was used by land agents to market the new estates, as was the case with Sunnyside Estate. In 1918 the coming auction of lots within the Sunnyside Estate was described under the heading 'A Valuable Site - What Electric Trams have done for Camberwell' (*Punch*, 21 Mar 1918:9).

### **Precinct History**

The precinct comprises Sunnyside Avenue and the northern section of Rowell Avenue. Part of two large subdivisions, the Sunnyside Estate and the Camberwell Town Hall Estate respectively.

#### *Camberwell Town Hall Estate*

Camberwell Town Hall Estate, consisting of over 100 lots, was subdivided in 1911. Previously known as 'Brook's Paddock' it comprised lots fronting Camberwell Road, Rowell Avenue, Tarawara Avenue, Bowen Street and Trumper Street. Surveyor was W.P. Steane, and the auctioneers were Coghill & Haughton. The estate was marketed as the 'most valuable estate in the heart of Camberwell, adjoining the town hall' (*Age*, 15 Apr 1911:2).

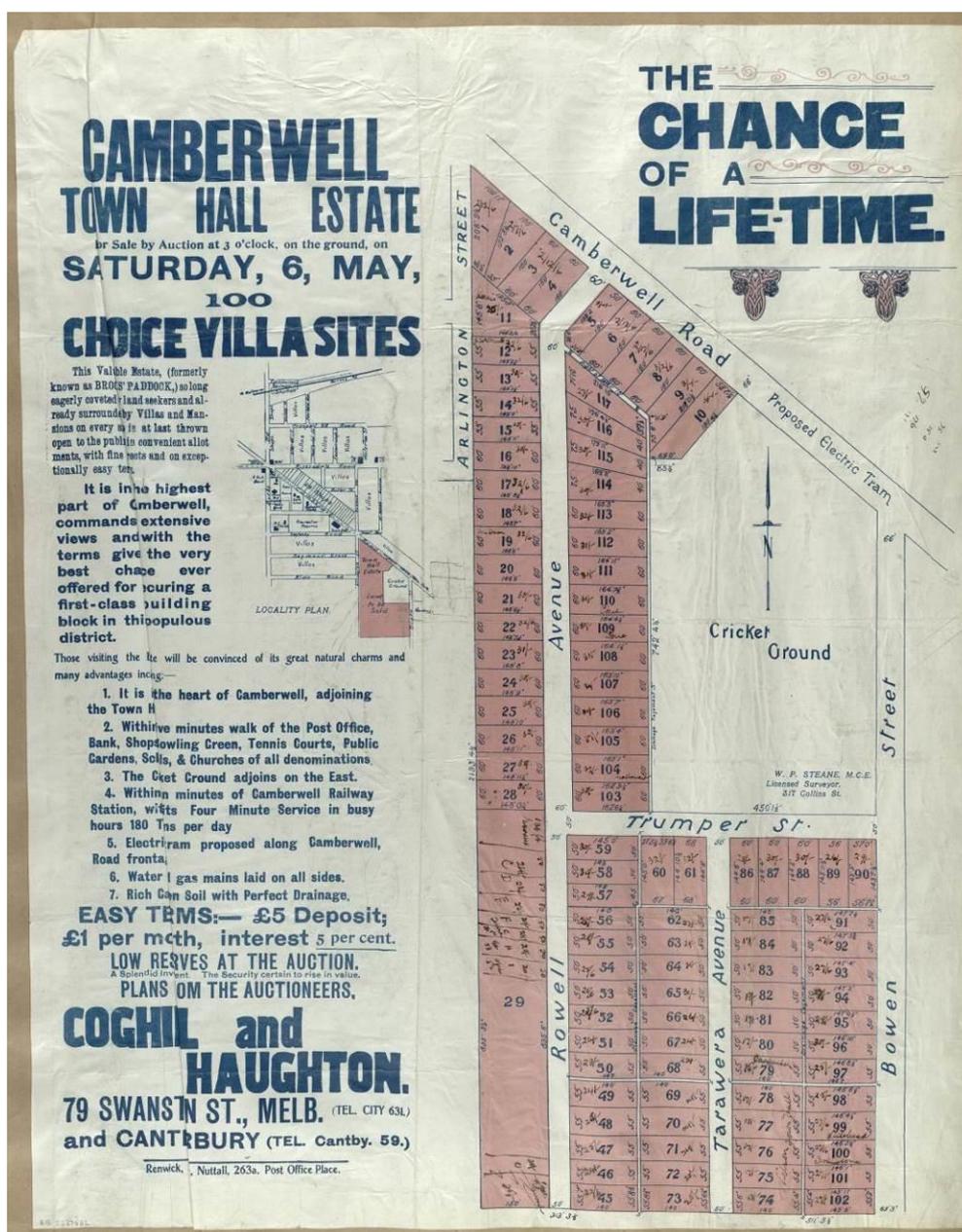


Figure 89. Camberwell Town Hall Estate. The lots within the precinct are 12-29C, 103-111, and 59. Source: State Library of Victoria.

*Rowell Avenue*

Development along Rowell Avenue started shortly after the land was subdivided in 1911. **8 Rowell Avenue** was the first house built on the Street, in 1912, for owner-occupant John Lennox, a joiner (RB 1913-14). By 1915 there were several more houses built, among them **6 Rowell Avenue**, **12 Rowell Avenue**, and the two pairs at **17 & 19** and **23 & 25 Rowell Avenue**. Both pairs consisted of five rooms, they were built for Charlotte J Mouire and William Dimnick respectively, although both were tenanted out (RB 1914-15).

**4 Rowell Avenue** was built in 1914-15, along with **42** and **39 Rowell Avenue** (RB 1915-16). Building slowed down during the war, and only **10 Rowell Avenue** was built in 1915-16 (RB 1916-17). The number of houses along Rowell Avenue remained steady during the following years, and building did not take off again until after the war. **18**, **27**, **29** (currently two houses on one block, previously known as 29 & 31) and **35 Rowell**

**Avenue** were all built by 1921 (RB 1921-22). The majority of the houses were five or six bedrooms, with a fairly equal split between timber and brick houses.

The vacant lots along the streets continued to be developed throughout the 1920s. Two houses were built during the 1930s, **33 Rowell Avenue** was built in 1935 and **16 Rowell Avenue** was built in 1938 (BP).

#### *Sunnyside Estate*

Sunnyside Estate was subdivided in 1918 (LP 7396), surveyor was Walter Webb who also laid out the Glen Iris Heights. Owen & J.C. Adams was the joint selling agency, and the solicitors were Fink, Best & Miller. Sunnyside Estate was promoted as 'having no equal in Australia', 'every lot is a perfect piece of nature's handiwork embracing scenic surrounds'. The auction for the first section of the Estate, Sunnyside Avenue, took place on 23 March 1918 (*Punch*, 7 Mar 1918:9). To ensure a certain architectural quality and to meet the demands of the buyers, Sunnyside Estate had covenants on titles. These controls governed the materials and costs of dwellings. The advertisement for Sunnyside further reads 'Devoted exclusively to the erection of not more than one residence. No unnecessary business premises. No unsightly iron-roof buildings'. Besides from the requirement of only one house per lot, and no iron-roof, other controls built into the title included a setback of a minimum 9.5 metres and a minimum construction price of 600 pounds, excluding architect's fees (McConville & Butler 1991 Vol 3: Precinct 8).

The land consisting of fifty-seven acres, today encompassing Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue, was owned by Amelia Tallis (CT: V4146/F001). Amelia Tallis (1874-1933), a stage actress and philanthropist was married to George Tallis (1869-1948), theatrical entrepreneur. George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913 (Colligan 1990). The Tallis family resided in Camberwell during the early twentieth Century, where they commissioned the villa *Santoi* on Prospect Hill Road c.1904 (now demolished) (Knight 2010).

#### *Sunnyside Avenue*

Sunnyside Avenue was constructed in 1917, it was then referred to as 'Tallis' Estate' (after the Amelia and George Tallis), before the land was subdivided and the estate branded 'Sunnyside Estate' (*Hawthorn, Kew, Camberwell Citizen* 7 Sep 1917:3). Although the auction took place in March 1918, the first titles were not transferred until September 1918 (CT: V4146/F001). A 1918 article reveals oak trees were going to be planted along the newly subdivided street (*Camberwell and Hawthorn Advertiser* 28 Jun 1918:3). The lots had a consistent frontage of 60 feet by 150 feet deep, prices paid were around £3 - £3.7s per foot on the north side of Sunnyside Avenue and £2.16s - £3 per foot on the south (McConville & Butler 1991 Vol 3: Precinct 8).

Sunnyside Avenue first appears in the 1919 Sands & McDougall directory, with no occupants, but 'four houses being built'. Unlike many of the 1920s subdivisions, development of the street occurred immediately after World War I, in a relatively short time period. The majority of the houses on the street date from the early 1920s. Sunnyside Avenue was almost completely developed by 1925, a few empty lots still remained on the east end. Full development of Sunnyside Avenue, with all lots occupied, had occurred by 1928, giving the precinct a distinct Bungalow era character (S&Mc).

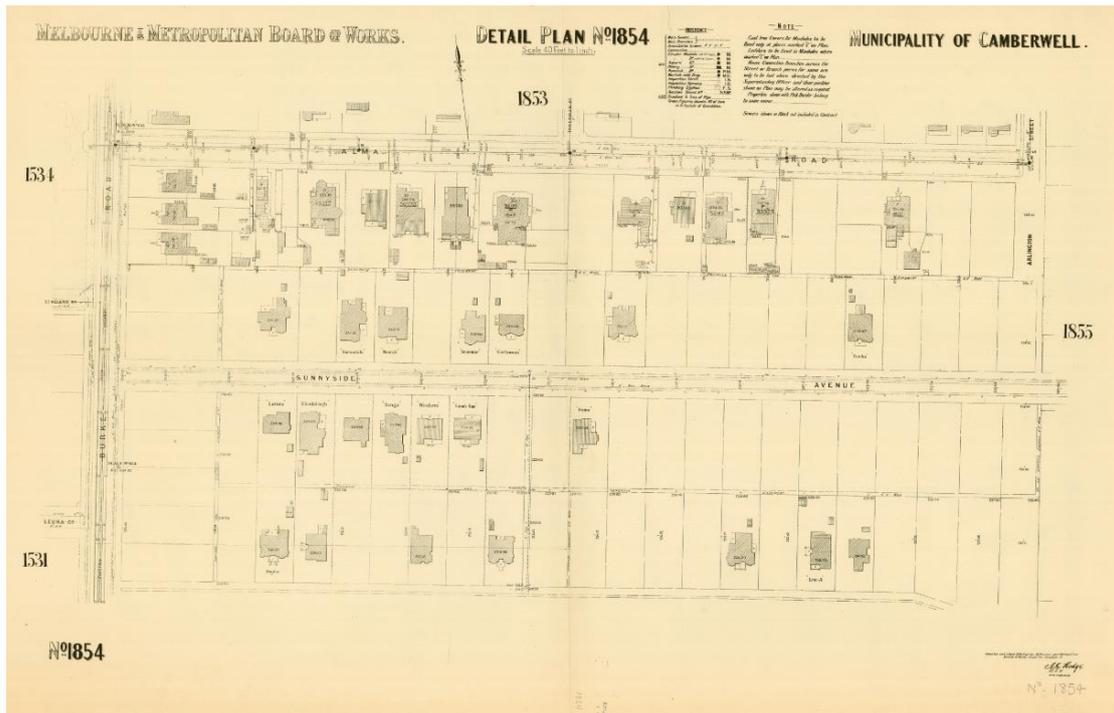


Figure 90. Sunnyside Avenue and surrounding area, c. 1919. The precinct. Source: State Library of Victoria.

This is a promotional advertisement for the 'SUNNYSIDE ESTATE PLAN'. It features a central map of the estate with lot numbers and street names like Sunnyside Avenue, Currajong Avenue, and Hardy Road. Text on the left describes the plan's approval and terms: 'Easy Terms: £10 Deposit (each lot) 5 Years 5% Interest'. Text on the right includes a date 'MARCH 23' and instructions for buyers. At the bottom, it lists the auctioneer 'OWEN J. C. ADAMS' and solicitors 'Messrs. FINK, BEST & MILLER'.

Figure 91. Sunnyside Estate Plan, showing Sunnyside Avenue, 1918. Source: State Library of Victoria.

**1, 5, 7, 13,** and **31 Sunnyside Avenue** on the north side and **4, 8, 10, 12, 14** and **20 Sunnyside Avenue** on the south side were all built c.1918-19. They are mainly grouped towards Burke Road. Subsequently 7, 8, 12 and 31 Sunnyside Avenue have been lost, but the rest of the early houses remain. Owner-occupants include Robert Purvis, accountant, at 1, Robena Laing Collier at 11, Ernest Jardine Thwaites, importer, at 31, George Born, foreman, at 12 and James Hillard, clerk, at 20 Sunnyside Avenue (S&Mc, RB 1924-25). **19 Sunnyside Avenue** was built shortly thereafter, c.1919-20. First occupants were William L. Spiller and James. R. Fletcher respectively (S&Mc).

**38 Sunnyside Avenue** was purchased in 1919 by Clara Alice Spurr. In 1920 the property was sold to Florence Bradshaw whom lived at the residence with Ernest H. Bradshaw, a teacher (CT: V4301/F271). As the house dates to 1919-20, it was either commissioned by Spurr or Mr. and Mrs. Bradshaw. E.H. Bradshaw remained at the residence until the early 1930s (RB 1924-25, S&Mc).

Owner-builders, Le Leu Brothers, erected a brick dwelling of six rooms at **23 Sunnyside Avenue** in 1920 (RB). Frank Norman Le Leu, a builder and timber merchant, occupied the dwelling from its establishment until the early 1940s. Colin J. and Abigail Chisholm owned and occupied the residence by 1950. Abigail Chisholm resided at the property until after 1974. Frank N. and F.J. Le Leu built other residences in the area including flats at 7 Mangan Street, Balwyn and a brick residence at 166 Whitehorse Road, Camberwell. Frank Le Leu was a Camberwell City Councillor between 1935 and 1948 (HO187).

**32 Sunnyside Avenue** was purchased in 1919 by Isabel Crawford and the house was built 1919-20 (CT: V4237/F378, S&Mc). Tenant in 1921 was George Handley Knibbs, whom the same year purchased a property on the opposite side of the street (see 27 Sunnyside Avenue) (S&Mc). The property was designed by architect firm Schreiber and Jorgensen, as described in a sales ad in 1924 (*Argus* 4 Apr 1924:2).

Schreiber and Jorgensen consisted of architect Robert Schreiber and his nephew Justus Jorgensen. Although a qualified architect, Jorgensen later became better known as an artist and one of the founders of Montsalvant, Eltham (Teichmann 1996). Notable works of the firm include additions to the Xavier College Chapel (1927-34), Kew, Burke House (1929), 340-342 Collins St, and Our Lady of Lourdes Church, School and Presbytery (1930), Prahran. The firm also designed a number of interwar Arts and Crafts Bungalows. The firm was described in an advertisement for a bungalow in Brighton as 'masters at planning artistic and pleasing exteriors and up-to-date and labour-saving domestic arrangements' (*Argus*, 29 May 1920:16).

In 1921, Isabel Crawford purchased the lot next door, **30 Sunnyside Avenue, Mt. Pleasant**. Having commissioned Schreiber & Jorgenson to design 32, it is likely the same architect was used for 30 Sunnyside Avenue. The first tenant was Eric R. Jeffries (S&Mc). The property was purchased by Dr Samuel Haldane Heald sometime during the 1920s (exact year illegible on title). Dr Heald lived with his wife Nora Florence Heald at the residence, then known as Mt. Pleasant, until his death in 1940, after which the property was transferred to his wife. Nora Heald remained at the residence until her death in 1978 (CT: V4312/F271, *The Age*, 6 Aug 1940:8).

**27 Sunnyside Avenue, 'Cooyal'**, was purchased 1920 by builder Alfred Moon. It is likely the dwelling, dated 1920-21 was built by the owner. In December 1921 it was purchased by George Handley Knibbs previously of 32 Sunnyside Avenue (CT: V4426/F056). Sir George Knibbs (1858-1929) was appointed the first Commonwealth Statistician in 1906, directing the work of the newly established Commonwealth Bureau of Census and Statistics. In 1921 he became director of the newly constituted Commonwealth Institute of Science and Industry in 1921 (Bambrick 1983). In 1930 the residence was purchased by Frederick George and Mary Ann Westaway (CT: V4426/F056).

The then seven room dwelling at **44 Sunnyside Avenue, 'Kelmescott'**, was built 1920-21. Charles O'Brien, draftsman, was the owner-occupant in the early 1920s (RB 1924-25). He remained at the property until his death in 1974 (*The Age* 9 Dec 1974:22). Other occupants at 44 Sunnyside Avenue were Lucy O'Brien, wife of Charles O'Brien, her father Patrick Thomas Mears, railway officer and sisters Mary Ellen Mears, home duties and Bidelia Agnes Mears, nurse (ER 1931, *Argus*, 31 May 1948:2).

Other houses dating from the period 1920-21 include **21** and **29 Sunnyside Avenue** on the north side. First occupants were respectively Mrs. Margaret Stirling, Frederick Lloyd Dumas and Vernon Terry (S&Mc).

**3** and **15 Sunnyside Avenue** both date from 1921-22. Owner-occupants in the early 1920s were Patrick Costello at 3 Sunnyside Avenue and William Edgar Hiddlestone, manager, at 15 Sunnyside Avenue (S&Mc, RB 1924-25). **25 Sunnyside Avenue** was built the following year, c.1923, owner-occupant was Herbert Buchanan Gibb, director (S&Mc, RB 1924-25).

**2, 18, 22, 28, 40, 42 Sunnyside Avenue** on the south side were all built 1923-24 (S&Mc). Owner-occupant of the six room brick dwelling at 42 Sunnyside Avenue was Percy George Bryant, a builder (RB 1924-25).

**24 Sunnyside Avenue** was built 1924-25 (S&Mc). Owner-occupants of the eight room brick house were builder James Brown and wife Martha Emily Brown (RB 1924-25, S&Mc). Further research is needed to determine if there is a connection to the builder Clifford Willis Brown, a prolific builder in the Camberwell region (See Bellet Street Precinct). James Brown resided at the property until his death in 1943, survived by his children, Alfred and Alice Emily Brown (*Argus*, 30 Aug 1943:2).

The then six room brick dwelling at **33 Sunnyside Avenue** dates from c.1925-26, owner-occupant was George R. Bills (RB 1925-26). **16** and **36 Sunnyside Avenue** first appears in the 1927 directory as being built. 36 was known as 34 Sunnyside Avenue in between 1927 and 1928. First occupant at 16 were G. Harrison Russel and First owner-occupant of 36 Sunnyside Avenue was Elizabeth Denman (RB 1925-26, S&Mc). This dates both of the houses to 1926-27.

### Description & Integrity

Sunnyside Avenue, running east-west, is bounded by Burke Road to the west and Rowell Avenue to the east. The streets are located towards the top of Burke Road hill, on the south side. The precinct encompasses all of Sunnyside Avenue, and the north end of Rowell Avenue. The precinct contains detached, predominantly one storey or attic-style, dwellings. Sunnyside Avenue was developed immediately after the World War I, being subdivided in 1918. The dwellings along Sunnyside Avenue date from a narrow span of years, giving the street a distinct 1920s Bungalow character. Rowell Avenue, being subdivided in 1911, represents a wider span of development, ranging from the mid-1910s to the 1930s.

The street trees, in particular the mature oak trees along Sunnyside Avenue, in combination with the nature strips, the garden settings and consistent setbacks are characteristic of the interwar suburban streetscape. These elements are highly intact within the precinct and are enhanced by the consistency of building forms and materials. The building and lay-out controls are reflected in the uniformity of Sunnyside Avenue, consisting of strictly one house per lot and a minimum setback of 9.5 metres.

The architectural styles within the precinct reflect the development immediately before, during and after World War I. The early houses from the period 1912-1916, built along Rowell Avenue, are either weatherboard or red brick, and many retain their slate roofs.

The covenants placed on the titles along Sunnyside Avenue, ensured a consistency of materials, particularly in regards to the roof cladding, with the majority of the dwellings along Sunnyside Avenue retaining their original Marseilles patterned terracotta tiles. The houses along Sunnyside Avenue are constructed predominantly of face or rendered brick, with one weatherboard example (14 Sunnyside Avenue).

### *Street trees & plantings*

Two tree species make up the existing planting along the nature strip, roughly in equal numbers: English Oak (*Quercus robur*) and Pin Oak (*Quercus palustris*). There are two minor exceptions; a mature Bhutan Cypress (*Cupressus torulosa*) at the junction with Bourke Road, and a semi-mature Algerian Oak (*Quercus canariensis*) at the eastern end of the Avenue. There is no pattern to the layout of the avenue trees, being neither alternate species, nor consistent runs of the same species.

The trees range in age from mature to recent replacements and range in condition from poor to good. There is some dieback in the crowns of several the trees and there has been extensive pruning in the past to accommodate overhead power lines.

The older trees are found largely at the western end of the avenue and, supported by the historical research are likely to have been planted soon after the estate was laid out in 1918. Mature trees of particular note include twelve English Oaks and seven Pin Oaks forming an impressive arching avenue feature between Bourke Road and nos. 13/14 Sunnyside Avenue.

The street trees along Rowell Avenue are a mix of London Planetrees (*Platanus acerifolia*), some Prickly paperbarks (*Melaleuca styphelioides*) and younger infill plantings of Pin Oak. Some of the London Planes are older, and perhaps planted during the 1940s or 50s.

Notable plantings include a mature Oak tree in the front garden of 6 Rowell Avenue, a Liquid Amber (*Liquidambar styraciflua*) at 8 Rowell Avenue and a Canary Island Date Palm (*Phoenix canariensis*) at 14 Rowell Avenue.



**Figure 92. View westwards from 11 Sunnyside Avenue. Source: Context Pty Ltd 2016.**



**Figure 93. View from Burke Road looking eastwards. Source: Context Pty Ltd 2016.**



**Figure 94. View westwards from 21 Sunnyside Avenue. Source: Context Pty Ltd 2016.**



**Figure 95. View from Powell Avenue looking westwards. Source: Context Pty Ltd 2016.**



**Figure 96. Mature oak in poor condition. Source: Context Pty Ltd 2016.**



**Figure 97. Example of power line pruning. Source: Context Pty Ltd 2016.**

### *Early Development*

The early development within the precinct, built before World War I or during the first few years of the war, is concentrated to Rowell Avenue and include 4, 6, 8, 12, 17, 39, 42 and the two pairs at 17 & 19 and 23 & 25 Rowell Avenue. Characteristic of Federation buildings are the high hipped roof with gablets, terra cotta ridge tiles and finials, timber fretwork to the verandahs, and tall brick chimneys. They are either face brick (example at 39 Rowell Avenue), or weatherboard, sometimes block fronted (example at 42 Rowell Avenue) or with notched weatherboards (8 Rowell Avenue).

The two pairs along Rowell Avenue represent another common form during the 1910s, being the semi-detached cottage, which was built to look like a single Federation style house from the street. Both are brick, with terra cotta tiled roofs.



**Figure 98. 39 Rowell Avenue. Source: Context Pty Ltd 2017.**

### *1920s Bungalows*

The 1920s development, consisting of Arts & Crafts Bungalows, Attic Bungalows and Californian Bungalows dominate within the precinct, with only one examples of the Old English style (2 Sunnyside Avenue). The combination of typical Bungalows and more distinct architecturally designed houses has resulted in a representative yet varied streetscape.

A common style indicator of the interwar Bungalow era is the use of natural materials, such as brick, timber weatherboard and shingle, and terra cotta tiles. Rather than applied decoration, visual interest was often achieved through the contrast of the cladding materials. Such use of contrasting material is evident throughout the precinct. Gable ends are either half timbered (examples at 18, 22 Sunnyside Avenue and 29 Rowell Avenue), decorated with timber shingles (examples at 15, 19, 28 Sunnyside Avenue and 24 and 30 Rowell Avenue), or decorated with horizontal timber boards (example at 40 Sunnyside Avenue). Typical of the interwar Bungalow era were also the dominant front porches, visible throughout the precinct. The porches either have a low pitch gabled or flat roof, often with prominent verges and wide eaves with exposed rafters.

The Californian Bungalow style has a strong horizontal emphasis, achieved by low pitched roofs and wide porches. There are a number of representative examples of the style within the precinct, such as the substantial Californian Bungalow at 36 Sunnyside Avenue or the simpler 28 and 29 Sunnyside Avenue.

The Arts and Crafts style bungalow is generally more vertically massed, common details are buttressing and masonry arches around the entrance. The bungalows within the precinct include both representative and more unusual examples of the Arts and Crafts style, which is the most predominant of the bungalow types within the precinct. Fine

examples include the two Arts and Crafts bungalows at 44 and 27 Sunnyside Avenue as well as 6 Rowell Avenue. 44 Sunnyside Avenue has a return veranda on tapered piers, rustication and fretwork. Despite the large upper storey extension, it retains a strong period expression. 27 Sunnyside Avenue has a red brick façade, a gabled roof, bow windows, one of which is placed on the corner with buttressing. The use of buttressing can also be seen at the large front porch (now infilled) of 38 Sunnyside Avenue, and at 23 and 30 Sunnyside Avenue.



**Figure 99. 44 Sunnyside Avenue. Source: Context Pty Ltd 2016.**

Individually significant 23 Sunnyside Avenue (HO187), dated 1920, is an unusual house design for the home of a designer-builder, appearing instead to have been architect designed. The two storey dwelling has Arts and Crafts details, such as the oriel window, the corner buttressing, and the artful informality. It is rendered, unpainted, with a clinker brick base and buttressing. The gabled roof is clad with terracotta tiles. The wide eaves and prominent verges are supported by timber brackets. The windows are distributed in an informal fashion across the facade, some arched lunette type openings others boxed and others bayed. Most windows have diamond-pattern leading and all are timber framed. The fence is also notable with unusual piers, gates and broad-trellis panels set over a brick base. Mature period landscape surrounds the house.



**Figure 100.** 27 Sunnyside Avenue, contributory Arts & Crafts Bungalow. Source: Context Pty Ltd 2016.

The Individually Significant 32 Sunnyside Avenue is another architect designed Arts and Crafts bungalow, dated 1919-20. The gable-fronted roughcast bungalow has a medium pitch roof, clad with tiles. The gabled front porch is supported by substantial piers, reaching above the roofline. The tall porch piers are complemented by five soaring roughcast chimneys. Architectural details are repeated throughout, such as the pier motifs found on the front porch piers, the chimneys, and the low stand-alone piers. The eaves are supported by simple timber brackets, seen also supporting the timber awning of the front window, and the prominent verges of the front porch. The windows are varying in size and placement, a combination of nine over one or smaller six over one windows, and all are timber framed. The house is highly intact as viewed from the street, retaining its original form and garden setting. The architects, Schreiber and Jorgensen, designed a number of inter-war craftsman bungalows, one example being 'The Pebbles', 57A Droop Street, Footscray (HO35). Although considerably more ornate, characteristic details include the porch piers extending above the roofline.



**Figure 101. 32 Sunnyside Avenue**



**Figure 102. 30 Sunnyside Avenue**

30 Sunnyside Avenue was built shortly after, 1920-21, commissioned by the same owner as 32. Although not confirmed, it is presumed the same architects, Schreiber and

Jorgensen, was used for both. 30 Sunnyside Avenue is more picturesque and decorated than its neighbour, although there are similarities in their expressions, such as the combination of roughcast walling and timber details, and the shallow pitch gabled porches with prominent verges and wide eaves. The Arts and Crafts style cottage, Mt. Pleasant, sits lower to the ground, with a gabled roof and a prominent front porch, supported by grouped timber posts on roughcast piers and the same timber bracket detail as 32. The horizontality is emphasised by the corner buttressing, also used on the wide porch. The window form is similar to 30 Sunnyside Avenue, with a combination of nine over one and six over one sash windows. The windows are flanked by simple pilasters, creating visual interest and depth to the façade. The chimneys are stepped and placed asymmetrically, adding to the charming quality of the house. The front garden has a simple rock border to the footpath. The house is highly intact, it is possible the terracotta roof tiles are not original, however the material and colour blends well with the architecture of the dwelling as well as its surroundings. The porch has been infilled at a later date.

30 and 32 Sunnyside Avenue complement each other, as two unusual and fine examples of the variations within the Arts and Crafts style.



**Figure 103. 24 Sunnyside Avenue. Source: Context Pty Ltd 2016.**

24 Sunnyside Avenue, dated 1924-25, is a gable-fronted Arts and Crafts attic bungalow. The house was built, most likely, by the owner James Brown. It is a fine example of the architectural style with ornate decorative details. The roof is clad with terracotta tiles keeping to the characteristics of the precinct. The roof has decorative ridge tiles and gargoyles. The gables are decorated with fish tail shingles and a roughcast panel below. The roof has wide eaves with exposed rafters and the verges are bracketed. The exterior is red brick, which in combination with the use of timber and roughcast details exemplifies the contrasting materials preferred at the time. The smaller front gable has a central bow window, with an early variety of Art Nouveau type leadlights. The gable window has geometric, diamond shaped leadlights. The front porch and side veranda are supported

by timber posts on brick piers and a porch arch. 44 Sunnyside Avenue is highly intact viewed from the street, the current fence is a more recent addition, dating from 1973 (BP).

### *Integrity*

The precinct is largely intact, with a few contemporary additions (non-contributory). The consistent setbacks, particularly along Sunnyside Avenue, the mature street plantings, the homogenous building forms and material consistency all remain highly intact. In combination they form a characteristic suburban landscape of the 1910s and the interwar period. Where they occur, original front fences contribute to the integrity of the precinct as a whole. Visible additions include a few examples of new front fences, added garages or carports, and a few instances of upper storey extensions (including 13, 16, 26 and 44 Sunnyside Avenue as well as 8 and 26 Rowell Avenue).

### **Comparative Analysis**

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The intactness and the setting of the houses within the Sunnyside and Rowell Avenues Precinct compares very well to the existing interwar residential precincts described above. There are some examples of upper storey extensions and some original fences have been lost. However, the majority of the dwellings retain their original form.

Sunnyside Avenue represents an earlier period of development than most other existing precincts, which are predominantly 1930s in character. Rowell Avenue having been subdivided in 1911 includes examples of the Federation style. Sunnyside Avenue, being developed immediately after the subdivision in 1918, contains mainly early 1920s dwellings. Ross Street Precinct and Toorak Estate are most similar in date. However, Sunnyside Avenue was developed in an uncharacteristically narrow span of years, and as such compares favourably.

The dwellings in the Ross Street Precinct are modest timber bungalows. Most of those in the Toorak Estate are fairly typical brick bungalows, with some more distinctive and substantial examples along Burke Road. Sunnyside & Rowell avenues combination of representative as well as more unusual bungalows compares favourably to both the Ross Street Precinct and Toorak Estate. The quality of architecture seen along Sunnyside Avenue, ensured by covenant controls, is of the same quality as seen within more expensive estates. The garden settings, the street plantings, the homogenous use of materials and intact bungalow character of the street is very well intact.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Sunnyside and Rowell avenues precinct is historically significant as tangible evidence of pre-World War I and interwar development in Camberwell, represented by the Town Hall Estate and Sunnyside Estate subdivisions. Sunnyside Avenue was developed in an uncharacteristically narrow span of years after the subdivision in 1918. The homogenous building forms, consistent setbacks, and material consistency within the precinct reflects the use of covenant controls, which was a distinguishing characteristic of many Camberwell subdivisions.

Furthermore, Sunnyside and Rowell avenues illustrate the importance of the fixed-rail public transport to Camberwell's interwar suburban growth and development. The proximity to the electric tram along Burke Road was an important factor in the growth of Sunnyside Avenue and Sunnyside Estate as a whole.

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

N/A

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

N/A

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

Sunnyside and Rowell Avenues Precinct is highly representative of 1910s and immediate post-World War I development of the early 1920s, by the use of standard house designs with varying architectural details. The rows of Arts and Crafts and Californian bungalows are set in a characteristic interwar suburban landscape. The mature street trees, the nature strips, garden settings and consistent front and side setbacks are highly intact, in particular along Sunnyside Avenue. The street trees along Sunnyside Avenue are predominantly English Oak (*Quercus Robur*) and Pin Oak (*Quercus palustris*). The street trees contribute to the precinct, being part of the original design of the suburban layout, but also in terms of deliberate choice of species.

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

Overall, the precinct is of aesthetic significance as a collection of both representative and unusual examples of federation style and interwar detached dwellings, set within an intact interwar landscape. The majority of the houses are interwar bungalows with varying Arts and Crafts details or Californian in style, all displaying a homogenous use of materials, such as terracotta tiled roofs, red brick, timber shingles and roughcast walling or details. The architect designed bungalows along Sunnyside Avenue transcend the typical styles of their era, adding visual interest to the streetscape.

Of aesthetic significance are also the street trees, mature trees of particular note include twelve English Oaks and seven Pin Oaks forming an impressive arching avenue feature between Bourke Road and 13/14 Sunnyside Avenue.

Individually Significant houses in the precinct have their own aesthetic significance. 23 Sunnyside Avenue, dated 1920, is most likely architect designed. It is two storeys with Arts and Crafts details, such as the oriel window, the corner buttressing, and the artful informality. It is rendered, unpainted, with a clinker brick base and buttressing. The picturesque expression of the house is seen in the informally distributed windows, some arched lunette type openings others boxed and others bayed. Most windows have diamond-pattern leading.

32 Sunnyside Avenue, dated 1919-20, was designed by architects Schreiber and Jorgensen. The gable-fronted roughcast bungalow is quite simple and restrained in its decorative details. The porch piers extend above the roofline, and are complemented by the soaring chimneys. Architectural details are repeated throughout, such as the pier motifs found on the porch piers, the chimneys, and the low stand-alone piers. The eaves are supported by simple timber brackets, seen also supporting the timber awning of the front window, and the prominent verges of the front porch.

30 Sunnyside Avenue, although not confirmed, is assumed to be designed by the same architects as 32, Schreiber and Jorgensen. Built in 1920-21, 30 Sunnyside Avenue is more picturesque and decorated than its neighbour. Although there is a similarity in their expressions, such as the combination of roughcast walling and timber details, and the shallow pitch gabled porches. The horizontality of the Arts and Crafts style cottage is emphasised by corner buttressing and the wide porch. The chimneys are stepped and placed asymmetrically, adding to the charming qualities of the house.

24 Sunnyside Avenue, dated 1924-25, is a fine example of the Arts and Crafts architectural style with ornate decorative details, presumably built by owner James Brown. The red brick exterior, in combination with the use of timber and roughcast details, exemplifies the contrasting materials preferred at the time.

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

N/A

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

N/A

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

The Sunnyside Estate consisting of fifty-seven acres, today encompassing Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue, was owned and subdivided by Amelia Tallis in 1918. The association with the Tallis family is significant, being an influential family within the theatre scene and residing in Camberwell from c.1904-1920. The subdivision of Sunnyside Estate shows how the Tallis family shaped and profited from the Twentieth century subdivisions of Camberwell. Amelia Tallis (1874-1933), a stage actress and philanthropist was married to George Tallis (1869-1948) a well-known theatrical entrepreneur. George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913.

## Statement of Significance

### *What is Significant?*

The Sunnyside and Rowell avenues Precinct, comprising 1A-39 & 2-44 Sunnyside Avenue and 4-42 & 17-39 Rowell Avenue is significant. The precinct comprises a notable collection of 1910s and early 1920s dwellings on regular allotments, part of the Camberwell Town Hall Estate of 1911 and the Sunnyside Estate of 1918; the Sunnyside Estate being subdivided by Amelia Tallis. The early development is concentrated to Rowell Avenue and is representative of the Federation style. The Arts and Crafts and Californian bungalows within the precinct mostly have a standard appearance, and variation is achieved through the decorative elements (porch placement, fenestration, gable features). The characteristic interwar suburban landscape is particularly evident within the precinct, with garden settings, nature strips and mature oak street trees (*Quercus Robur* & *Quercus*) along Sunnyside Avenue. Of significance is the homogenous streetscape, achieved by consistent front and side setbacks and consistency of building forms and materials.

### *How is it significant?*

The precinct is of local historic, architectural, aesthetic and associative significance to the City of Boroondara.

### *Why is it significant?*

The Sunnyside and Rowell avenues Precinct is historically significant as tangible evidence of pre-World War I and interwar development in Camberwell, represented by the Town Hall Estate and Sunnyside Estate subdivisions. Sunnyside Avenue was developed in an uncharacteristically narrow span of years after the subdivision in 1918. The homogenous building forms, consistent setbacks, and material consistency within the precinct reflects the use of covenant controls, which was a distinguishing characteristic of many Camberwell subdivisions.

Furthermore, Sunnyside and Rowell avenues illustrate the importance of the fixed-rail public transport to Camberwell's interwar suburban growth and development. The proximity to the electric tram along Burke Road was an important factor in the growth of Sunnyside Avenue and Sunnyside Estate as a whole. (Criterion A)

Sunnyside and Rowell avenues Precinct is highly representative of 1910s and immediate post-World War I development of the early 1920s, by the use of standard house designs with varying architectural details. The rows of Arts and Crafts and Californian bungalows are set in a characteristic interwar suburban landscape. The mature street trees, the nature strips, garden settings and consistent front and side setbacks are highly intact, in particular along Sunnyside Avenue. The street trees along Sunnyside Avenue are predominantly English Oak (*Quercus Robur*) and Pin Oak (*Quercus palustris*). The street trees contribute to the precinct, being part of the original design of the suburban layout, but also in terms of deliberate choice of species. (Criterion D)

Overall, the precinct is of aesthetic significance as a collection of both representative and unusual examples of federation style and interwar detached dwellings, set within an intact interwar landscape. The majority of the houses are interwar bungalows with varying Arts and Crafts details or Californian in style, all displaying a homogenous use of materials, such as terracotta tiled roofs, red brick, timber shingles and roughcast walling or details. The architect designed bungalows along Sunnyside Avenue transcend the typical styles of their era, adding visual interest to the streetscape.

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The Sunnyside Estate consisting of fifty-seven acres, today encompassing Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue, was owned and subdivided by Amelia Tallis in 1918. The association with the Tallis family is significant, being an influential family within the theatre scene and residing in Camberwell from c.1904-1920. The subdivision of Sunnyside Estate shows how the Tallis family shaped and profited from the Twentieth century subdivisions of Camberwell. Amelia Tallis (1874-1933), a stage actress and philanthropist was married to George Tallis (1869-1948) a well-known theatrical entrepreneur. George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913. (Criterion H)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

Name	Number	Street	Grading	Built Date
	4	Rowell Avenue	Contributory	1914-15
	6	Rowell Avenue	Contributory	1913-14
	8	Rowell Avenue	Contributory	1912
	10	Rowell Avenue	Contributory	1915-16
	12	Rowell Avenue	Contributory	1913-14

	14	Rowell Avenue	Non-contributory	1970s
	16	Rowell Avenue	Contributory	1938
	17	Rowell Avenue	Contributory	1913-14
	18	Rowell Avenue	Contributory	Early 1920s
	19	Rowell Avenue	Contributory	1913-14
	20	Rowell Avenue	Non-contributory	1980s
	21	Rowell Avenue	Non-contributory	1970s
	22	Rowell Avenue	Non-contributory	1980s
	23	Rowell Avenue	Contributory	1913-14
	24	Rowell Avenue	Contributory	1920s
	25	Rowell Avenue	Contributory	1913-14
	26	Rowell Avenue	Contributory	1920s
	27	Rowell Avenue	Contributory	Early 1920s
	28	Rowell Avenue	Contributory	1920s
	29	Rowell Avenue	Contributory	Early 1920s
	30	Rowell Avenue	Contributory	1920s
	33	Rowell Avenue	Contributory	1935
	35	Rowell Avenue	Contributory	Early 1920s
	36	Rowell Avenue	Contributory	1920s
	37	Rowell Avenue	Non-contributory	1980s
	38	Rowell Avenue	Contributory	1920s
	39	Rowell Avenue	Contributory	1920s
	40	Rowell Avenue	Contributory	1914-15
	42	Rowell Avenue	Contributory	1914-15
	1A	Sunnyside Avenue	Non-contributory	c1960s
	1	Sunnyside Avenue	Contributory	1918-19
	2	Sunnyside Avenue	Contributory	1923-24
	3	Sunnyside Avenue	Contributory	1921-22
Lurnea	4	Sunnyside Avenue	Contributory	1918-19
Keresdale	5	Sunnyside Avenue	Contributory	1918-19
Glendalough	6	Sunnyside Avenue	Non-contributory	1919-20
	8	Sunnyside Avenue	Non-contributory	1980s
	9	Sunnyside Avenue	Non-contributory	c1990s
Senga	10	Sunnyside Avenue	Contributory	1918-19
	11	Sunnyside Avenue	Non-contributory	1918-19
	12	Sunnyside Avenue	Non-contributory	2000s
Garthowen	13	Sunnyside Avenue	Non-contributory	1918-19, altered
Emoh Ruo	14	Sunnyside Avenue	Contributory	1918-19
	15	Sunnyside Avenue	Contributory	1921-22
	16	Sunnyside Avenue	Non-contributory	1926-27
	17	Sunnyside Avenue	Non-contributory	2000s
	18	Sunnyside Avenue	Contributory	1923-24

	19	Sunnyside Avenue	Contributory	1919-20
Home	20	Sunnyside Avenue	Contributory	1918-19
	21	Sunnyside Avenue	Contributory	1920-21
	22	Sunnyside Avenue	Contributory	1923-24
	23	Sunnyside Avenue	Significant	1920
Malford	24	Sunnyside Avenue	Significant	1924-25
	25	Sunnyside Avenue	Contributory	1922-23
	26	Sunnyside Avenue	Non-contributory	1920-21
Cooyal	27	Sunnyside Avenue	Contributory	1920-21
	28	Sunnyside Avenue	Contributory	1923-24
	29	Sunnyside Avenue	Contributory	1919-20
Mt. Pleasant	30	Sunnyside Avenue	Significant	1920-21
	31	Sunnyside Avenue	Non-contributory	c1980s
	32	Sunnyside Avenue	Significant	1920-21
	33	Sunnyside Avenue	Contributory	1925-26
	35	Sunnyside Avenue	Non-contributory	2000s
	36	Sunnyside Avenue	Contributory	1926-27
	37	Sunnyside Avenue	Non-contributory	1923-24
	38	Sunnyside Avenue	Contributory	1919-20
	39	Sunnyside Avenue	Non-Contributory	2000s
	40	Sunnyside Avenue	Contributory	1923-24
	42	Sunnyside Avenue	Contributory	1923-24
Kelmscott	44	Sunnyside Avenue	Contributory	1920-21

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

McConville, Dr Chris & Graeme Butler, 'City of Camberwell Conservation Study', Volume 3, Precinct 8, 1991.

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- The Age*, as cited.
- The Argus*, as cited.

**WAR SERVICE HOMES PRECINCT**

Prepared by: Context Pty Ltd

**Address:** 1-13, 2A-12 Acacia Street, Camberwell

<b>Name:</b> Precinct	<b>Survey Date:</b> Jan 2017
<b>Place Type:</b> Residential	<b>Architect:</b> State Savings Bank (G.B. Leith)
<b>Grading:</b> Significant	<b>Builder:</b> War Service Homes Commission
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1924-5

**Precinct Map:**



**GRADING**

CONTRIBUTORY  
 NON-CONTRIBUTORY

PRECINCT BOUNDARY - CAMBERWELL



**Acacia Street Camberwell, looking west**



**1 Acacia Street, north side with house set above road level**



**5 Acacia Street, north side**

## Historical Context

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road.

Building revived quickly after the depression, so that in 1936, one in seven of all building permits issued to Melbourne builders were for sites in Camberwell. The number of houses in Camberwell more than doubled between 1921 and 1933 and between 1933 and 1954 (Butler & McConville 1991:19).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity confined to specific areas. Its leafy green boulevards and generally intact garden settings are reminiscent of a skyline once framed by mature trees with views to the ranges and bay. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

### *War Service Homes Commission and the State Savings Bank*

The War Service Homes Commission was empowered to build houses for sale on easy terms and to make available long-term loans of up to £800 at relatively low rates of interest for the erection of houses, the purchase of existing homes, and the discharge of mortgages. In Victoria, under agreement with the War Service Homes Commission, the Housing and Reclamation Act 1920 was passed. Under this Act, the State Savings Bank of Victoria purchased and erected houses for returned soldiers. Houses were constructed on blocks selected by the applicant or on land in housing estates purchased by the Commission. In 1927, legislation was passed to allow the State Savings Bank to take over ownership of all War Service Homes Commission homes and allotments in Victoria. (VYB 1973:339, 360; Murray and White 1992:208; Argus 24 September 1929:10).

By 1921 the War Service Homes Commission had constructed over 600 homes in Victoria in suburbs such as Preston, Northcote, Kew and Camberwell and Williamstown, and country towns including Wonthaggi, Castlemaine and Seymour. In the decade to 1929, the Commission constructed over 20,000 homes throughout Australia, of which about 4000 were in Victoria, including 103 in East Camberwell. The Commission continued to play an important role in the provision of housing for returned servicemen well into the 1960s ('WSH Jubilee':10, 29; Argus 24 September 1929:10).

Because of the role of the State Savings Bank in the Commission's housing scheme from 1920, designs of war service houses constructed in Victoria were often drawn from the State Savings Bank pattern books, prepared under the supervision of the bank's chief architect, GB Leith. In the northern and western suburbs of Melbourne, smaller weatherboard State Savings Bank designs were popular, while larger brick and weatherboard styles were more often found in the eastern and southern suburbs. Size, fittings and finishes reflected price, with the smallest houses having two bedrooms, and

the larger ones three. More expensive models featured separate dining and breakfast rooms and other 'modern' features (O'Hanlon 2008). By October 1920 under the War Service Homes Commission scheme, 76 homes were in course of erection in the Camberwell and Nunawading area on 55 acres acquired by the commission; 40 of these were situated at Highfield and East Camberwell, three at Hartwell and three at Burwood (Age 20 October 1920:10).

### **History**

The War Service Homes Precinct comprises small timber Californian Bungalows, built to State Savings Bank designs, at 1-13 and 2a-12 Acacia Street, Camberwell.

Even though the subject precinct is located in today's Camberwell, the area was formerly known as Burwood. East of Camberwell, at the extreme edge of the Boroondara Road District, a village developed where Toorak Road crossed the boundary now known as Warrigal Road. This settlement was known as Norwood, and this portion of Toorak Road, between the village of Hartwell and the shire boundary, continued to be known as Norwood Road into the early twentieth century (Built Heritage 2012:48). By the 1920s, the area was known as Burwood.

Acacia Street is part of the Highfield Estate (see Figure 1), where allotments were first put up for sale in 1886 (*Argus* 7 December 1886:3). Highfield Estate was bounded on the west side by Highfield Road, which opened to traffic in May 1891, affording 'direct communication between Doncaster and Mordialloc' (*Argus* 4 May 1891:7).

Although Acacia Street is not included in a plan of the Highfield Estate dated in the 1890s (see Figure 1; Highfield Estate 189? SLV), advertisements for land sales in the 1920s reference Highfield Road, East Camberwell, as part of the estate (*Argus* 28 October 1920:11; *Argus* 12 March 1921:3). Because Acacia Street runs off Highfield Road to the east, the area was therefore part of the estate by this time. Highfield Estate was sold off in a number of different releases from 1886. In 1910 Camberwell City Council consented to a plan of subdivision of Highfield Estate bounded by Riversdale Road, Boundary Road (now Warrigal Road) and Norwood Road (now Toorak Road) (*Reporter* 11 February 1910: 7).

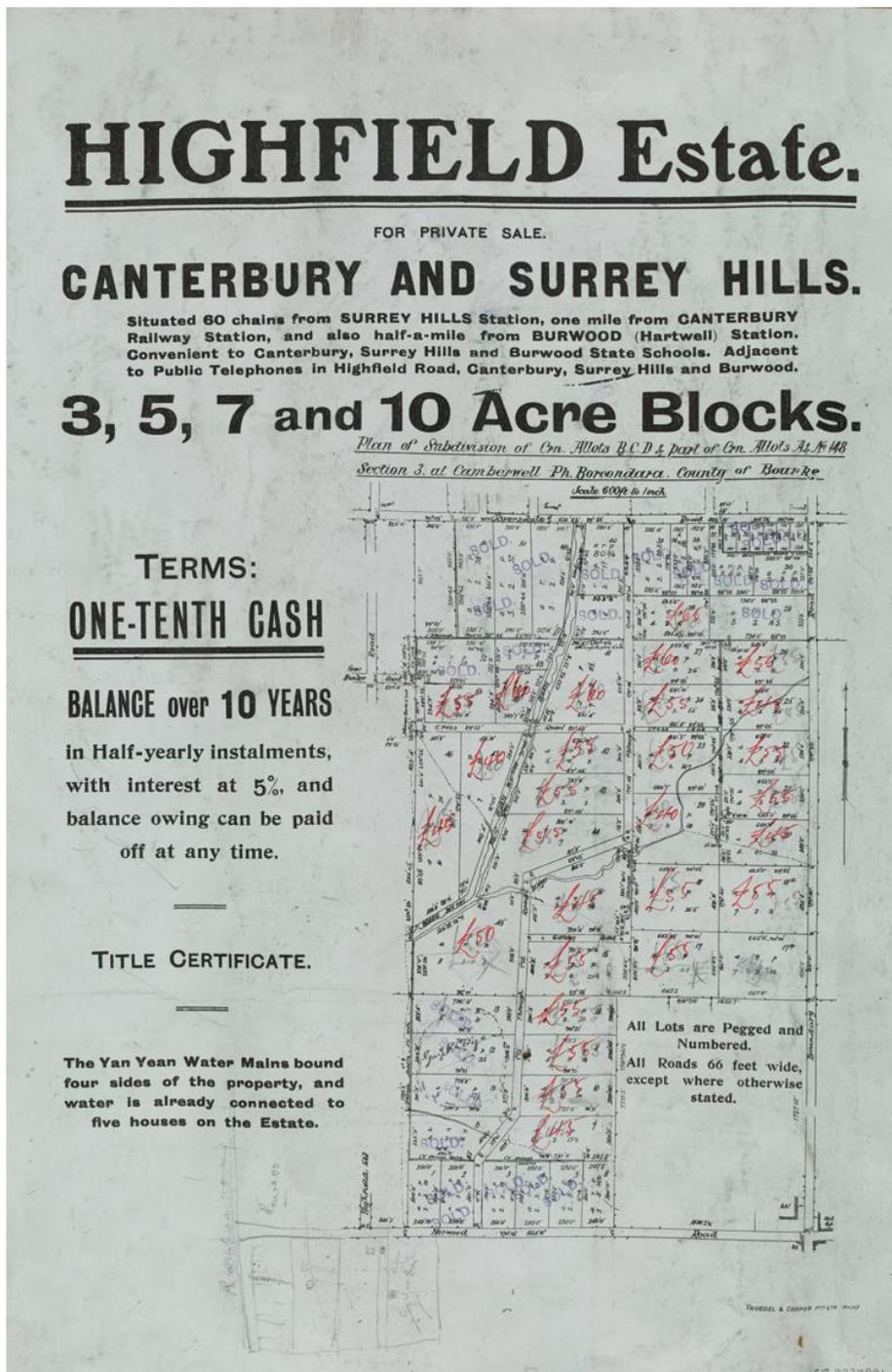


Figure 104 Highfield Estate showing estate subdivision and boundaries in the 1890s. Source SLV.

On 10 November 1923, another 60 blocks were put up for auction in the Highfield Estate in East Camberwell (*Argus* 20 October 1923:4). Approximately 800 people attended the auction where all allotments were sold for a total price of £12,500 (*Argus* 12 November 1923:1).

Another 60 'lovely home sites' at Boyd's Highfield Park Estate, together with a modern weatherboard villa in Highfield Road, were auctioned on 18 October 1924 (*Argus* 11 October 1924:3). The villa referred to is believed to be the current residence at 150 Highfield Road, built in 1907, and thought to be the original Highfields farmhouse. The Highfields farm of 80 acres was subsequently subdivided to form part of the Highfields

Estate (Real Estate View 2017). The last subdivision of the Highfield Estate was auctioned in November 1927. Named the Through Road Estate, it comprised 35 home sites located on land situated between Riversdale and Norwood roads (*Argus* 12 November 1927:2).

The War Service Homes Commission purchased land in the Highfield Estate in 1920 (*Age* 20 October 1920:10). The War Service Homes Commission was established under the *War Service Homes Act 1918* to enable ex-members of the forces who saw active service outside Australia to secure loans for the provision of homes. Government-financed houses were provided at concessional rates in recognition of the wartime sacrifices made by military personnel. Australia's first war service homes were completed in the Sydney suburb of Canterbury in September 1919, and in Victoria in Preston soon after ('WSH Jubilee':5). In Victoria, initially the homes were built by the State Savings Bank and later the Housing Commission of Victoria, but in the period after World War Two finance was also made available for privately developed dwellings (NAA 2017; O'Hanlon 2008 *EMelbourne*).

The War Service Homes Commission purchased approximately 28 acres of the Highfield Estate on 26 March 1920 and subdivided the land into blocks for returned soldiers' homes (CT:V4305 F884; see Figure 2). The land fronted Highfield Road; Acacia, Sycamore, Beech and Lynden streets were subsequently constructed in June 1924 (*Argus* 18 June 1924:3).

Under the *Housing and Reclamation Act 1920* and the *War Services Home Act 1918-20*, in March 1923 the State Savings Bank called for tenders for the erection and completion of a number of timber framed dwelling houses within the aforementioned area. Houses included in the tender list for group subdivision in East Camberwell were located in Highfield Road (Group 30), and Lynden Street, Beech Street and Sycamore Street (Group 29) (*Argus* 24 March 1923: 5). Although not mentioned specifically, Acacia Street was also included in the latter subdivision (CT:V4305 F884). Group 29 consisted of 100 timber-framed houses erected by the State Savings Bank. The houses were the subject of complaints of faulty workmanship from returned soldier owners, which the bank subsequently rectified (VH 1927:2034, 2043).

The 1925 Sands and McDougall *Melbourne and Suburban Directory* lists 12 houses in course of construction in Acacia Street, Burwood: seven on the north side, and five houses on the south side (S&Mc). These are the only buildings listed in Acacia Street at the time and are likely the subject houses. However, the 1924 rate book shows all houses in the subject precinct, except for numbers 2a and 2, in existence in this year, and lists numbers 7 and 2-12 Acacia Street as 'War Service Homes' (RB 1924). Similarly, in 1925, numbers 2-12 Acacia Street are listed as 'War Service Homes' (RB 1925).

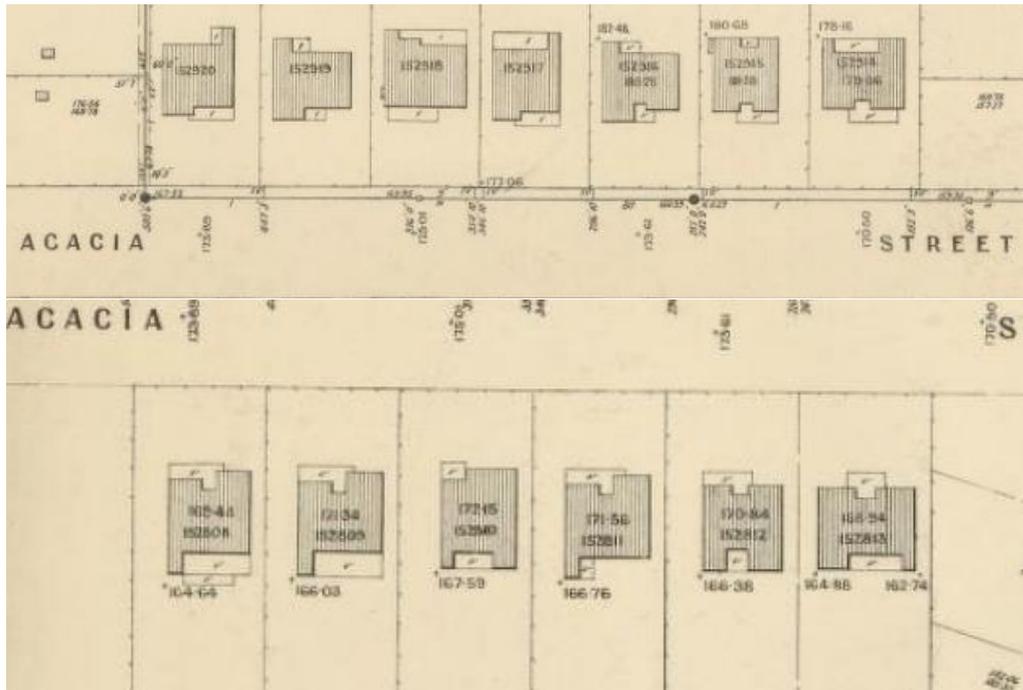
Melbourne Metropolitan Board of Works 1926 plans shows residences in existence at 1-13 and 2-12 Acacia Street by that year (see Figure 3 - MMBW Detail Plan nos. 3008 and 3009, 1926). Number 2a Acacia Street was constructed in 1937 (BP).

Like most of the War Service houses built up to the mid-1920s, it is likely the timber residences constructed in Acacia Street were built within the £800 limit imposed by the *Housing and Reclamation Act* loans. The most popular timber homes from the State Saving Bank's book of standard designs in the 1920s were the 'cottage' and the 'bungalow'. The bungalow usually had five rooms (kitchen, dining or breakfast room, lounge room and two bedrooms) with a wide central passageway, and an internal bathroom and external toilet (Murray and White 1992:213). All houses in the subject precinct were described in building permits as four or five room weatherboard houses (BP).

On 12 October 1928, the War Service Homes Commission transferred ownership of the land described in Figure 2 and existing houses thereon to the State Savings Bank of Victoria (CT:V4305 F884). By 1930, Acacia Street was addressed as Camberwell in the Sands and McDougall street directory (S&Mc).

In summary, except for the residence at number 2a built in 1937, houses in the War Service Home Precinct in Acacia Street were constructed by the State Savings Bank of Victoria in 1924-25 on land purchased by the War Service Homes Commission on the Highfield Estate in 1920.





**Figure 106** MMBW Detail Plan Nos. 3008 (top) & 3009 (bottom), 1926, showing houses at 1-13 (top) and 2-12 (bottom) Acacia Street. Source SLV.

### Description & Integrity

This small but intact precinct covers the whole of Acacia Street – a quiet residential street running between Highfield Rd and Lynden St. The street is lined with trees of varying species and maturity, these not however forming a consistent treed avenue. Houses are generally set behind low timber fences with front gardens. Houses on the northern side of the street are elevated from the street level, while houses on the southern side of the street are set slightly below street level. There are a range of low fence designs, including a woven wire example, rock walls and low timber fences. Some houses do not have fences.

As most of the houses were constructed around the same time and using the standard designs published in the State Savings Bank catalogues, there is a notable consistency to dwellings size, scale, style and materials. All houses are timber and most roofs are clad in terracotta tiles. Feature brick is used for chimneys and sometimes for half pillars supporting timber verandah posts.

The houses are typically small bungalows with varying combinations of transverse gabled roofs and hipped roofs, projecting gabled wings or entry porches, with a mixture of both asymmetrical and symmetrical designs. Most houses have an entry porch or front verandah with either a separate roof or enclosed within a main roof.

The plans vary according to the standard design chosen, but most are small two bedroom houses with separate kitchen and living room, an internal bathroom, a washroom accessed from a back porch and no internal toilet. Some houses in the precinct are slightly larger with an additional 'breakfast' room and an attached toilet.

Generally, the houses are devoid of ornate decoration, with visual interest coming from the simple and practical use of standard materials such as brick and timber. Typical features of the State Savings Bank house designs include timber sash windows with

small paned windows to the upper sash, timber front doors with a glass panel to the upper section and sidelights, exposed timber eaves brackets, timber verandahs and entry steps, and sturdy timber verandah posts or half posts on brick pillars. Sometimes there are shingles to the gable. Number 4 is the only house to have some leadlight to the upper sections of the front windows. It also has a woven wire fence set between timber posts.

Number 3 is an intact example of one of the smaller State Savings Bank designs built in the precinct. Built to State Savings Bank 'Type No. 7', the house has a transverse gabled roof with projecting gabled wing to one side. The entry porch is enclosed by an extension of the main roof and has an opening to the front. The design has been adapted to sit on the elevated site, with timber stairs leading to the entry porch. Windows vary from those shown in the State Bank design so may be a later alteration. The plan shows a two-bedroom house with separate kitchen and living room, with a washroom towards the rear of the house. Toilet facilities would have been located separate from the house.



**Figure 107. Number 3 Acacia Street, Camberwell (Source: Context 2017)**

Number 12 is an intact example of the one of the larger State Savings Bank designs built in the precinct. Built to State Savings Bank 'Type No. 10', the dwelling has a transverse gabled roof is clad in terracotta tiles and a covered gable entry porch projects centrally. Sturdy timber posts sit atop brick pillars. The gabled end of the verandah is clad in timber shingles. It is likely that this house was modelled on State Savings Bank 'Type No 9' as shown below. The plan of Type No 10 shows a central entry hall, two bedrooms, a lounge and breakfast room and kitchen and utilities (including attached toilet) to the rear.



**Figure 108. Number 12 Acacia St, Camberwell. (Context 2017)**

Number 2A was built later than other houses in the street (1937) and varies in form and styling to surrounding houses. It appears to be built to 'Design No. T9' in a later State Savings Bank catalogue, although an additional gable is present over the entry porch. While still simple in its materials and detailing, the design shows an influence of the 'Old English' style that became popular in the interwar years, with the steeply pitched gables and stepped brick chimney. In plan, 'Design No. T9' is still a small house, but has features such as a stepped living room and adjoining breakfast room, and a more modern laundry and toilet arrangement accessed from the rear porch.



**Figure 109. Number 2A Acacia Street, Camberwell (Context 2017)**

## TYPE NO. 7

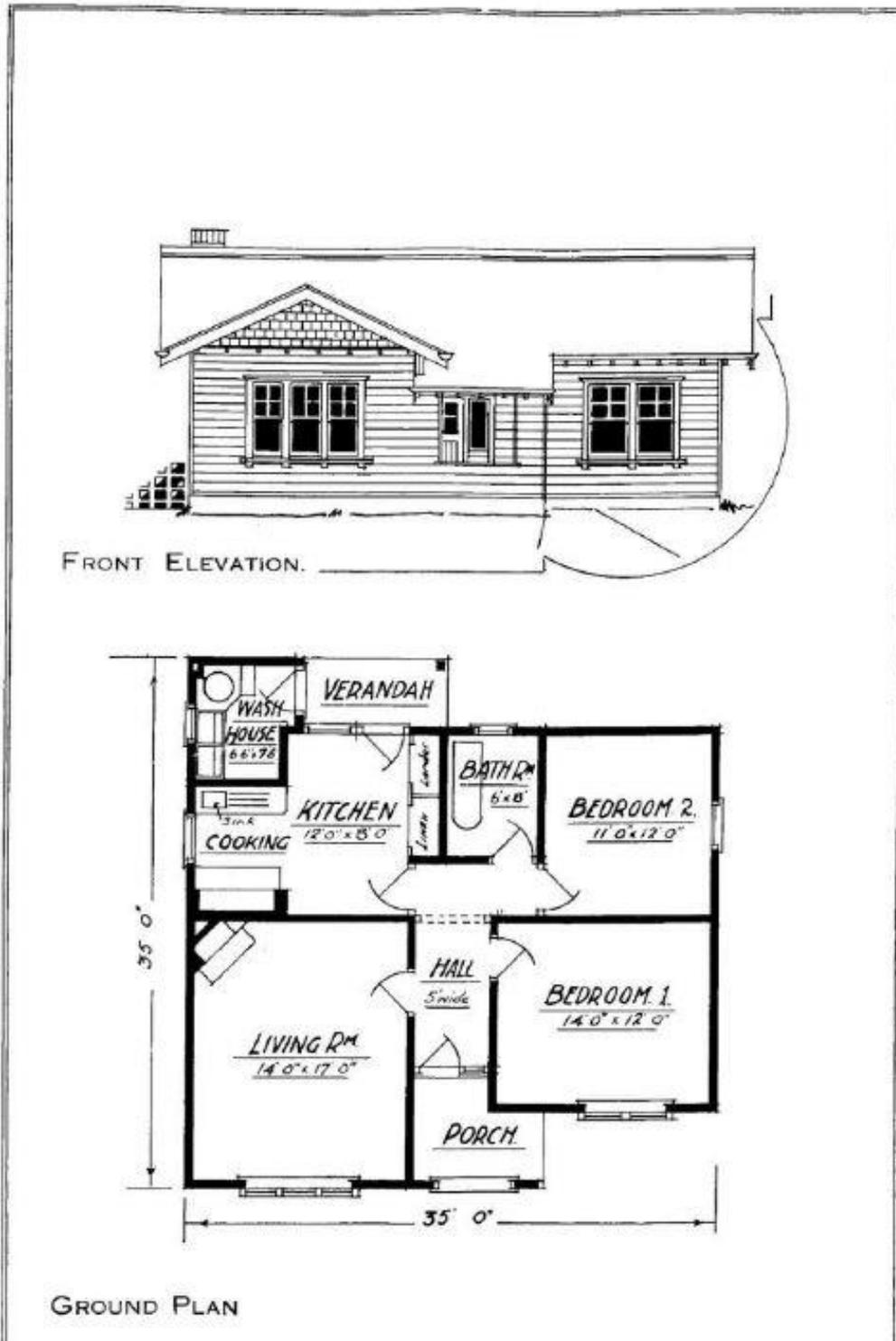


Figure 110. Number 3 Acacia St may have been modelled on State Bank House - Type No 7, Plan and elevation. Source: State Savings Bank of Victoria, 'Types of Timber Framed Dwelling Houses', 1927

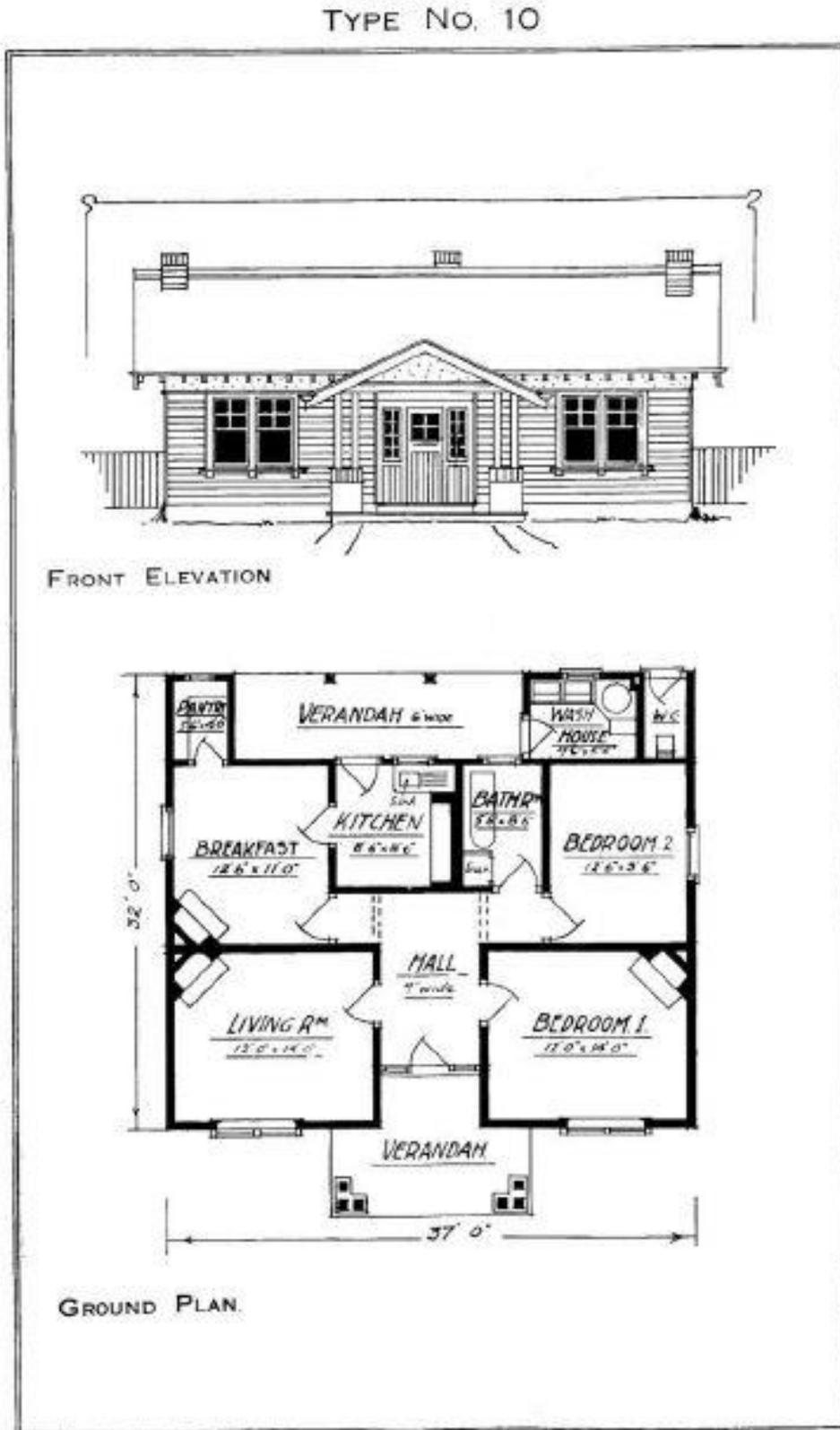


Figure 111. Number 12 Acacia St may have been modelled on State Bank House - Type No 10, Plan and elevation. Source: State Savings Bank of Victoria, 'Types of Timber Framed Dwelling Houses', 1927



Generally the precinct has a high level of intactness with few two storey extensions. Notable alterations include rear extensions to numbers 1, 2, 5 and 7 and 9. These are mostly recessive although on number 9 the extensive overwhelms the original house. Front doors and windows have been altered on some houses including number 2 and 3. On number 6, brick posts have replaced timber posts and a low brick fence runs along the front boundary. Number 13 has a pair of dormer windows added to the roofline.

### **Comparative Analysis**

Outside the City of Boroondara a large War Service Homes Precinct is located in Albion in the City of Brimbank (HO26). This consists of over 60 homes constructed from 1920. The houses are arranged around a Y shaped street pattern with four small reserves. War Service Homes development also occurred in the Castlefield Estate Hampton (Castlefield Precinct Bayside HO652) Carnegie, Spotswood and West Coburg. Not all War Service Homes were constructed using State Savings Bank of Victoria patterns but Acacia Street was largely constructed from the designs available from the bank.

A precinct identified in Lille, Amiens, Verdun and Marne Streets in Surrey Hills has a number of bank designs but the connection with the War Service Homes Commission was not established as it is in Acacia Street. Other streets associated with War Service Homes Commission (Coleman, 2014) include Carramar and Doonkuna Avenues in Camberwell which were constructed on land owned by the Commission. These streets retain some 1920s bungalows but are now quite mixed in character.

HO157 Oswin Street Precinct, Kew - The area is one of the more intact concentrations of 1920s and 1930s housing in Melbourne. It is composed largely of State Bank and Burrige Leith designs. The area is marked by a number of highly skilled and pioneering suburban house designs, including several prototypes for the Australian post-war suburban vernacular, as well as a high concentration of original fences and outbuildings.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO225 Fairview Avenue Precinct, Burwood - A well preserved timber bungalow precinct, strongly representative of development in Camberwell during the interwar period. Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former Camberwell municipality.

Acacia Street is a small but intact example of a War Service Homes Commission precinct comprising a number of State Savings Bank house designs.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The War Service Homes Precinct in Acacia Street is historically significant as part of a group of 100 houses built as Group 29 under the *Housing and Reclamation Act 1920* and the *War Services Home Act 1918-20*. The War Service Homes Commission was an important part of the social welfare net in Australia, being responsible for the construction of over 20,000 homes throughout Australia by 1929, and continuing in several different formats until well into the 1960s.

Historically, the War Service Homes precinct in Acacia Street Camberwell forms part of the Highfield Estate subdivided in a number of different land releases from 1886- 1927. The precinct is associated with the War Service Homes Commission established in 1918 that enabled ex-service men and women to secure loans for the purchase of homes at concessional rates.

Acacia Street is significant for its association with the first phase of the scheme whereby the homes were built by the State Savings Bank but owned by the Commission. Houses in Acacia Street are from the period before 1927 when all War Service Commission Homes were under the ownership of the State Savings Bank and illustrates a number of the house designs published in catalogues by the State Savings Bank in the 1920s and 30s.

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

N/A

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

N/A

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

The timber residences constructed in the War Service Homes Precinct represent a range of house designs selected from the State Savings Bank catalogues in the 1920s and 30s, and built within the £800 limit imposed by the *Housing and Reclamation Act* loans. These include a number of the popular designs including the 'cottage' and the 'bungalow', described as having five rooms (kitchen, dining or breakfast room, lounge room and two bedrooms) with a wide central passageway, and an internal bathroom and external toilet. The War Service Homes Precinct is notable for its representative house designs including the T7, T10, and T9.

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

The War Service Homes Precinct Street is aesthetically significant for its notable consistency in the dwellings' size, scale, style and materials, with varying combinations of

transverse gabled roofs and hipped roofs, projecting gabled wings or entry porches; and with a mixture of both asymmetrical and symmetrical designs. There is a rhythm and pattern to the street that is evident through the same architectural vocabulary adapted in different combinations. The timber weatherboard walls and terra cotta tile roof combination is highly consistent and decorative interest is provided through the use of overhanging eaves with exposed rafter ends, pillars to the porch, timber framed windows with multi-paned top sashes, eaves brackets and the sparing use of timber shingles as cladding to specific elements.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The War Service Homes Precinct, 1-13, 2A-12 Acacia Street, Camberwell is significant. Part of the Highfield estate subdivided in stages from 1886, Acacia Street was formed in the latter stages of the land releases during the 1920s and the houses reflect the War Service Homes Commission requirements for new homes. Nos 8 and 9 are non-contributory (9 as a result of a large second storey addition), but all other places within the precinct are contributory.

### *How is it significant?*

The War Service Homes Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Acacia Street is historically significant as part of a group of 100 houses built as Group 29 under the *Housing and Reclamation Act 1920* and the *War Services Home Act 1918-20*. The War Service Homes Commission was an important part of the social welfare net in Australia, being responsible for the construction of over 20,000 homes throughout Australia by 1929, and continuing in several different formats until well into the 1960s. Historically, the War Service Homes precinct in Acacia Street Camberwell forms part of the Highfield Estate subdivided in a number of different land releases from 1886- 1927. The precinct is associated with the War Service Homes Commission established in 1918 that enabled ex-service men and women to secure loans for the purchase of homes at concessional rates. Acacia Street is significant for its association with the first phase of the scheme whereby the homes were built by the State Savings Bank but owned by the Commission. Houses in Acacia Street are from the period before 1927 when all War Service Commission Homes were under the ownership of the State Savings Bank and illustrates a number of the house designs published in catalogues by the State Savings Bank in the 1920s and 30s. (Criterion A)

The timber residences constructed in Acacia Street represent a range of house designs selected from the State Savings Bank catalogues in the 1920s and 30s, and built within the £800 limit imposed by the *Housing and Reclamation Act* loans. These include a number of the popular designs including the 'cottage' and the 'bungalow', described as having five rooms (kitchen, dining or breakfast room, lounge room and two bedrooms) with a wide central passageway, and an internal bathroom and external toilet. The War Service Homes Precinct is notable for its representative house designs including the T7, T10, and T9. (Criterion D)

The War Service Homes Precinct Street is aesthetically significant for its notable consistency in the dwellings' size, scale, style and materials, with varying combinations of transverse gabled roofs and hipped roofs, projecting gabled wings or entry porches; and with a mixture of both asymmetrical and symmetrical designs. There is a rhythm and pattern to the street that is evident through the same architectural vocabulary adapted in different combinations. The timber weatherboard walls and terra cotta tile roof combination is highly consistent and decorative interest is provided through the use of overhanging eaves with exposed rafter ends, pillars to the porch, timber framed windows with multi-paned top sashes, eaves brackets and the sparing use of timber shingles as cladding to specific elements. (Criterion E)

## Grading and Recommendations

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

### PRECINCT GRADINGS SCHEDULE

Number	Street	Grading	Built Date	SSB Design No (Year)
1	Acacia St	Contributory	1924-5	38 (1927)
2	Acacia St	Contributory	1924-5	27 (1927)
2a	Acacia St	Contributory	1937	T9 (1936)
3	Acacia St	Contributory	1924-5	7 (1927)
4	Acacia St	Contributory	1924-5	9 (1927)
5	Acacia St	Contributory	1924-5	6 (1927)
6	Acacia St	Contributory	1924-5	4 (1927)
7	Acacia St	Contributory	1924-5	15 (1927)
8	Acacia St	Non Contributory		
9	Acacia St	Non Contributory		
10	Acacia St	Contributory	1924-5	3 (1927)
11	Acacia St	Contributory	1924-5	-
12	Acacia St	Contributory	1924-5	10 (1927)
13	Acacia St	Contributory	1924-5	13 (1927)

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

### Identified By

Context Pty Ltd]

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State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of *Housing and Reclamation Act*, 1920, July 1927

State Savings Bank of Victoria, Design Book, Brick dwellings, March 1929

State Savings Bank of Victoria, Design Book, Timber dwellings, January 1936

'War Services Homes Jubilee 1919-1969' 1969, issued by the Commonwealth Department of Housing, (WSH Jubilee), as cited.

## HO144 BURKE ROAD PRECINCT EXTENSION

Prepared by: Context Pty Ltd

**Address:** 86-92 Campbell Road, Hawthorn East, 36A-38 Tourello Avenue, 603-675 & 488-520 Burke Road Camberwell/Hawthorn East

<b>Name:</b> Burke Road Precinct	<b>Survey Date:</b> May & June 2016
<b>Place Type:</b> Residential	<b>Architects:</b> A.A. Fritsch, W.H. Smith, J.J and E.J. Clark
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1880s-1950s

### Precinct Map:



#### GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY



### Historical Context

Burke Road was the boundary between the former Cities of Camberwell and Hawthorn. The north south road runs the full extent of both Camberwell and Hawthorn, and is a gateway and major boulevard. Prior to c. 1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred during the interwar period, radiating out from the Junction toward the north, east and south. Interwar development saw the establishment of estates on undeveloped land in these areas (Built Heritage 2012:128-130). Hawthorn was settled in the 1830s, and the first land sales occurred by the 1840s. The earliest lands purchased were elevated positions and those with river frontages in the area later known as Hawthorn Hill, west of Glenferrie Road and north of Riversdale Road. Later land sales occurred along Burke and Glenferrie Roads during the 1850s. By 1853 most of the land within the area had been sold (Gould 1992:26-27).

The improved public transport greatly influenced both Camberwell's and Hawthorn's interwar growth period. The tramlines ran through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol 2:60-61). The railways and tramways were essential to suburban development. The proximity to public transport was used by land agents to market the new estates, in both Camberwell and Hawthorn. In 1918 the coming auction of lots within the Sunnyside Estate was described under the heading 'A Valuable Site - What Electric Trams have done for Camberwell' (*Punch* 21 Mar 1918:9).

### Precinct History

A portion of the east side of Burke Road, encompassing 476-520 Burke Road, was part of one of the largest subdivisions in Camberwell, Sunnyside Estate. Sunnyside Estate, consisting of fifty-seven acres was owned and subdivided by Amelia Tallis (CT: V4146/F001). Amelia Tallis (1874-1933), a stage actress and philanthropist was married

to the theatrical entrepreneur George Tallis (1869-1948). George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913 (Colligan 1990). The Tallis family resided in Camberwell during the early twentieth Century, where they commissioned the villa *Santoi* on Prospect Hill Road c.1904 (now demolished) (Knight 2010).

Sunnyside Estate encompasses Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue. Sunnyside Estate was subdivided in 1918 (LP 7396), surveyor was Walter Webb who also laid out the Glen Iris Heights. Owen & J.C. Adams was the joint selling agency, and the solicitors were Fink, Best & Miller. Sunnyside Estate was promoted as 'having no equal in Australia', 'every lot is a perfect piece of nature's handiwork embracing scenic surrounds'. The auction took place on 23 March 1918 (*Punch*, 7 Mar 1918:9). To ensure a certain architectural quality and to meet the demands of the buyers, Sunnyside Estate had covenants on titles. These controls governed the materials and costs of dwellings. The advertisement for Sunnyside further reads 'Devoted exclusively to the erection of not more than one residence. No unnecessary business premises. No unsightly iron-roof buildings'. Besides the requirement of only one house per lot, and no iron-roof, other controls built into the title included a setback of a minimum 9.5 metres and a minimum construction price of 600 pounds excluding architect's fees (McConville & Butler 1991 Vol 3: Precinct 8).

The section of Burke Road within the precinct comprises lots 1-2, 45-49, 92-96 and 139-143 of the Sunnyside Estate (CT: V4146/F001) Historically, the major streets as well as high ground attracted the very best of developments, as is the case on Burke Road. Even stricter covenants applied to the lots along this major road. The minimum cost of construction on these lots was 750 pounds, and the dwellings were required to front Burke Road (CT: V4175/F945).

Unlike the lots on the east site of Burke Road, which were all sold and developed immediately after the first world war, development along the west side of Burke Road occurred across a longer period of time. Lots within the south section of the precinct, comprising 609-625 Burke Road were subdivided in 1888 as part of St Helens Estate, however most of the development did not occur until the nineteenth Century (See Fig. 1 & 2). The section between Leura Grove and St Helens Road was subdivided in the early nineteenth Century, as part of the Camberwell Heights Estate (See Fig. 3). The land included 629-637 Burke Road as well as lots along St Helens Road and Leura Grove. Owner of the large property holding prior to subdivision was Thomas Power, one of the early district land owners in the City of Hawthorn (Argus 20 Dec 1913:2).

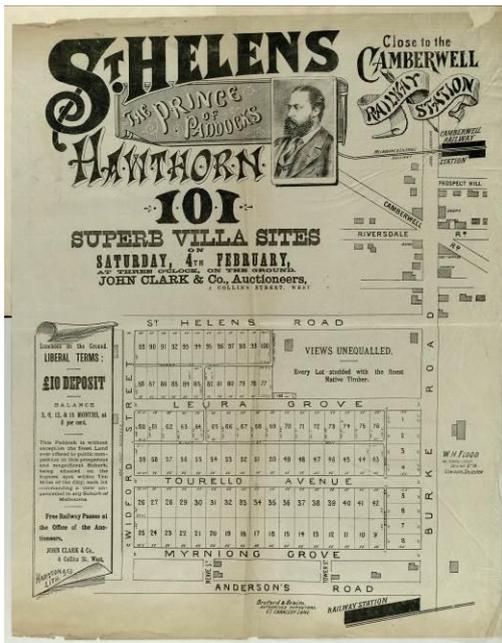


Figure 113. St Helens Estate subdivisional auction in 1888. Source: SLV.

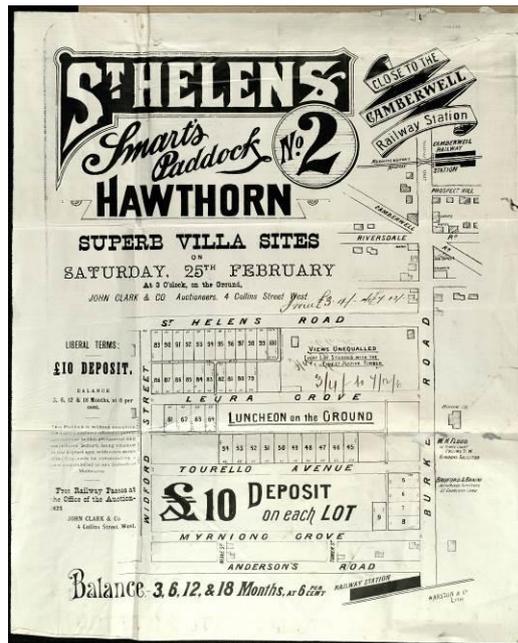


Figure 114. An advertisement for the second auction of St Helens Estate in 1888. Source: SLV.

The section of Burke Road comprising 641-655 Burke Road is characterised by earlier development and larger lots, among them the large Victorian Villa, 'Colthurst' at 649 Burke Road. The northern part of the precinct, comprising lots between Pleasant Road and Campbell, 657-675 Burke Road, were subdivided in the early nineteenth Century, and further subdivision occurred in the 1920s creating 669-673 Burke Road (See Fig. 4.). Owner of the property holding prior to subdivision was William Winter-Irving, who acquired the land in 1897. After his death in 1901 the land was passed onto his children and wife and the first title of the subdivision was transferred in 1904 (CT: V2644/F613).

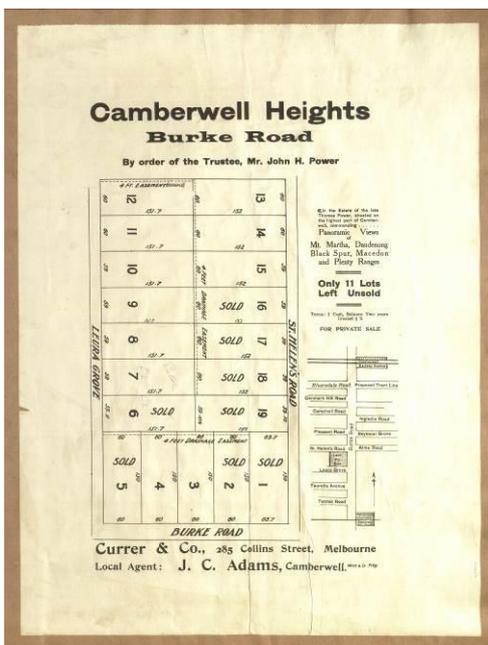


Figure 115. Camberwell Heights. The allotments fronting Burke Road are nos. 629-637. Source: SLV.

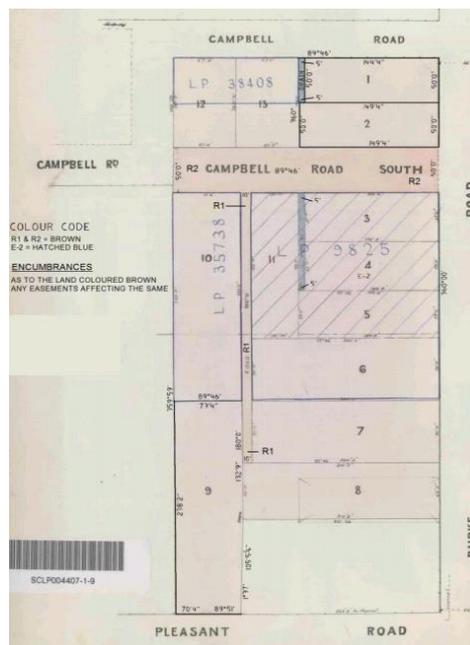


Figure 116. Plan of subdivision of 663-675 Burke Road, 1903. Source: LV: LP4407.

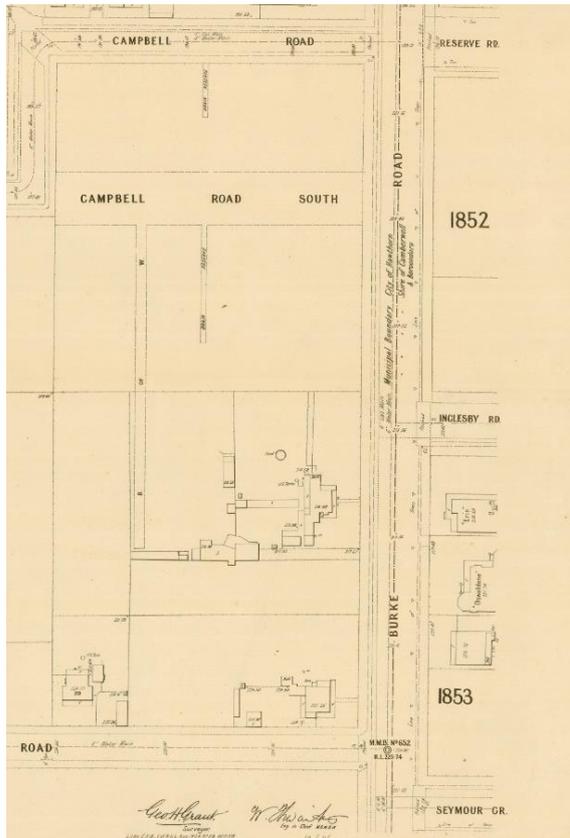


Figure 117. MMBW plan showing Burke Road between Campbell Road and Pleasant Road c.1905. Source: SLV.

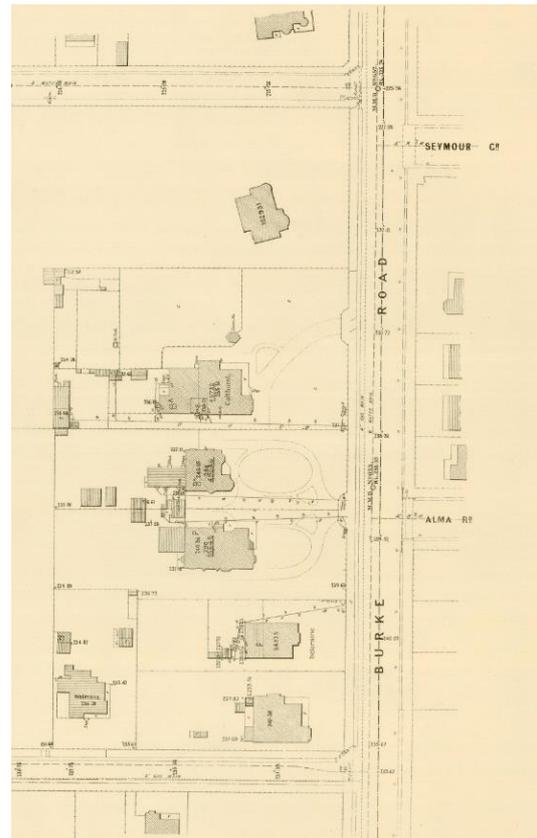


Figure 118. MMBW showing Burke Road between Pleasant Road and St Helens Road c.1916. Source: SLV.

The MMBW plans show the residential development over time across the precinct. A plan from c.1905 (see fig. 6) shows the section of Burke Road subdivided in the early twentieth Century. None of the earlier houses remain today. The two lots at **675 Burke Road** were purchased on the 8<sup>th</sup> of August 1912 under the name of Alice Rosenthal. The Queen Anne Villa, then known as 336 Burke Road, was built shortly after and designed by architect W. H. Smith. During the late 1800s and early 1900s W.H. Smith was associated with a number of Melbourne buildings, among others a Villa in Malvern in 1918 (The Age 10 Apr 1918:1; S&Mc; Gould 1992:675 Burke Rd). A few years prior in 1908, Alice Rosenthal's husband, Jacob Rosenthal, acquired a doctors practice nearby at Burke Road, north of Denmark Hill Rd (*Advocate* 21 Mar 1908:27). Once built, the practice was moved to 675 Burke Road. During the 1920s and 30's the practice was run by A.W. Connelly (S&Mc). The villa was still used as a doctor's residence during 1990's (Gould 1992). The villa has since been converted to a childcare centre.

**673 Burke Road** was purchased on 27 March 1925 by Maude Mary Kennedy, spinster. The house first appears in the 1926 Sands and McDougall directory, then known as 582 Burke Road, which indicates the house was built around the same time the lot was purchased in 1925. The property was purchased by Stanislaus and Dorothy O'Donnell in 1960 (CT: V5011/F012).

'**Mirrabooka**' **671 Burke Road**, was built in 1927. The lot was purchased in 1916 by Vincent Nolan (CT: V3998/F487), however it remained undeveloped. In 1927 it was transferred to Annie Cantwell whom commissioned the attic bungalow 'Mirrabooka' (CT: V5406/F087). Architect was Augustus Andrew Fritsch (BP). A.A. Fritsch (1866-1933) was the son of Gustav Augustus Fritsch of Fritsch & Holzer brick works and Christina Fritsch

(nee Holzer). He resided in Hawthorn at Riversdale Road. He is associated with several ecclesiastic and other public buildings in Victoria. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patricks College at Sale and Assumption College at Kilmore. He also worked on Newman College with Walter Burley Griffin in 1916-18 (*Argus* 10 Jun 1933). A.A. Fritsch was active in the Camberwell and Hawthorn region where he designed several private dwellings (*The Age* 3 Aug 1889:3; *The Age* 10 Jul 1891:3; *The Age* 18 Aug 1891:8). Annie Cantwell remained at the 'Mirrabooka' until her death in 1948 (CT: V3998/F487).

**'Irrewarra' 667 Burke Road** was purchased in 1924 by Ada Elizabeth Hartnell. Like many subdivisions at the time, there was a covenant on the title. Only one dwelling per lot and the cost of the new dwelling had to be no less than 1000 pounds (CT: V4901/F144). The house, then known as 592 Burke Road, was built in the same year. The architect may have been J.W. Young of Doncaster Road, Box Hill (S&Mc; Gould 1992). Ada Hartnell remained at the property until her death in 1930 (*The Age* 26 Feb 1930:1).

**665 Burke Road** was built in the 1930s and **669 Burke Road** in the 1920s (S&Mc).

The MMBW plan from c.1916 shows the larger lots of the Victorian and Federation Era between Pleasant Road and Saint Helens Road. **'Linlithgow' 653 Burke Road** was built c.1916 for owner-occupant Miss M. Russell of Camberwell. The designing architect were J.J. and E.J. Clark, a firm associated with several prominent public buildings and private residences in Melbourne (Gould 1992). Notable works of the architect J.J. Clark include the Old Treasury Building (1857-62), Melbourne City Baths (1901-04), the Royal Mint (1870-71) and Customs House ((1872-76) (Saunders 1969).

**'Colthurst' 649 Burke Road** was built c.1889-90 for owner Samuel Sweetman. The property was sold shortly after, in 1892 to James Elworthy (Gould 1992). Elworthy remained at the residence until his death in 1905 (*Argus* 1 Apr 1905:9). Later owner-occupants include Tomas Goggin, who made some internal alterations in 1905 (Gould 1992). Later owners include William Hobbs whom sold the property in the 1950s to the Oblate Fathers, after which it served as a Mission House (*Advocate* 1 Jun 1950:23)

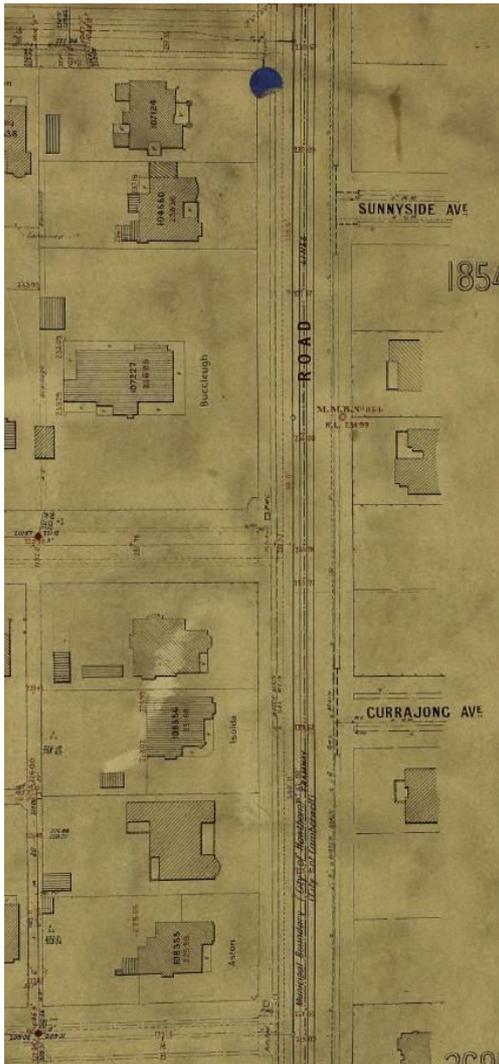


Figure 119. MMBW Plan showing Burke Road with St. Helens Road to the north, and Tourello Avenue to the south, 619-637 Burke Road. Source: PROV.

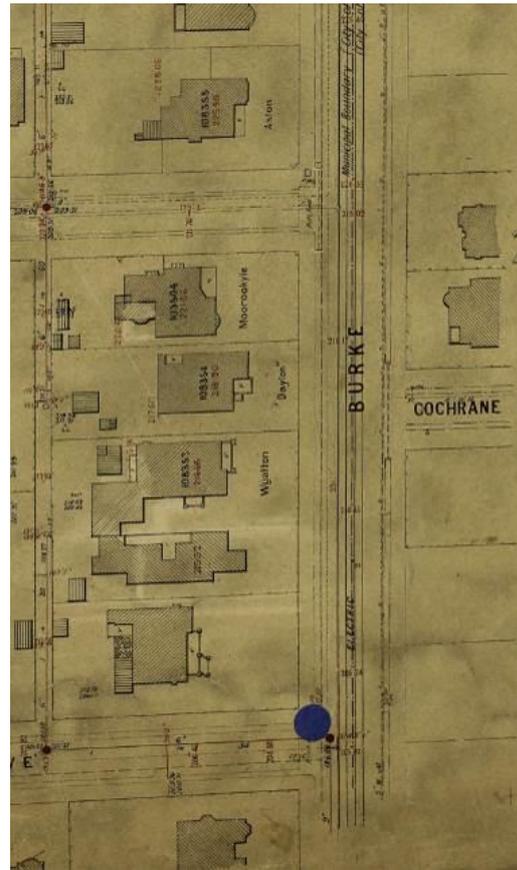


Figure 120. MMBW Plan showing the section of Burke Road between Tourello Avenue and Myrning Grove, 609 Burke Road-38 Tourello Avenue, and 603 Burke Road south of Myrning Grove. Source: PROV.

The MMBW plan showing the section of Burke Road between St Helens Road and Myrning Grove show almost full development along the east side. The plan has been revised several times since first created in 1900 and depicts a time around the mid 1920s. **'Buccleugh' 631 Burke Road**, originally sat on three lots with a generous garden setting. The house was built c. 1914-15 and first owner-occupant was Lieutenant Colonel H. Scott, whom remained at the property until his death in 1943. Scott was a former member of the Victorian Rangers and lieut.-col. Of the 55<sup>th</sup> Regiment (S&Mc; *The Age* 29 Jul 1943:4). **635** and **637 Burke Road** were built shortly after, c.1915-16 and c.1917-18 respectively (S&Mc).

**619 Burke Road** was built c.1908-09 and **625 Burke Road** built c.1918-19. **621 Burke Road** is dated c.1924. First occupant was Catherine Charlesworth. **46A Tourello Avenue/615 Burke Road** dates from c.1917-18 and **609 Burke Road** was built in the 1920s (S&Mc).

**'Avalon' 603 Burke Road** was built 1920-21. Owner-occupant at this time was Benjamin Ferdinand Vorweg, a builder (S&Mc; ER 1922). Vorweg appears to have been an active builder, being involved in several works around the Melbourne area during the 1920s.

Vorweg also constructed the new tramway depot at Camberwell Road, near Camberwell Junction in 1928 (*The Age* 2 Nov 1928:11). Vorweg remained at the residence until his death in 1943, leaving behind his wife Gertrude and two children Traugott and Victor Vorweg (*Argus* 3 Sep 1943:2).

The east side of Burke Road is characterised by 1920's bungalow development. The MMBW plan also show the earliest houses built shortly after the 1918 subdivision, in the early 1920s. These include **514, 512 and 506 Burke Road**. The east section was developed between uncharacteristically short period of years, in line with the rest of the Sunnyside Estate. The 1920s development of the east side include **520, 504, 502, 496, 494, 490 and 488 Burke Road**. The last lot to be developed within the precinct on the east side was 494 Burke Road, built in 1927 by builder Archer Bros. for owner G.L. Scott at a cost of 1600 pounds (BP).

**508 Burke Road** dates from 1920-21. The lot was purchased in December 1919 by Dr. William Joseph Foreshaw. The combined home and doctors practice at 508 Burke Road was built shortly after (S&Mc). Foreshaw remained at the residence and ran the practice until 1947 when Dr. Harry Vivian Francis succeeded him (*Argus* 17 Dec 1947:2). Shortly after, in 1948, the property was transferred to Francis.

### **Description & Integrity**

The precinct located south of Camberwell Junction encompasses both the east and west side of Burke Road hill, and is bordered by Campbell Road to the north and Pine Avenue to the south. The best development was located along the major boulevards, which is clearly evident in the many fine examples of dwellings located along this section of Burke Road. The architectural quality was further assured by the practice of placing covenants on titles, which was common within both the cities of Hawthorn and Camberwell.

The area has retained a consistent residential scale, despite being adjacent to a major retail and business centre on a major road. Contributing to the residential scale and suburban landscape are the intact nature strips and the examples of intact interwar brick and render fences, this is particularly evident at the interwar development of 665-673 Burke Road with a varied row of original fences.

The precinct contains detached, predominantly one storey or attic-style dwellings. There is one contributory example of interwar flats at 611 Burke Road. The expression is predominately interwar, with examples of Arts and Crafts and Californian Bungalows. There are two Victorian dwellings with larger lots, 647 Burke Road and the Individually Significant 'Colthurst' at 649 Burke Road and one Queen Anne example, the Individually Significant 675 Burke Road. There are also two Federation examples, contributory 619 Burke Road and Individually Significant 631 Burke Road. The east side of Burke Road was developed in an uncharacteristically short period of years and features interwar bungalow development with Arts and Crafts and Californian Bungalow examples. The dwellings are slightly less substantial in scale than the west side which features particularly fine, many architect designed, bungalows and mansions.

Material consistency and garden settings were also ensured through the covenants. Majority of the dwellings are constructed in face brick, with only one timber example, 631 Burke Road. The complex and dominant roof forms, characteristic of interwar bungalow styles, are clad with Marseilles patterned terra cotta tiles, either glazed or unglazed. The roofs are punctuated by tall brick and/or roughcast chimneys. The earlier dwellings at 649 and 647 Burke Road have slate roofs. The front setbacks are consistently large, with moderate side setbacks. The house forms within the precinct feature prominent front porches, either gable fronted or with a transverse gabled roof form. The front porches at 490, 496, 603 and 621 Burke Road feature typical front arches to the porch. Common are

also roughcast tapered piers (including 514, 609, 637 and 671 Burke Road) or brick piers with timber posts (including 492 and 504 Burke Road) supporting the front porch.

Fenestration among the interwar development is irregular, featuring projecting box and bay windows, enhancing the asymmetrical and picturesque house forms. The majority of the dwellings retain their original leadlights. A common style indicator of the interwar Bungalow era is the use of natural materials, such as brick, timber weatherboard and shingle, and terra cotta tiles. Rather than applied decoration, visual interest was often achieved through the contrast of the cladding materials. Such use of contrasting material is evident throughout the precinct. The gable decorations are consistent in material use, but vary in application, such as vertical timber boards, half timbering and roughcast, and timber shingles.



**Figure 121. Intact row of interwar brick and render fences. Particularly fine example at the significant 671 Burke Road. Source: Context Pty Ltd 2016.**



**Figure 122. Contributory Californian Bungalow at 488 Burke. Roughcast and brick piers support the flat roof porch. Original clinker brick fence Source: Context Pty Ltd 2016.**



**Figure 123. Typical Arts and Crafts Bungalow at 492 Burke Road. The gabled porch is supported by timber posts on roughcast piers. Timber singling to the gable end. Source: Context Pty Ltd 2016.**

*Early development*

The Individually Significant Victorian mansion, 'Colthurst' sits on a substantial lot with a large front setback. The two storey dwelling has rendered masonry walls with a hipped and gabled slate roof. The return verandah runs across both storeys, with a colonnade on each floor. The front entrance features a tower above, and an adjoining gabled front wing sits to the west. The open tower is defined by the projection of the veranda colonnade on each level below. The windows of the front wing feature a bracketed window hood, and a fish scale decorative render between the first floor and ground floor bay window. The bay features a classical order, reflecting the eclectic mix of decorative details. The mixture of elements and designs in the decorative detailing reflects the Boom Style of the 1880s.



**Figure 124. 649 Burke Road, Significant. Source: Context Pty Ltd 2016.**

The architect designed Queen Anne Villa at 675 Burke Road, built 1912, is another example of the more substantial and early developments within the precinct. Built as a doctor's practice and residence the dwelling occupies two lots of the early nineteenth Century subdivision between Campbell Road and Campbell Road South. The main elevation fronts Burke Road with a side entrance facing Campbell Road. The single storey rendered villa features decorative timber detailing and a slate roof with a decorative terracotta ridge and finials. Tall rendered chimneys punctuate the roof, with engaged chimney breasts to the west elevation. The main form is asymmetrical with a multitude of gables, either half timbered or with a timber gable screen, and projecting bays. The fenestration is irregular, including bay windows, half moon and arched windows, adding to the picturesque expression of this eclectic style. The original timber fence with iron wire gates mentioned in the 1992 Heritage Study (Gould 1992) has since been lost and replaced with a timber picket fence. Otherwise the house retains its original form and expression.



Figure 125. 675 Burke Road, Significant. Source: Context Pty Ltd 2016.

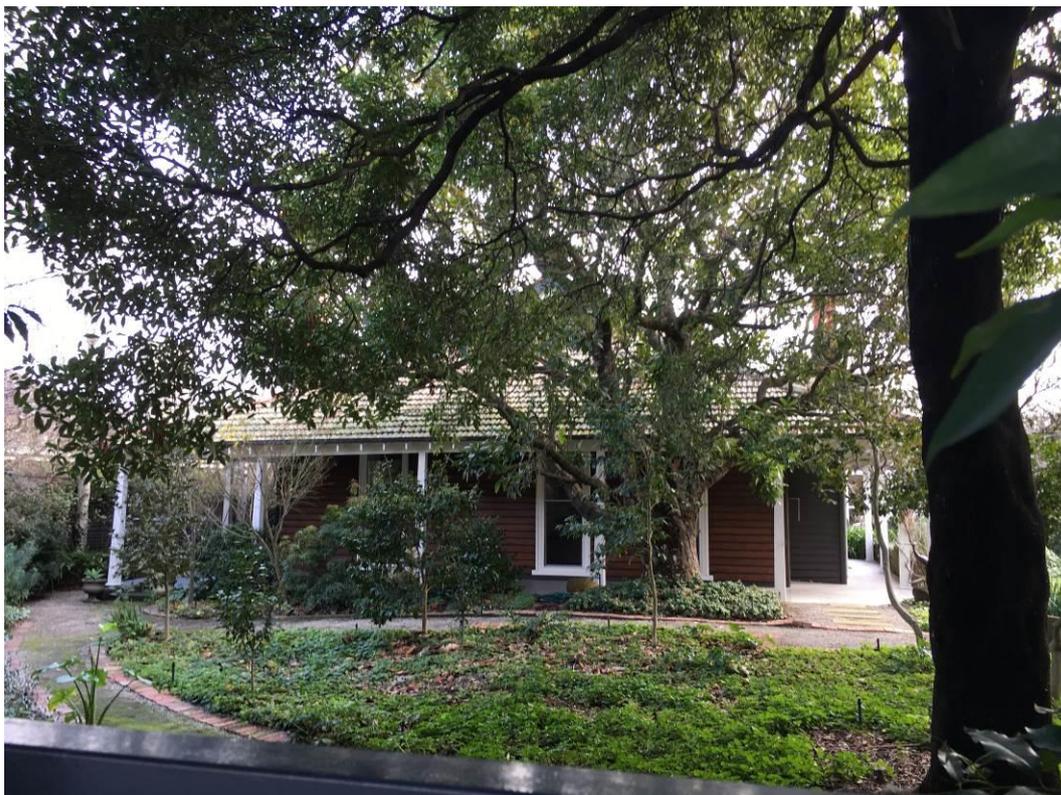


Figure 126. 631 Burke Road, Significant. Source: Context Pty Ltd 2016.

The Federation bungalow, 'Buckleugh', is a one storey timber dwelling built in 1914-15. The property originally sat in a large garden setting, comprised of three lots of the early nineteenth Century Camberwell Heights subdivision. The lot was subdivided in the 1950's, creating 629 Burke Road to the south. The roof is clad with Marseilles patterned

terra cotta tiles. The hipped roof form is extended to form the return veranda, which is supported by simple timber posts. The deep veranda, simple roof form, and large garden setting is characteristic of the federation bungalow.



**Figure 127. 653 Burke Road, Significant. Source: Context Pty Ltd 2016.**

The substantial red brick mansion, 'Linlithgow' was built in 1915-16. Designed by the architect firm J.J and E.J Clark it is a transitional style between the Federation and Interwar architectural styles. Although fronting Burke Road the large, two storey dwelling is turned slightly toward the corner of Burke and Pleasant Road. The form is asymmetrical, with a complex roof form utilising a combination of the hipped and gabled roof form, including a cat slide. The roof, with wide eaves with exposed rafters, is clad with Marseilles patterned terra cotta tiles. The main elevation features a two storey return veranda under the broken back roof and a gable fronted wing. The main elevation is similar to that of 642 Burke Road, which also features a two storey return verandah and a transverse gable, however 'Linlithgow', being built c.25 years later, is different in both detailing and style.

The veranda roof is supported by timber posts on substantial brick piers. The second floor veranda is defined by a timber balustrade in combination with a red brick balustrade wall. The decorations of the exterior walls are reduced to brickwork details with brickwork arches above the windows, projecting brick bands and diamond pattern diaper work. The gable end also features horizontal timber boards complementing the timber balustrade of the verandah. The windows are a combination of timber framed sash windows and bow windows, retaining their original leadlights. The tall chimney stacks are completed with terra cotta chimney pots. The house is highly intact viewed from the street. Later additions include a brick garage was added in the 1970s and a rear extension (BP).



**Figure 128.** 653 Burke Road, seen from Burke Road, the 1970s garage to the left. Source: Context Pty Ltd 2016.

#### *Interwar development*

The dominating styles within the precinct are the Interwar architectural styles of the Arts and Crafts and Californian Bungalow. The examples along Burke Road are varying in style and detail. The east side is more cohesive in style, material and details, being developed in the immediate years after the First World War. These examples are further enhanced by consistent front setbacks and garden settings.

The substantial doctors practice at 508 Burke Road was built in 1920-21, then comprising nine rooms. The Individually Significant Arts and Crafts roughcast bungalow features an asymmetrical form, with the main elevation fronting Burke Road and a side entrance with a hipped roof porch facing Currajong Avenue. The main elevation features a transverse gable and a similar hipped roof porch supported by roughcast piers. The fenestration is irregular and includes both box and bay windows, some with timber awnings. The sash windows are timber framed and feature marginal glazing. The dominating roof form is clad in glazed Marseilles patterned tiles (possibly not original). An early flat roofed double garage and combined laundry of steel and fibro was added in 1928, facing Currajong Avenue. A proposed new double garage with a gabled roof was designed in 1937, however it appears not to have been built (BP). A rear addition at the east elevation was added in the 1980s (BP).



**Figure 129. 508 Burke Road. Significant. Source: Context Pty Ltd 2016.**



**Figure 130. 603 Burke Road, Significant. Source: Context Pty Ltd 2016.**

The detached brick dwelling at 603 Burke Road is a particularly fine example of the Arts and Crafts bungalow style, the massing being more vertical than the Californian

Bungalow. Situated on a corner lot, the garden is defined by an original low brick fence with bullnose bricks and swagged wrought iron. The gabled roof is clad with Marseilles patterned terra cotta tiles and decorative terra cotta finials. The wide eaves have exposed rafters. The main form is characterised by the three gable front, featuring an arched porch beneath the central gable and flanked by two minor gables. The two minor gables feature bow windows with timber awnings, timber frames, and leadlights. The gable ends are decorated with timber shingles and the prominent verges are supported by decorative timber brackets. The vertical massing is accentuated by the tall brick chimneys punctuating the roof.



**Figure 131. 621 Burke Road, Significant. Source: Context Pty Ltd 2016.**

Among the finer examples of 1920s bungalows are more representative bungalows, such as the Californian brick bungalow at 621 Burke Road, with an original low brick fence to match. The low pitch roof and arched front porch is representative of the style. The bungalow retains its leadlight windows and Marseilles pattern terra cotta roof cladding. The arched front porch, although slightly varied in form, is also seen at 673 Burke Road, built in 1924, which similarly features a low pitched roof, accentuating the horizontal massing. The bay and bow windows seen at both examples were also frequently used in both the Californian and Arts and Crafts bungalow designs.



**Figure 132. 673 Burke Road, Significant. Source: Context Pty Ltd 2016.**



**Figure 133. 667 Burke Road, Significant. Source: Context Pty Ltd 2016.**

The attic style bungalow, 'Irrewarra' at 667 Burke Road, dates from 1924. It is rendered with a brick base. The wide eaves of the hipped roof form are supported by timber brackets. The roof is clad with Marseilles pattern terra cotta tiles. The form and detailing is unusual for this part of Camberwell/Hawthorn and along Burke Road. The bungalow featuring classical elements in its decoration, such as the pilasters of the flat roof wing

and the dormer pediment detail. Set to the side, at the north elevation, sits a portico entrance supported by Tuscan columns. The flat roof wing has been altered post 1992 with multi paned glass doors, originally featuring a window in its place. All windows are timber framed. The four-over one timber framed windows of the main elevation are grouped by three and feature louvered shutters. The integrity of the house is enhanced by an original masonry fence with iron gates.



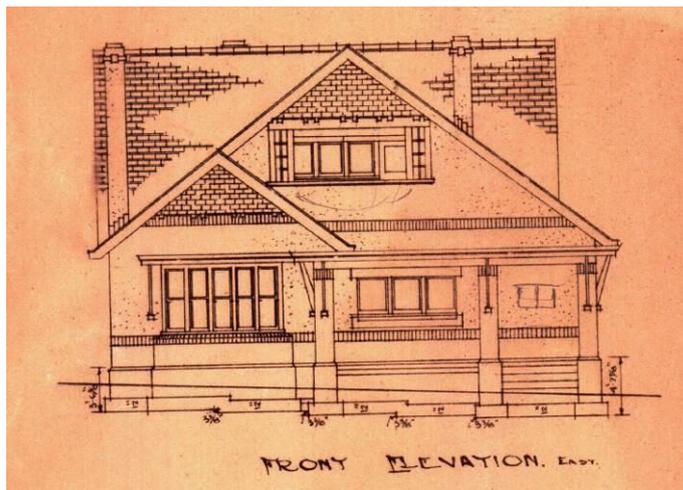
**Figure 134. 667 Burke Road c. 1992. The flat roof wing featuring windows instead of the current doors. Source: Gould 1991.**



**Figure 135. 671 Burke Road, Significant. Source: Context Pty Ltd 2016.**

'Mirrabooka', 671 Burke Road, is a particularly fine example of a 1920s Attic Bungalow. Built in 1924 and designed by architect A.A. Fritsch it is gable fronted with a major and minor gable, and a deep flat roofed return veranda. The gabled roof is clad with glazed Marseilles patterned tiles and features wide eaves and prominent verges. The tall chimneys are roughcast with decorative details in smooth render. The north and south side elevations both feature substantial dormers, both half timbered and roughcast, with timber shingles above. The front gables also feature the timber shingles, in combination with red brick bands and roughcast. The veranda is defined by a low brick wall with rendered coping and the flat roof is supported by tapered roughcast and brick piers. The fenestration is irregular, including a bow window at the minor gable and an oriel window at the major gable end. All windows are timber framed and retain their original leadlights. The front fence is intact with roughcast piers, and swagged rendered coping.

The form is typical of the Californian Bungalow style, although here the massing is less horizontal than the form favoured by the style, with a more steeply pitched roof and an attic floor. The use of contrasting materials can be seen in the combination of the roughcast and brick exterior with timber details. The original drawing by A.A. Fritsch shows minor changes in the design. The veranda posts are here shown as rendered piers with a soldier course brick band to match the brick bands of the façade. The major gable window was changed to the current oriel window, a design change which is seen in sketched pencil on the original drawing.



**Figure 136. Original drawing for 671 Burke Road. Source: BP**

### *Integrity*

The precinct is largely intact, with a few contemporary additions (non-contributory). The consistent front and side setbacks, the nature strips, the consistency of material and form among the interwar development all remain highly intact. In combination with the more substantial dwellings from the Victorian and Federation Era at 649 and 675 Burke Road are all intact and enhance the streetscape. Visible additions include upper storey extensions (including 504 and 613 Burke Road), instances of overpainting (including 496 Burke Road), as well as garages and carports (including 653 Burke Road).

**Comparative Analysis**

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay:

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The stretch of residential development on Burke Road hill, including the west and east side, combines small numbers of Victorian and Federation houses with a series of interwar residences and one interwar flat block. The intactness and the setting of the dwellings within the Burke Road precinct compares very well to the existing interwar residential precincts described above. There are some examples of upper storey extensions and some original fences have been lost. However, the majority of the

dwelling retain their original form and where they exist the examples interwar brick and roughcast fences are particularly elaborate.

The examples of interwar houses are some of the finest and most substantial examples found in the area, as a result of the high location and the sites fronting a major boulevard. The high quality of architecture was also ensured by covenant controls, ensuring a consistent use of materials and setbacks.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

The Burke Road precinct is historically significant as tangible evidence of federation and interwar development of the nineteenth century subdivisions of Camberwell and Hawthorn. The range of building forms, consistent setbacks, and material consistency within the precinct reflects the use of covenant controls. Such building controls were a distinguishing characteristic of many Camberwell subdivisions, including the Sunnyside Estate. The Burke Road precinct is also historically significant as being in part (the east side) subdivided by the Tallis family, an influential family within the City of Boroondara.

Furthermore, the interwar development along Burke Road illustrates the importance of the fixed-rail public transport to Camberwell's and Hawthorn's interwar suburban growth and development.

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

N/A

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

N/A

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

Architecturally, the Burke Road Precinct is representative of early nineteenth Century and interwar suburban development. The expression is predominately interwar, with the majority development occurring in the 1920s. The material consistency is representative of the interwar architectural styles and the development of the City of Boroondara as a whole. Variation is achieved through the decorative elements such as porch placement, fenestration and gable features. The fine examples of Arts and Crafts and Californian Bungalows are complemented by earlier development, two Victorian dwellings, one Queen Anne example and two Federation examples. The east side of Burke Road was developed in a short period of years, resulting an uncharacteristically homogenous group of 1920s bungalows.

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

Aesthetically, the Burke Road Precinct is of significance as a collection of particularly fine 1920s bungalows which in combination with larger villas and mansions of the Victorian and Federation era create an impressive streetscape. The majority of the houses are 1920s bungalows with varying Arts and Crafts or Californian bungalow details. The homogenous use of material enhances the aesthetic significance of the precinct, almost all roofs feature Marseilles patterns terra cotta tiles, the gables are decorated with timber shingles, roughcast, or half timbering, materials which are seen in various combinations along Burke Road. Where they occur the examples of original brick and roughcast interwar fences are particularly elaborate and varying in design.

Individually Significant houses in the precinct have particular aesthetic value. The mixture of elements and designs in the decorative detailing of the Victorian mansion at 649 Burke Road, 'Colthurst', reflects the Boom Style of the 1880s. The architect designed villa at 675 Burke Road, built 1912, features a multitude of gables and bays. The dwelling reflects the picturesque and asymmetrical expression of the eclectic Queen Anne style.

'Bucclough', the timber dwelling at 631 Burke Road is a Federation bungalow, simple in form and detailing. The deep veranda, simple roof form, and large garden setting is characteristic of the style. The architect designed red brick mansion, 'Linlithgow' was built in 1915-16. The asymmetrical form and brickwork detail, in combination with the two storey return verandah and complex roof form, represents the transitional style of this substantial mansion.

The substantial Arts and Crafts bungalow at 508 Burke Road was built in 1920-21. The asymmetrical form and dominating roof form is representative of the style. Similarly, the Arts and Crafts bungalow at 603 Burke Road is a particularly fine example of the style, featuring a triple gable front and a combination of brick and timber details.

'Irrewarra' at 667 Burke Road, dates from 1924, is an attic style rendered bungalow. The form and detailing is unusual for this part of Camberwell/Hawthorn featuring classical elements in its decoration. 'Mirrabooka', 671 Burke Road, is a particularly fine example of a 1920s Attic Bungalow, featuring a typical gable fronted form with a major and minor gable, tapered roughcast piers to the veranda, timber shingle gable ends and a roughcast and brick exterior. 621 Burke Road from c.1924 is a fine example of a brick Californian Bungalow with an original low brick fence and fine arched front porch. The house is highly intact, retaining its leadlight windows and Marseilles pattern terra cotta roof cladding. 673 Burke Road, a Californian Bungalow also built in 1924 is significant for its unusual shingled window hoods over the bay and bow windows.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The Burke Road Precinct, comprising 86-92 Campbell Road, Hawthorn East, 36A-38 Tourello Avenue, 603-675 & 488-520 Burke Road Camberwell/Hawthorn East is significant. The precinct comprises a notable collection of 1920s interwar development in combination with earlier Victorian and Federation examples. The precinct was in part subdivided by Amelia Tallis as a part of the Sunnyside Estate. The Arts and Crafts and Californian bungalows within the precinct are some of the finest and most substantial within Camberwell/Hawthorn, due to the prime location. The residential suburban landscape has been retained, despite being located next to a major thoroughfare. The suburban landscape is enhanced by the intact nature strips, the garden settings, and where they occur, the original front fences.

Furthermore, the interwar development along Burke Road illustrates the importance of the fixed-rail public transport to Camberwell's and Hawthorn's interwar suburban growth and development.

### *How is it significant?*

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The Burke Road Precinct is historically significant as tangible evidence of federation and interwar development of the nineteenth century subdivisions of Camberwell and Hawthorn. The range of building forms, consistent setbacks, and material consistency within the precinct reflects the use of covenant controls. Such building controls were a distinguishing characteristic of many Camberwell subdivisions, including the Sunnyside Estate. The Burke Road precinct is also historically significant as being in part (the east side) subdivided by the Tallis family, an influential family within the City of Boroondara. (Criterion A)

Architecturally, the Burke Road Precinct is representative of early nineteenth Century and interwar suburban development. The expression is predominately interwar, with the majority development occurring in the 1920s. The material consistency is representative of the interwar architectural styles and the development of the City of Boroondara as a whole. Variation is achieved through the decorative elements such as porch placement, fenestration and gable features. The fine examples of Arts and Crafts and Californian Bungalows are complemented by earlier development, two Victorian dwellings, one Queen Anne example and two Federation examples. The east side of Burke Road was developed in a short period of years, resulting an uncharacteristically homogenous group of 1920s bungalows. (Criterion D)

Aesthetically, the Burke Road Precinct is of significance as a collection of particularly fine 1920s bungalows which in combination with larger villas and mansions of the Victorian and Federation era create an impressive streetscape. The majority of the houses are 1920s bungalows with varying Arts and Crafts or Californian bungalow details. The homogenous use of material enhances the aesthetic significance of the precinct, almost all roofs feature Marseilles patterns terra cotta tiles, the gables are decorated with timber shingles, roughcast, or half timbering, materials which are seen in various combinations along Burke Road. Where they occur the examples of original brick and roughcast interwar fences are particularly elaborate and varying in design.

Individually Significant houses in the precinct have their own aesthetic significance. The mixture of elements and designs in the decorative detailing of the Victorian Mansion at 649 Burke Road, 'Colthurst', reflects the Boom Style of the 1880s. The architect designed

villa at 675 Burke Road, built 1912, features a multitude of gables and bays. The dwelling reflects the picturesque and asymmetrical expression of the eclectic Queen Anne style.

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### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct. Gradings are specified in the precinct Schedule of Gradings below.

### BURKE ROAD PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
Dayton	615/ 36A	Burke Road/Tourello Avenue	Contributory	1917-18
	38	Tourello Avenue	Non-contributory	-
	488	Burke Road	Contributory	c.1920s
	490	Burke Road	Contributory	c.1920s
	492	Burke Road	Contributory	c.1920s
	494	Burke Road	Contributory	1927
	496	Burke Road	Contributory	c.1920s
	498	Burke Road	Non-contributory	-
	500	Burke Road	Non-contributory	-
	502	Burke Road	Contributory	c.1920s
	504	Burke Road	Contributory	c.1920s
	506	Burke Road	Contributory	Early 1920s
	508	Burke Road	Significant	1920-21
	512	Burke Road	Contributory	Early 1920s
	514	Burke Road	Contributory	Early 1920s

	516	Burke Road	Non-contributory	-
	518	Burke Road	Non-contributory	-
	520	Burke Road	Contributory	c.1920s
Avalon	603	Burke Road	Significant	c.1920s
	609	Burke Road	Contributory	c.1920s
Wyatton	611-613	Burke Road	Contributory	c.1920s-1930s
Aston	619	Burke Road	Contributory	1908-09
	621	Burke Road	Significant	c.1924
	623-623A	Burke Road	Non-contributory	-
	625	Burke Road	Contributory	1918-19
	629	Burke Road	Contributory	c.1950s
Buccleugh	631	Burke Road	Significant	1914-15
Isolda	635	Burke Road	Contributory	1915-16
	637	Burke Road	Contributory	1917
	641	Burke Road	Non-contributory	-
	643	Burke Road	Non-contributory	-
	645	Burke Road	Non-contributory	-
	647	Burke Road	Contributory	c.1870s
Colthurst	649	Burke Road	Significant	1889-90
Linlithgow	653	Burke Road	Significant	1916
	655	Burke Road	Non-contributory	-
	657	Burke Road	Non-contributory	-
	659	Burke Road	Non-contributory	-
	661	Burke Road	Non-contributory	-
	663	Burke Road	Non-contributory	-
	665	Burke Road	Contributory	1930s
Irrewarra	667	Burke Road	Significant	1924
	669	Burke Road	Contributory	c.1920s
Mirrabooka	671	Burke Road	Significant	1927
	673	Burke Road	Significant	1925
	675	Burke Road	Significant	1912
	86	Campbell Road	Non-contributory	-
	88	Campbell Road	Non-contributory	-
	90	Campbell Road	Non-contributory	-
	92	Campbell Road	Non-contributory	-

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No

<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

McConville, Dr Chris & Graeme Butler 1991, *City of Camberwell Conservation Study*, Volume 3, Precinct 8.

Gould, Meredith 1992, *Hawthorn Heritage Study*, City of Hawthorn.

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State Library of Victoria, Maps Collection, 'St. Helens No.2, Smart's Paddock, Hawthorn'.

State Library of Victoria, Maps Collection, 'Camberwell Heights'.

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*The Age*, as cited.

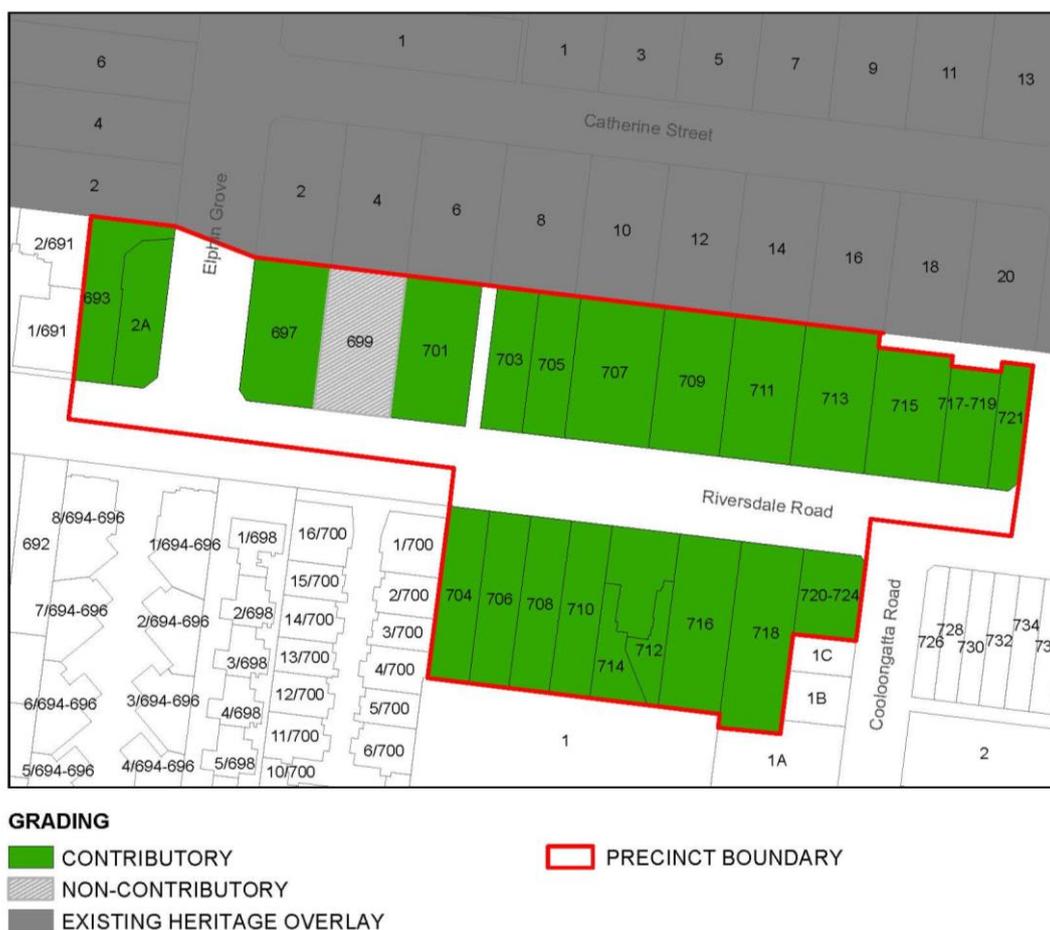
**HO191 HASSETT'S ESTATE AND ENVIRONS PRECINCT EXTENSION**

Revised by: Context Pty Ltd, original by G Butler & Associates, 1991

**Address:**

693-721B & 704-724 Riversdale Road, 1D Cooloongatta Road and 2A Elphin Grove, Camberwell

<b>Name:</b> Hassett's Estate and Environs Precinct extension	<b>Survey Date:</b> 7 February 2017
<b>Place Type:</b> Residential & Commercial	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction</b> Dates:1910s-1940s



The following is the 1991 citation for Hassett's Estate, as found in the 'Camberwell Conservation Study' (G Butler & Associates), with revisions to incorporate the above precinct extension.

**Precinct 15, Hassett's Estate**

Like the Golf Links Estate, this subdivision has all of the idealized attributes of a 1920s estate: period street trees, concrete roads and footpaths, plantation medians with concrete lamp standards and well preserved housing stock of the era. Its placement,

wedged between three main roads, enhances the feeling of place by adding further visual and aural boundaries, other than those from the estate's design.

### History

Hassett's Estate (or Hassett's Paddock Estate) is, with the Golflinks, Sunnyside and Riverside Estates, one of the most expressive of the post First War era residential areas. Sold in three sections, the first (Catherine, Elphin, Quantock, Riversdale) was declared in 1920 by H. Parsons, while the rest followed four years later, being the eastern section of the estate (Lodged Plans 8325, 10331). Directories list one Michael J. Hassett residing in Matlock Street, Camberwell (D1900), while sale posters told of the Hassett family's long tenure in the area. Major sale dates were May 1924 and March 1927.

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

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

*It is really money wasted to erect a good home on a bad allotment. You must build so that your house will appear even better than it really is, because of the allotment of land it is built on. On the other hand, quite plain looking houses when places on a good allotment appear to be far superior than they really are. It is to your advantage to select a good allotment for appearance sake. (Hassett's estate sale poster, CCL)*

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

The subdivision form was typical except for eleven feet splays at each corner, presumably to allow centre medians for lamp standards as well as a clear view for traffic.

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

- Alta Street 100% (86%)
- Burnside Avenue 100% Byron Street 60%
- Catherine Street 100% (73%)
- Elphin Grove 100% (82%)
- Griotte Street 100%
- Maysia Street 100% (89%)

### Historic Themes:

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

**Themes:**

- (iii) transport links and modes and their impact on residential and commercial development
- (v) typical residential lifestyles and their physical expression

**Description**

**Elphin Grove**

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

**Byron Street**

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

**Catherine Street**

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

**Quantock Street**

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

**Alta Street**

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

**Burnside Avenue**

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

**Griotte Street**

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

**Maysia Street**

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

**Riversdale Road (the Environs)**

The shopping strip between Quantock Street and Hassett Avenue is not included, leaving residential areas to the east and west as well as adjacent corner shops. An area of similar interwar housing and corner store on the south side has also been included. These areas includes mainly stuccoed Moderne and Old English style houses with clinker brick intermixed, many of them semi-detached pairs. There is also some Italian villa style.

Most houses are complete with masonry fences and some gardens. Shops range in style from Edwardian Free Style and Arts & Crafts to Moderne.

#### Cooaba Street

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

#### Significance

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

#### Grading and Recommendations

The following properties are recommended to be included as an extension to HO191 Hassett's Estate and Environs Precinct, with gradings as shown below.

#### PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
Semi-detached house	2A	Elphin Grove	Contributory	1936
Semi-detached house	693	Riversdale Road	Contributory	1936
House	697	Riversdale Road	Contributory	1928
	699	Riversdale Road	Non-contributory	
House	701	Riversdale Road	Contributory	1936
Semi-detached pair	703-705	Riversdale Road	Contributory	1936
House	707	Riversdale Road	Contributory	1936
House	709	Riversdale Road	Contributory	1935
House	711	Riversdale Road	Contributory	19315
House	713	Riversdale Road	Contributory	1934
House	715	Riversdale Road	Contributory	1934
Shops	717-719	Riversdale Road	Contributory	1928
	721-721B	Riversdale Road	Contributory	1939
Semi-detached pair	704-706	Riversdale Road	Contributory	1937
Semi-detached pair	708-710	Riversdale Road	Contributory	1938
Maisonettes	712-714	Riversdale Road	Contributory	1939
House	716	Riversdale Road	Contributory	1937
House	718	Riversdale Road	Contributory	1919-20
Shops	720-724	Riversdale Road & 1D Cooalongatta Road	Contributory	c1923

**OSWALDENE**

Prepared by: Context Pty Ltd

**Address:**

544 Burke Road, Camberwell

<b>Name:</b> Oswaldene	<b>Survey Date:</b> 9 February 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1889-90

**Historical Context**

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road (Built Heritage 2012:48).

The lands of Boroondara form part of the traditional country of the Wurundjeri people, who utilised the landscape for its water access, large, shady trees and grazing lands, fostering a rich ecosystem for indigenous flora and fauna (Blainey 1980:1). It was for

similar reasons that European settlers took up residence in the tree-lined streets of Camberwell. Like many other suburbs of Melbourne, Camberwell was first subdivided for farmland. The Crown Survey of Camberwell was carried out by Thomas Nutt under direction from Robert Hoddle in 1841, to the south of Elgar's Special Survey, dividing much of the land into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1).

Land in the southern part of Camberwell was sold off by the Victorian Government in 1853, and much of the suburb as we see it today is a product of subsequent subdivisions and road networks (Butler & McConville 1991:1). From this time 'gentlemen' buyers began to take up residence in Camberwell, where they built fine and expansive mansion estates on country comprising hills and valleys, creating uplands with handsome views, and characterising its future as a desirable retreat for wealthy citizens of the burgeoning colony (Blainey 1980:1). Despite this, it remained a farming rather than a suburban district in the following decades. The 1880 street directory lists a population of just 253, made up predominantly of farmers and a few city gentlemen, it being still too remote for those whose place of work was in Melbourne (S&McD; Blainey 1980:10).

The opening of the Lilydale railway line through Camberwell in 1882 heralded an era of urban expansion for the suburb (Blainey 1980:50). The prosperous 1880s saw a Land Boom occur, when speculative residential subdivision exploded across the metropolitan area, beginning with modest ventures that grew to ambitious proportions by the middle of the decade. In addition to the railway, it was the commanding views Camberwell afforded of the Dandenong Ranges and bay that made it a popular suburb by the mid-1880s, attracting many builders and subdividers (Blainey 1980:55).

Subdivisions in Camberwell initially clustered around the railway station near the intersection of Burke and Prospect Hill roads. Among the earliest of these included 'St. John's Wood Estate' and 'Riversdale Estate', both released in 1882. Boom-era residential estates were comparable to others that developed around the metropolitan area at the time, comprising conventional rectilinear layouts with parallel streets alternating with night-soil lanes (Built Heritage 2012:53). The success of the subdivisions relied on the ability of developers and estate agents to promote a suburban lifestyle that was embraced by both middle-class and working-class purchasers. This was achieved in the western portion of Camberwell, where Victorian-era residences were constructed in a mix of mansions, villas and cottages (Built Heritage 2012:128).

This nineteenth century suburban influx brought shops, churches, schools and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57).

### **History**

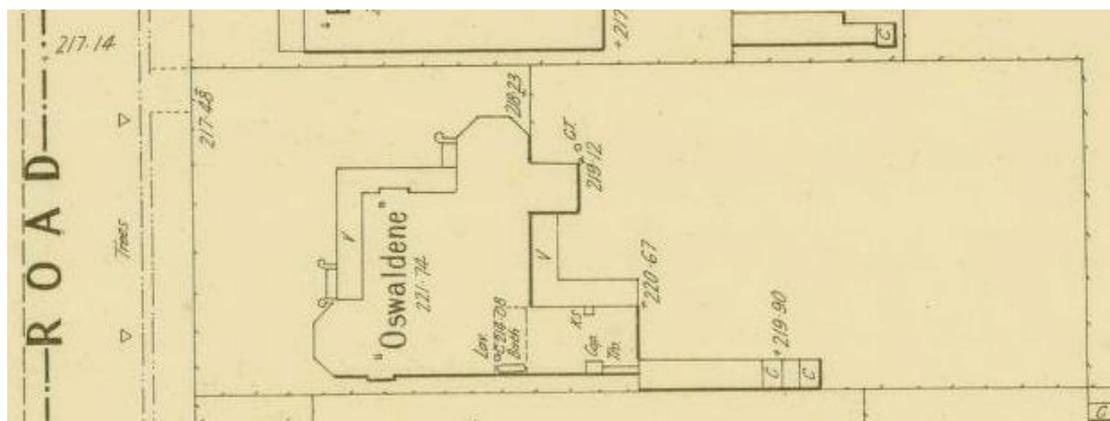
544 Burke Road is located on the east side of the street, just south of the Camberwell Junction. The area bounded by Ingelsby Road to the north, Alma Road to the south, Arlington Street to the east and the major thoroughfare Burke Road to the west was part of the 1882 subdivision, the 'Seymour Park Estate'. It was marketed as 'the most important building sites in the district, principally fine orchard land, having unusual frontages to Burke Road, just off Riversdale Road, close to the Camberwell Railway Station'. The advertisement further boasts that nearly all lots were 'planted with fine healthy young plum, pear, apple and other beautiful trees', having previously been part of Mr. Camm's Orchard (Age 10 November 1882:4). The subject site was lot 3 of the subdivision.

Following the development pattern of the time, high-class residential settlement tended to develop along the major roads, as well as on highly elevated lots. The area is

characterised by a few Boom style and Federation mansions, such as 'Colthurst', 649 Burke Road (1889-90) and 'Linlithgow', 653 Burke Road (1916) (HO144), although the majority of the development along this stretch of Burke Road occurred in the interwar era.

The house was built 1889-90 for Richard Betheras, a civil servant. The brick house was described as 'unfinished' in the rate book of 1889-90, although Betheras was already residing there, indicating it was close to completion. The land at the time of the build was owned by an 'Oswald', presumed to be Robert Dent Oswald (RB 1889-90). Robert Oswald was the father of Christina Betheras, Richards's wife, who left a considerable fortune behind after his death in 1891, some of it inherited by Christina (*Queensland Times* 8 December 1891:2). The name of the mansion, 'Oswaldene', appears in an advertisement in 1890, presumably after Christina's maiden name (*Age* 25 March 1890).

By 1891, Richard Betheras, then postmaster, was also listed as the owner of the property, when it had a Net Annual Value of 100 pounds, reflecting the substantial size of the newly completed mansion. In comparison, the other owners of brick houses erected along this stretch of Burke Road were rated just 45 to 65 pounds. Among the other owner-occupants were several clerks, clergymen and gentlemen, further indicating the status of the area (RB 1890-91).



**Figure 137. Footprint of Oswaldene in 1904, as recorded on the MMBW Detail Plan No. 1853. Note the projecting terrace at the rear of the north elevation, since removed (source: SLV)**

The house consisted of nine rooms in 1900, when Betheras was rated for 90 pounds, indicating it was the original size of the mansion (RB 1900-01). Betheras remained at the family residence until his death in 1908, at the age of 55. Betheras was by then a federal public service inspector, a role he had held since 1902, with a yearly salary of 700 pounds. With an average Australian weekly wage of 1.45 pounds in 1908, Batheras's earnings indicate both his wealth and high social status (*Week* 22 May 1908:15, Hutchinson & Ploeckl 2017). After his death, 'Oswaldene' was passed to Christina who remained at the house until at least 1918; the house still consisting of nine rooms (RB 1908-09, RB 1918-19).

In 1937, the house was advertised for sale, then consisting of ten rooms, as well as outbuildings and a garage (*Age* 25 September 1937:4). In 1956, the house was converted into apartments (the plans of which have been lost). In 1968, plans for a two storey extension to the rear (east) of the dwelling were approved, and the following year a detached carport and a pergola to the side (north) elevation were approved. In 1985, the detached carport was replaced by an attached brick garage to the side (north) elevation. At this time a terrace at the rear of the north elevation, with the same footprint as the front canted bay, was demolished (BP 44453, 44762).

**Description & Integrity**

'Oswaldene' stands mid-block on the east side of Burke Road near the crest of the hill just south of Camberwell Junction. It stands behind a modern high brick wall and a densely grown front garden, with a wide side setback on the north side.

The house is a large two-storey Italianate villa with ruled rendered walls. In its form and detail, it displays many classic characteristics of its type. This includes the slate-clad M-profile hipped roof, corniced chimneys, bracketed eaves, and a return verandah complete with slender columns and extensive cast-iron ornament. The two main elevations - front and north side - are asymmetrical with a projecting window bay to one side and the return verandah between them. The bay to the front faced is semi-hexagonal in form with a separate roof form, while the side bay is rectangular in plan.

Windows are all single double-hung sashes, in three forms. The ground-floor openings to the verandah have segmentally arched heads, as do all the first-floor windows on the north projecting bay. Windows and door to the first-floor verandah are rectangular. The first-floor windows of the front projecting bay have round-arched heads. The windows of the projecting bays as well as those to the ground floor have deeply moulded impostes that continue as a stringcourse around the walls (and to the rest of the ground floor), and moulded architraves above the impost with projecting keystones.

There is further moulded cement render detail, including stringcourses and panels below windows and a heavy moulded beltcourse between floor to the front projecting bay, panelling to the eaves alternating with single curved brackets with turned droppers, and panelling, brackets and decorative cast wythes to the four chimneys.

The return verandah also retains a high level of detail. This includes bluestone front steps and a tessellated tile floor. The two-storey superstructure has separate cast-iron frieze framed in timber, with brackets and fringe below. The ground-floor frieze is proportionately larger and more complex, with a running floral design alternating with a woman's face in bas-relief. The first-floor frieze is a standard running design. The first floor retains elaborate cast-iron balustrade panels, and a moulded timber railing that intersects with a boss at the centre of the posts. Many of the verandah posts at both levels have lost their cast-iron Corinthian capitals. The front door has fielded panels with bolection mouldings, sidelights and a highlight window in a segmentally arched opening.

No external alterations are visible to the house, apart from a very recessive rear extension, which is slightly narrower than the original house. In addition, the timber framing to the verandah frieze has been replaced with a simpler (not stop-chamfered) horizontal element in the southern bay of the first floor.

**Comparative Analysis**

Oswaldene, at 544 Burke Road, is a classic example of the larger Italianate houses that were so popular during the 1880s in Melbourne's suburbs. There are many examples in the western part of Boroondara, which was settled first, and a smaller number in the suburbs further east such as Camberwell where most are in walking distance to Camberwell Railway Station.

There are two main types of the substantial Italianate villa in Camberwell, most of which are two-storey: those with cast-iron verandah detail, and those with arcaded verandahs constructed of masonry. The majority of both types have an asymmetrical façade, with a projecting hipped-roof bay to one side of the front façade, beside a return verandah. Individually significant examples with cast-iron verandahs are: 53 Prospect Hill Road (in HO159), 52 Prospect Road (HO214), and 635 Riversdale Road (in HO159). There are

also four single-storey Italianate villas of this type, two with bichrome brick walls at 25 Alma Road (HO366) and 36-38 Alma Road (HO368), one with red brick walls at 3-5 Victoria Road (in HO159), and one with rendered walls and a tower at 33-35 Alma Road (HO367). The only individually significant example in Camberwell with a fully arcaded verandah is 3 Fermanagh Road (in HO159), while the unusual 10 Trafalgar Road (in HO159) has an arcaded masonry verandah to the ground floor and a cast-iron verandah above.

Amongst the Camberwell examples, the closest comparisons to Oswaldene are:

- Monda, 52 Prospect Hill Road of 1897 (HO214). This is a two-storey rendered Italianate villa with a cast-iron return verandah and asymmetrical façade. The projecting bay to the façade is rectangular, without a canted bay window as seen at Oswaldene. The detailing to the render is less complex than that of Oswaldene. Its high level of external intactness is similar.
- Pitsligo, 635 Riversdale Road of 1888 (in HO159). Another two-storey rendered Italianate villa with a return verandah and rectangular projecting bay. Pitsligo has a high level of render detail, including run beltcourses and label moulds over the segmentally arched windows.

There are more closely comparable individually significant examples to Oswaldene in other Boroondara suburbs, particularly:

- 14 Auburn Grove, Hawthorn East of 1882-3 (HO432). A two-storey rendered Italianate villa with a canted projecting bay and some render detail. The cast-iron detail of the front verandah is a sympathetic replacement.
- 149 Victoria Road, Hawthorn East of 1886-7 (HO428). A two-storey rendered Italianate villa with a very large canted projecting bay, high level of render detail and a return verandah.
- 173 Auburn Road, Hawthorn of 1881-2 (HO424). A two-storey rendered Italianate villa with a canted projecting bay, some render detail, and a return verandah.
- 45 Chrystobel Crescent, Hawthorn of 1888-9 (HO237). A two-storey rendered Italianate villa with a canted projecting bay, high level of render detail, and a front verandah.
- 12 Goodall Street, Hawthorn of 1889 (HO164). One of the more extravagant examples of this type, with a very large canted bay, paired verandah columns and very dense cast-iron. The detailing of the render is comparable to Oswaldene, with panelling to the chimneys and below windows, and raised label moulds to the segmentally arched windows.
- 1 Henry Street, Hawthorn of 1881 (HO146). A two-storey rendered Italianate villa with a canted projecting bay, and a smaller front verandah (no return around the side).
- 6 Hepburn Street, Hawthorn of c1885 (HO164). A two-storey rendered Italianate villa with a canted projecting bay, high level of render detail, and a return verandah which is missing most of its cast iron.
- 58 Lisson Grove, Hawthorn of 1886 (HO89). A two-storey rendered Italianate villa with a canted projecting bay, high level of render detail, and a return verandah.
- 1 Selbourne Road, Kew (in HO150). A two-storey rendered Italianate villa with a large canted projecting bay, return verandah, and very plain render.

As indicated by the list of comparable examples above, this kind of Italianate villa is most commonly found in Hawthorn, with a smaller number in Kew, Hawthorn East and Camberwell. Nearly all examples date from the 1880s, indicating its popularity in the late Victorian period.

Oswaldene compares very well to the other examples of this type in the Boroondara Heritage Overlay. It numbers among the larger examples which have a return verandah. Its external intactness is very high, while some other examples have lost their original verandah cast-iron. Its level of render ornament is on the higher side compared to the other examples, those falls short of 12 Goodall Street, which is noted as the finest example of its type in Hawthorn.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Situated on the western boundary of the suburb and due south of the Camberwell Railway Station, Oswaldene is one of a number of houses that illustrates the location of middle-class suburban development in Camberwell during the 1880s economic boom. It also illustrates the desirability of Burke Road as a residential area, as it is one of many substantial houses to the south of Camberwell Junction. On its own, however, this historical aspect is considered to be of local interest only, as patterns of suburban development are better represented by precinct areas.

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

NA

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

NA

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

Oswaldene is a fine and intact example of a substantial late Victorian Italianate villa. Typical features include the rendered masonry walls, slate-clad M-profile hipped roof, corniced chimneys, bracketed eaves, asymmetrical plan with a projecting canted bay to the façade, and a return verandah decorated with extensive cast-ironwork. It retains intact typical late Victorian elements such as the front door with fielded panels and bolection mouldings, and tessellated tiles to the verandah floor.

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

Oswaldene is distinguished by the retention of a high level of ornamental detail, particularly to the render and verandah. Render detail includes panelling, brackets and cast wythes to the chimneys, panelling below windows and to the eaves, moulded architraves and keystones to the round and segmentally arched windows, and bold stringcourses and beltcourses to the walls below the windows and at impost (springing) level. The verandah is distinguished both by its intactness and by the unusual ground-floor frieze featuring a woman's head in bas-relief and elaborate panels to the first-floor balustrade.

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

NA

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

NA

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

While Richard Betheras was a civil servant and the postmaster from 1891, there is no indication in the local histories that he or his wife Christina nee Oswald were particularly important Camberwell residents.

## Statement of Significance

### *What is Significant?*

The two-storey rendered brick Italianate villa, called Oswaldene, at 544 Burke Road, Camberwell, is significant. It was built in 1889-90 for owner Richard Betheras and his wife Christina Oswald Betheras.

The house is significant the extent of its 1889-90 fabric. The rear extension of 1968, the garage of 1985, and the front brick fence are not significant.

### *How is it significant?*

Oswaldene is of local architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Oswaldene is a fine and intact example of a substantial late Victorian Italianate villa. Typical features include the rendered masonry walls, slate-clad M-profile hipped roof, corniced chimneys, bracketed eaves, asymmetrical plan with a projecting canted bay to the façade, and a return verandah decorated with extensive cast-ironwork. It retains intact typical late Victorian elements such as the front door with fielded panels and bolection mouldings, and tessellated tiles to the verandah floor. (Criterion D)

Oswaldene is distinguished by the retention of a high level of ornamental detail, particularly to the render and verandah. Render detail includes panelling, brackets and cast wythes to the chimneys, panelling below windows and to the eaves, moulded architraves and keystones to the round and segmentally arched windows, and bold stringcourses and beltcourses to the walls below the windows and at impost (springing) level. The verandah is distinguished both by its intactness and by the unusual ground-floor frieze featuring a woman's head in bas-relief and elaborate panels to the first-floor balustrade. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b>	No

<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	
--	--

**Identified By**

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study'.

**References**

*Age*, as cited.

Blainey, G 1980, *A History of Camberwell*, Lothian Publishing Company Pty Ltd: Melbourne.

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Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

City of Camberwell Municipal Rate Books (RB), as cited.

Hutchinson, Diane and Ploeckl, Florian 2017 *Weekly Wages, Average Compensation and Minimum Wage for Australia from 1861-Present*, MeasuringWorth, [www.measuringworth.com/auswages](http://www.measuringworth.com/auswages), accessed online 20 January 2017.

*Queensland Times*, as cited.

*Week*, as cited.

**NEATH**

Prepared by: Context Pty Ltd

**Address:**

486 Burke Road, Camberwell

<b>Name:</b> 'Neath'	<b>Survey Date:</b> May 2016
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> G. A. Winwood
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1935



Figure 138. 486 Burke Road, seen from Pine Avenue. Source: Context Pty Ltd 2016.

**Historical Context**

Prior to c. 1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred during the interwar period, radiating out from the Junction toward the north, east and south. Interwar development saw the establishment of estates on undeveloped land in these areas (Built Heritage 2012:128-130).

486 Burke Road, previously 184 Burke Road was part of one of the largest subdivisions in Camberwell, Sunnyside Estate. The estate encompasses Sunnyside Avenue to the north and Fairfield Avenue to the south, bordered by Burke Road and Rowell Avenue. Sunnyside Estate was subdivided in 1918 (LP 7396), surveyor was Walter Webb who also laid out the Glen Iris Heights. Owen & J.C. Adams was the joint selling agency, and

the solicitors were Fink, Best & Miller. Sunnyside Estate was promoted as 'having no equal in Australia', 'every lot is a perfect piece of nature's handiwork embracing scenic surrounds'. The auction took place on 23 March 1918 (*Punch*, 7 Mar 1918:9). To ensure a certain architectural quality and to meet the demands of the buyers, Sunnyside Estate had covenants on titles. These controls governed the materials and costs of dwellings. The advertisement for Sunnyside further reads 'Devoted exclusively to the erection of not more than one residence. No unnecessary business premises. No unsightly iron-roof buildings'. Besides from the requirement of only one house per lot, and no iron-roof, other controls built into the title included a setback of a minimum 9.5 metres and a minimum construction price of 600 pounds excluding architect's fees (McConville & Butler 1991 Vol 3: Precinct 8). Even stricter covenants applied to the lots along Burke Road. The minimum cost of construction on these lots was 750 pounds, and the dwellings had to front Burke Road (CT: V4175/F945).

Sunnyside Estate, consisting of fifty-seven acres was owned and subdivided by Amelia Tallis (CT: V4146/F001). Amelia Tallis (1874-1933), a stage actress and philanthropist was married to George Tallis (1869-1948), theatrical entrepreneur. George Tallis was closely connected with J.C. Williamson Ltd theatre empire, moving from a shareholder and partner to a managing director in 1913 (Colligan 1990). The Tallis family resided in Camberwell during the early twentieth Century, where they commissioned the villa *Santoi* on Prospect Hill Road c.1904 (now demolished) (Knight 2010).

The improved public transport greatly influenced Camberwell's interwar growth period. The tramlines ran through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (McConville & Butler 1991 Vol 2:60-61). The railways and tramways were essential to suburban development. The proximity to public transport was used by land agents to market the new estates, as was the case with Sunnyside Estate. In 1918 the coming auction of lots within the Sunnyside Estate was described under the heading 'A Valuable Site - What Electric Trams have done for Camberwell' (*Punch* 21 Mar 1918:9).

### **History**

Despite the 1918 subdivision of Sunnyside Estate, 'Neath', 486 Burke Road was not built until seventeen years later, in 1935. Lot 184 on Burke Road was purchased in 1918 by Norman Edward White, a restaurant owner. The lot remained undeveloped and was purchased on 1 October 1935 by Renee Elsie Winwood (CT: V4175/F945). The same year, her husband, builder George A. Winwood, built their family home 'Neath'. The cost of the two storey dwelling, then comprising eleven rooms, was 2750 pounds (BP).

Winwood was known as one of Australia's leading builders. A prolific builder in the Melbourne region, he later became the managing director of G.A. Winwood Pty Ltd. Notable works include the T&G Building, Melbourne (1929-1938), Wilson Hall, Melbourne University (1954-56), Fitzroy Police Station (1954-55) as well as works for the Housing Commission and several schools and hospitals (*Argus* 7 Sep 1954:9; *The Age* 2 Aug 1939:14; *The Age* 3 Apr 1954:8).

In 1952 Winwood was nominated as a candidate for the Batman Ward in the City Council elections, however, he was never elected having been beaten by Maruice A. Nathan (*The Age* 29 Aug 1952:3). Instead, Winwood became Vice President of the newly formed Australian Institute of Builders, and by 1957 he was elected President (*The Sydney Morning Herald* 23 Jul 1957:9).



**Mr. G. A. WINWOOD, J.P., builder and constructional engineer, who has nominated as a candidate for Batman ward in the City Council elections.**

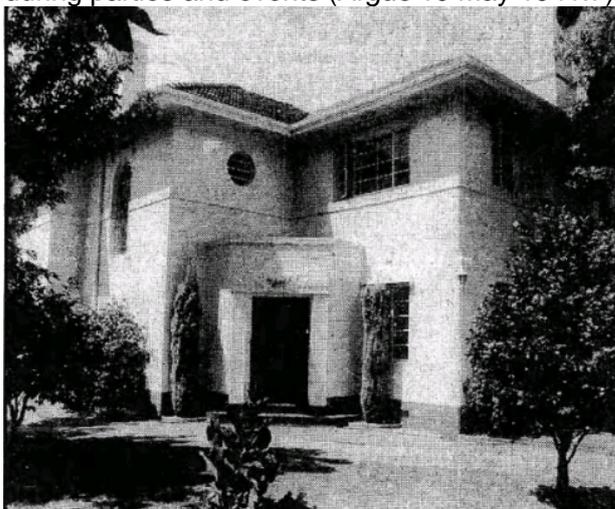
**Figure 139. G.A. Winwood. Source: The Age 7 Aug 1952:3.**



*At the reception which followed their wedding on Saturday, Mr. Peter McKenzie and his bride, the former Miss Moya Winwood.*

**Figure 140. Moya Winwood married Peter McKenzie in 1947. Source: The Age 17 Nov 1947:5**

G.A. Winwood was not only a well-known builder, he was also a film enthusiast. The two storey brick house at 486 Burke Road was built with a subterranean third floor, to house a private movie theatre. The miniature Art Deco movie theatre was named the Moya Theatrette, after their daughter Moya Winwood. The theatre seated 35 people, and Mr. and Mrs. Winwood hosted several movie screenings and fundraisers at their home during the 1930s, 40s and 50s (*Argus* 2 April 1941:6; *Argus* 1 Feb 1952:8). Winwood also produced his own films which were filmed in Melbourne, and screened these 'talkies' during parties and events (*Argus* 10 May 1941:7).



**Figure 141. 'Neath' seen from the corner of Burke Road and Pine Avenue in 1982. Source: The Age, 27 Feb 1982**



**Figure 142. The miniature Art Deco Movie Theatre. Source: The Age, 27 Feb 1982**

Internationally, the Art Deco style was especially favoured for both the exterior and interior of movie theatres and skyscrapers during the late 1920s and 1930s. The style was popularised in Australia by the use of Art Deco details in movie theatres and milk bars. Given the owner-builder's keen interest in films, it seems no coincidence that the Art Deco style was used for his home and movie theatre combination. Having built the T&G building on the Corner of Russell and Collins Street in Melbourne during the 1920s and 30s, it is also likely Winwood was inspired by its Art Deco details while designing his own home.

The Winwoods remained owners of the property until 1979 when it was purchased by Rids and Clara Van der Zee (CT: V4175/F945). Rids Van der Zee was a professional magician and used the movie theatre to stage magic shows during his brief four year period of ownership (*The Age* 31 May 1980:38).

### Description & Integrity



Figure 143. 'Neath' seen from Burke Road. The corner entrance to the left. Source: Context Pty Ltd 2016.

#### *Location*

The substantial two storey dwelling, built in 1935 by owner-builder G.A. Winwood, sits on a corner lot with an entrance facing the corner of Burke Road and Pine Avenue. The lot is c.23 metres facing Burke Road and c.46 metres deep. The house has generous front and side setbacks, due to the building controls of the time, ensuring a minimum of 9 metres setback from the street. The garden setting is intact with examples of mature trees, such as the two cypresses flanking the entrance. The garden is enclosed by a low brick fence, rendered gate pillars and iron gates.

The house has a low pitched hip roof, clad with Marseilles patterned terra cotta tiles. The boxed eaves are wide with soffit vents. The walls are rendered masonry, cream and white, with a brick plinth and brick details. Visual interest is achieved by accentuated

horizontal and vertical lines, such as the rendered banding. This is further emphasized by the use of cream walls below, and white above. The tall rectangular chimneys add to the vertical massing, one on the west side, one on the north and one on the east. At the west elevation the chimney sits partly engaged, with decorative terracotta shingle details. At the foot of the chimney sits a small garden bed enclosed by a brick border and set under a brickwork semicircular arch. The windows are metal framed and a combination of square, arched and porthole.

The Art Deco style used classical motifs and stylised them for 'modern' use. This is especially evident at Neath's corner entrance. The front entrance sits diagonally in the corner facing Pine Avenue and Burke Road. With a flat roof and cut corners the entrance is flanked by two fluted art deco pilasters. The entablature is decorated with scroll moulding and the house name 'Neath' in wrought-iron. The monumental entrance seems more fitting for a small Art Deco movie theatre.

The east elevation faces the back garden and features an arched verandah and a balcony above. A two storey addition sits on the north side, added in 1940 (BP). The addition has rendered walls to complement the original dwelling, however the addition is distinguished by the flat roof and large ribbon window.

The house is highly intact as viewed from the street. The 1940s addition although quite large sits to the side of the original dwelling and does not overly distract from the Art Deco expression. The garden setting is also intact, although some of the side set back has been reduced to accommodate the addition. The low brick fence is original, but the height of the piers has been increased and new gates added in 1983 (PB).

### Comparative Analysis

The Art Deco style is closely related to the Moderne architectural style. Although the Moderne style was less ornamental, it sometimes featured Art Deco details, especially in the brickwork, balconies and chimney designs. Stylistically there are three houses included in the Heritage Overlay that compare most closely with 486 Burke Rd.



Figure 144. 33 Uvadale Grove, Kew. Source: Pru Sanderson Design Pty Ltd

The first, 33 Uvadale Grove, Kew, built in the 1920s and designed by architect Eric. M. Nichols (Individually Significant, HO142 Barrington Avenue Precinct). Although smaller in massing, the two storey roughcast dwelling is similar in the cubed form and the hipped

roof. Similar to 486 Burke Road, horizontal lines are emphasised by the wide eaves and rendered banding. The Art Deco details can be seen in the use of geometric leadlight windows, as well as the planter boxes. The house retains its low brick fence.



**Figure 145. Roy Newton House, 177 Glen Iris Road, Glen Iris Source: Lovell Chen Architects & Heritage Consultants**

The second is 177 Glen Iris Road, Glen Iris (HO385). Built in the same year as 486 Burke Road it is similar both in style and size. The two-storey, clinker brick house is also situated on a corner lot, with a generous front and side set back. The house has a more rectangular form than the box-like composition of 486 Burke Road. It has a projecting central wing, like a deepened break front but stepped out in two layers. The ground floor layer is enclosed with metal framed windows that curve at each end, and is topped with a flat roof forming an upstairs balcony. The first floor wing juts out behind this, again lined with cantilevered metal framed windows. A north facing wing has a rounded end below a half conical roof wing. Similar to 486 Burke Road, the eaves are wide and boxed. The roof is clad in terra cotta shingles and punctuated by two brick chimneys patterned in a symmetrical Art Deco design. The use of simplified traditional motifs can also be seen in the Art Deco patterning appears over the front door, using Roman and other brick textures.



**Figure 146. 136 Whitehorse Road, Balwyn. Source: Lovell Chen Architects & Heritage Consultants**

The third is 136 Whitehorse Road, Balwyn, built in 1938 (HO419). The two storey brick house, with cement rendering. The lower walls are left as plain brick. The metal framed windows are larger in size, and the ornamentation is sparser than 486 Burke Road, giving the house more of a Moderne expression rather than an Art Deco one. The roof form is similar, being both hipped and terra cotta clad, with similar wide and boxed eaves. The rectangular chimney stacks punctuating the roof are also similar to the ones at 486 Burke Road, as is the porthole window. The entrance features simplified classical details, such as simple rendered columns supporting the plain entablature, similar, but less ornamental, to the ones seen at 486 Burke Road.

486 Burke Road compares well in both massing and details with the above examples. The residence represents the use of Art Deco details in interwar houses. 177 Glen Iris Road and 136 Whitehorse Road both have some Art Deco details evident, although the large corner windows and simple ornamentation give the houses more of a Moderne expression than 486 Burke Road. 33 Uvadale Grove is an earlier example and more modest in both size and detailing than 486 Burke Road.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

Historically, 'Neath' reflects the interwar development of the City of Boroondara and is a tangible example of the large subdivisions of the twentieth Century. The lot was one of the last lots to be developed within the Sunnyside Estate, which is historically significant as being subdivided by the influential Tallis family. The garden setting and use of materials is consistent with its surroundings, which in turn reflects the use of covenants on titles. Such building controls were common in the City of Camberwell to ensure a high quality of construction and amenity for residents. The occurrence of a miniature movie theatre, housed in the subterranean floor, is also historically significant, illustrating the popularity of movie theatres and sound film that evolved during the 1930s. 'Neath' includes one of few private cinemas of the era.

'Neath', is also of historical significance as being built by and for owner George A. Winwood, known as one of Australia's leading builders. A prolific builder in the Melbourne region, he later became the managing director of G.A. Winwood Pty Ltd. During the 1950s, Winwood became Vice President of the newly formed Australian Institute of Builders, and by 1957 he was elected President of the association.

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

N/A

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

N/A

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

Architecturally, the house is representative as an intact example of the Art Deco style of the interwar period. The style features straight lines, accentuating vertical and/or horizontal motion, smooth wall surface with low relief sculptured details as well as simplified and streamlined forms. The style was made popular in Australia through movie theatres and milk bars and seems especially fitting of this combined residence and private movie theatre.

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

Aesthetically, the house exhibits typical features of the Art Deco style, such as the accentuated vertical and horizontal lines, achieved by the tall rectangular chimneys, the horizontal banding and a low pitched hip roof with wide boxed eaves. The style is also evident in the metal framed windows and the corner entrance; where traditional motifs, such as fluted pilasters, were adapted and simplified for the 'modern' era.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The house at 486 Burke Road, Camberwell, and its setting including the front and side garden. The house was built in 1935 by owner and well known builder George A. Winwood.

### *How is it significant?*

The place is of historic, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, 'Neath' reflects the interwar development of the City of Boroondara and is a tangible example of the large subdivisions of the twentieth Century. The lot was one of the last lots to be developed within the Sunnyside Estate, which is historically significant as being subdivided by the influential Tallis family. The garden setting and use of materials is consistent with its surroundings, which in turn reflects the use of covenants on titles. Such building controls were common in the City of Camberwell to ensure a high quality of construction and amenity for residents. The occurrence of a miniature movie theatre, housed in the subterranean floor, is also historically significant as exemplifying the popularity of movie theatres and sound film that evolved during the 1930s, and is one of few private cinema examples of the era. 'Neath', is also of historical significance as being built by and for owner George A. Winwood, known as one of Australia's leading builders. A prolific builder in the Melbourne region, he later became the managing director of G.A. Winwood Pty Ltd. During the 1950s, Winwood became Vice President of the newly formed Australian Institute of Builders, and by 1957 he was elected President of the association. (Criterion A)

Architecturally, the house is representative as an intact example of the Art Deco style of the interwar period. The style features straight lines, accentuating vertical and/or horizontal motion, smooth wall surface with low relief sculptured details as well as simplified and streamlined forms. The style was made popular in Australia through movie theatres and milk bars and seems especially fitting of this combined residence and private movie theatre. (Criterion D)

The house exhibits typical features of the Art Deco style, such as the accentuated vertical and horizontal lines, achieved by the tall rectangular chimneys, the horizontal banding and a low pitched hip roof with wide boxed eaves. The style is also evident in the metal framed windows and the corner entrance; where traditional motifs, such as fluted pilasters, were adapted and simplified for the 'modern' era. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b>	No

<i>Is a permit required to remove a tree?</i>	
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

McConville, Dr Chris & Graeme Butler 1991, *City of Camberwell Conservation Study*, Volume 3, Precinct 8.

**References**

Boroondara City Council, Building Permit record (BP)

Built Heritage 2012, *City of Boroondara Thematic Environmental History*.

Colligan, Mimi 1990, 'Tallis, Sir George (1869–1948)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, adb.anu.edu.au accessed 24 June 2016.

Knight, Anthony, 'Santoi', *Camberwell History – Recording the History of Camberwell and District*, No. 3 December 2010, www.chs.org.au accessed 24 June 2016.

Land Victoria, Certificates of Title (CT), as cited above.

McConville, Dr Chris & Graeme Butler, *City of Camberwell Urban Conservation Study*, 1991.

*Punch*, 21 Mar 1918.

Sands & McDougall Directories 1915-1942.

*Sydney Morning Herald*,

*The Age*, as cited

*The Argus*, as cited.

**CARRINGTON HALL**

Prepared by: Context Pty Ltd

**Address:**

832-834 Burke Road, Camberwell

<b>Name:</b> Carrington Hall	<b>Survey Date:</b> 15 December 2016
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Individually Significant	<b>Builder:</b> George W Simpson
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1912

**Historical Context**

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853 and it retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128).

A new style began to typify Camberwell from the early 1900s, which was neither defined by small cottages nor grand mansions. Many vacant blocks from 1880s' estates were filling up with single-storeyed residences in the Queen Anne style, adaptations of English styles and also Edwardian villas, which gradually increased in scale to include attic storeys (Butler & McConville 1991:18). These were largely occupied by businessmen and professionals, in addition to workers often financially assisted by building societies (Butler & McConville 1991:19). Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans for Camberwell prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction – the area bounded, more or less, by Burke, Canterbury and Camberwell roads and the Outer Circle railway line – indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

## History

The house at 832 Burke Road (formerly numbered as 107 Burke Road), Camberwell, is part of a pair of semi-detached Edwardian brick houses (numbers 832-834). They were erected as part of a row of three semi-detached pairs in 1912 shortly after the land was purchased by grazier Peter Gillespie (Blake 2016). Number 107 Burke Road is first listed as occupied in the 1914 Sands & McDougall's street directory (which would have been compiled in 1913), and was listed as 'vacant' the year before. The first occupant was a William Hutchinson, for two years, first listed in the 1912 Camberwell Rate Book. He was followed by a Mrs Alex Cameron first listed in 1916 (so resident from some time in 1915). Beatrice Cameron was a dressmaker and widow, so apparently took in boarders to supplement her income (Blake 2006). The current name of the boarding house, 'Carrington Hall', appears to be of more recent origin.

Details of the pair, such as their chimneys and verandah detail, and the massing of semi-detached dwellings to appear like a single villa indicate that they were designed (and likely constructed) by the same person responsible for the row of semi-detached dwellings just north of Canterbury Road, at 836-862 Burke Road (CT:V3662 F285). This was local builder George William Simpson, who was responsible for constructing many dwellings in the area.

One of the early residents of 832 Burke Road was Clarence Michael James ('C.J.') Dennis (1876–1938), who emerged as a notable and innovative Australian comic poet in the early 1900s. He had a distinctive 'Australian voice', rich with wit and slang that appealed to thousands of Australians. He contributed to the avant-garde Sydney *Bulletin* and lived a large part of his life at Toolangi in the Yarra Ranges. This was at his house, 'Arden' at 1694 Healesville-Kinglake Road, which he built in 1917. While the house has since burnt down, the garden remains (Shire of Murrindindi HO94).

At the outbreak of World War I Dennis attempted to join up but was rejected. Instead he took a position with the naval department in Melbourne. In 1915 he purchased a block of land at Toolangi. In early 1915 he took up residence at Mrs Cameron's boarding house at what is now 832 Burke Road, Camberwell, with his friend and collaborator David Low, the cartoonist. It was from this address in March 1915 that Dennis submitted to Angus & Robertson in Sydney the manuscript of his most famous and most successful work, *The Songs of a Sentimental Bloke* (1915). He remained working in Melbourne, becoming secretary for federal Senator E.J. Russell, while writing a sequel at the same time (McLaren 1981). Dennis was listed at this address in Burke Road, Camberwell, in the 1916 and 1917 Electoral Rolls with the occupation 'federal public servant'. He is not listed in the 1915 Electoral Roll at that address, due to a time lag factor, although his letter to Angus & Robinson in March 1915 indicates he was certainly living there by that time

(Electoral Rolls, 1916, 1917). The Australian Dictionary of Biography entry by Ian F. McLaren does not mention his residence in Camberwell in 1915 and 1916, and implies that his stint with the naval department was in Sydney rather than Melbourne (McLaren 1981), though this is clearly contradicted by the evidence,

David Low recalled in his autobiography: 'I lived as a fellow-lodger with Den [Dennis] for a space and finished my cartoons by night on his wash-stand while he read proofs aloud in bed' (Low 1956, *Low's Autobiography*, London, p.78, cited at <http://www.stephenwhiteside.com.au>). He completed a sequel to *The Sentimental Bloke*, titled *The Moods of Ginger Mick*, published in October 1916, which sold over 42,000 copies in its first six months (Seal 2004: 75). This told the story of 'loveable larrikin' Ginger Mick enlisting in World War I, fighting at Gallipoli, and ultimately losing his life. The book was a great success, tapping into a vein of sentimental nationalism (Seal 2004: 75-76). In Dennis' war poem 'Sari Bair', which was published in the *Bulletin* in 1915, there is a small mention of Camberwell, which may have been influenced by his place of residence at the time.

In these best-selling classic works of Australian fiction, Dennis's original comic verse expressed something of the authentic and imperfect Australian character that appealed enormously to audiences of the time. Written in a distinctly Australian colloquial style, dubbed 'larrikinese' it celebrated the irreverent Australian larrikin. *The Bloke*, as it was affectionately known, became the first work of Australian fiction to be made into a feature film (1919); indeed it was considered one of the best films made anywhere before 1920 (Tom O'Regan 1996: 118).

In 1917 Dennis married the writer Olive Herron. They went to live on his block at Toolangi, which he had purchased in 1915. Here, with the proceeds from sales of *The Sentimental Bloke*, he was able to build a house in 1917. The residence at 832 Burke Road, Camberwell, as well as its northern half (no. 834) is still operating as a boarding house in 2016, though it is not known if this has been continuous since 1915.

### **Description & Integrity**

The dwelling at 832 Burke Road comprises the southern half of a semi-detached pair that stands on the south-east corner of Burke and Canterbury roads. It has been designed to resemble a single free-standing villa, with a shared, complex roof form and no visible party wall bisecting the house or its roof. For this reason, it is appropriate to treat the building at 832-834 Burke Road as a single entity.

The building is a representative example of a late Federation Queen Anne villa, with a complex roof form, diagonal plan form, and the use of terracotta roof tiles, red face brick, and rough cast render. The roof has exposed rafter tails and is comprised of a number of hips, with a gabled hip on the north side, and two projecting gables to the north and west (front). The roofline continues over the two front verandahs, one at the north-west corner (no. 834) and the other across the southern half of the west elevation (no. 832). The roof is clad in Marseille-pattern tiles, typical of the era, with ram's horn finials to the gables and gablet. The chimneys have slender red-brick shafts, a moulded cement cornice, and terracotta chimney pots. Each of the dwellings has a small weatherboard lean-to at the rear, which appear to be original.

Walls are of tuckpointed red brick, with roughcast render to the top half of the front gabled bay. It has a canted bay window with timber shingles above and a shingled 'flying gable' at the apex. The windows of the bay are narrow casements with arched leadlights above. There is a similar gable treatment on the north elevation, though the windows are smaller double-hung sashes. There is a large rectangular bay window beneath the verandah of No. 832 with casements and highlights. Along the north elevation (No. 834) there are box-framed windows (sash and fixed). Both dwellings retain their original front

door and surround. Both are high-waisted with two linen-fold panels below, and a segmental arched light above. Both have a high-set sidelight and highlights, with a very wide sidelight retaining leadlight at No. 832.

The most distinctive decorative detail of the building is the timber verandah detail. Each of the two front verandahs has paired heavy tapered posts with built-up capitals. Between the top of each pair is a sheet of timber with a pierce Art Nouveau design. Between the pairs of posts is an arched ladder-back frieze, echoed by the timber balustrade.



Figure 147. Front verandah of No. 832, showing the front door and bay window. (Context 2016)

The building appears to be highly intact to its built date externally, with no alterations noted. The 2016 sale notice shows that the internal floorplans are largely original, apart from two openings in the party wall, creating a single usable building inside.

### Comparative Analysis

Generally speaking, places with historical literary associations are under-recognised in heritage listings in Victoria, both at the State and local level. There is potentially a large number of residential buildings in Victoria that have literary associations, but few are listed. Where places have been listed it is often because they also have architectural merit and this was considered a more important criterion (and originally the sole reason) for heritage listing. In Victoria, and elsewhere, social history has not been an important consideration in evaluating heritage significance. This means that many places with significant literary associations but of mediocre architectural quality are not recorded or protected.

Within the City of Boroondara, a handful of surviving places are identified in the Thematic Environmental History of 2012 as having important literary associations. These include the house at 37 Britten Street, Glen Iris (the former residence of novelist George Johnston); the house at 54 Molesworth Street, Kew (former residence of the poet A.D. Hope from 1945 to 1950); and Studley House (Burke Hall preparatory school) in Nolan Avenue, Kew (referenced in Frank Hardy's *Power without Glory* (HO101) (Built Heritage 2012: 228). Another house within the City of Boroondara but not yet identified in any study, is 'Berrathon', 18 Norris Street, Surrey Hills, which was the home of the prominent

writer Frank Wilmot ('Furnley Morris') from 1910 to 1942. Also within the City of Boroondara, is the Robin Boyd I House (VHR HO879) at 664-666 Riversdale Road, Camberwell.

Outside the City of Boroondara there are number of places with significant literary associations, but only some of which are included in local heritage overlays. Some examples are:

- 'Arden', 1694 Healesville-Kinglake Road, Toolangi – C.J. Dennis built a house here in 1917 for himself and his new wife. His book *The Singing Gardens* (1935) was inspired by his garden. The house burnt down in the 1960s. The place is listed both for its association with Dennis and its fine specimen trees (Shire of Murrindindi HO94);
- 'Bundalohn', 6 Tennyson Street, St Kilda (City of Port Phillip HO269), the home of historian and author Henry Gyles Turner;
- Shaw Neilson Cottage, Nhill – former home of poet John Shaw Neilson now relocated to Shaw Neilson Park, Nhill (Pierce 1989: 378);
- 'Wurrung', Camperdown (Corangamite Shire HO136) – home of James Dawson, author of the important historical work, *Australian Aborigines* (1881);
- 86 Bellair Street, Kensington, the former home of Hal Porter (Pierce 1989: 360; City of Melbourne, in HO9 precinct);
- 18 Wallace Avenue, Toorak, the home of journalist and Herald & Weekly Times Director Keith Dunstan;
- 'Toowong Hill', Coorong (Hermes 69838), the home of Elyne Mitchell, who wrote the *Silver Brumby* series of novels for children (1950s-1970s); and
- Koroit Post Office, Koroit (Moyne Shire HO6), a former childhood home of the author 'Henry Handel Richardson' (pen-name of Ethel Richardson).

Some buildings with literary associations are listed on the Victorian Heritage Register but these are generally recognised primarily for their architectural significance and only a few, include a literary element to their significance. These include:

- Lake View, Chiltern (VHR HO280), the childhood home of Henry Handel Richardson;
- Holy Trinity Church, vicarage and hall, Williamstown (VHR H1734), home of the novelist Ada Cambridge;
- Heide II, Bulleen (VHR H1494), where a number of significant writers lived from time to time;
- Mulberry Hill, Langwarrin South (VHR HO745), home of Joan Lindsay, author of *Picnic at Hanging Rock* (1967);
- Robin Boyd II House, 290 Walsh Street, South Yarra (VHR 2105), designed and built by Robin Boyd, influential architect and writer on Australian architecture, as his family home; and
- 'Adam Lindsay Gordon Cottage' is building B5 within the Ballarat Botanic Gardens registration (VHR 2252); the former home of colonial poet Adam Lindsay Gordon was relocated from its original location, behind Craig's Hotel in Lydiard Street, Ballarat.

For some places on the VHR, such as Glenfern, East St Kilda (VHR H0136), an element of their significance is that they are represented in a literary work rather than being as a place of literary production.

An example of another place on the VHR that has a literary association that isn't mentioned in the VHR statement of significance is:

- 'Labassa', Caulfield North (VHR HO135), the mansion where Kenneth Slessor's epic 'Five Bells' was composed in the c.1930s.

Generally, the places listed as having literary associations have had a long association with the author rather than just a few years, as is the case with the house at 832 Burke Road, Camberwell. Although the association of C.J. Dennis with the place was only brief, the form of the association was important as the place where he wrote an important work and as the address from which he submitted the manuscript for his most famous work, as documented in his biography.

While 'The Victorian Heritage Register Criteria and Threshold Guidelines' (June 2014) were written for the assessment of places at the State level, they are still useful to guide assessments of local significance. For Criterion H 'Special Association with the life or works of a person ... of importance', four tests are set out. The first three are to see if the place generally satisfies Criterion H, and the final one to see if it satisfies it at a State level.

For the purposes of this assessment, these four tests will be applied to Carrington Hall, but the fourth test will be discussed in relation to the City of Boroondara (i.e., the threshold of local significance) instead of the State of Victoria. The first three tests are:

- *The place has a DIRECT ASSOCIATION with a person or group of persons who have made a strong or influential CONTRIBUTION to the course of Victoria's history; AND*
- *The ASSOCIATION of the place to the person(s) IS EVIDENT in the physical fabric of the place and/or in documentary resources and/or oral history, AND*
- *The ASSOCIATION directly relates to ACHIEVEMENTS of the person(s) at, or relating to, the place/object*

The fourth test (which should be applied to the City of Boroondara rather than to the State of Victoria) is:

- *The place allows the clear association with the person or group of persons to be READILY APPRECIATED BETTER THAN MOST OTHER PLACES OR OBJECTS IN [BOROONDARA]*

All four tests are clearly met at the local level. Carrington Hall is directly associated with the writer C.J. Dennis, who made a strong and significant contribution to the development of literature in Victoria and Australia (Test 1). The association of C.J. Dennis is evident in his correspondence and biographies that mention his residence at 107 Burke Road. It may also be evident in the building's ongoing function and physical form as a boarding house, which is externally intact to its 1912 built date (Test 2). The association of C.J. Dennis to Carrington Hall directly relates to his change of economic fortune with the publishing success of *The Sentimental Bloke* – he had arrived at the boarding house because he needed employment in Melbourne, and departed to build his own home in Toolangi following the great success of *The Bloke* and the considerable financial remuneration (Test 3). The address '107 Burke Road, Camberwell' is given as his address in his letter of submission of the manuscript of *The Sentimental Bloke* in 1915 (Test 3). Finally, the association of C.J. Dennis to Carrington Hall relates to his writing of *The Moods of Ginger Mick* (1916), which became another publishing success.

The fourth test is also met: that Carrington Hall allows the clear association with C.J. Dennis to be readily appreciated better than most other places or objects in the City of Boroondara. No other places associated with him are known in the municipality.

To conclude: Using the Heritage Victoria test for Criterion H one can clearly demonstrate that Carrington Hall, specifically 832 Burke Road, has a direct association to C.J. Dennis, who is a person who made a strong contribution to Australia's literary cannon. This

association is documented in Dennis' correspondence of that time and biographies of the man. And this association is directly related to Dennis' most recognised achievements: It was from this address in March 1915 that Dennis submitted to Angus & Robertson in Sydney the manuscript of his most famous and most successful work, *The Songs of a Sentimental Bloke* (1915), and it is also the place where he wrote the sequel, *The Moods of Ginger Mick*, published in October 1916. His literary success at this address allowed him to build a house on his land at Toolangi and get married in 1917.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

NA

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

NA

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

NA

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

The semi-detached pair at 832-834 Burke Road is one of a number of lively and varied pairs of dwellings, massed as Queen Anne villas, along Burke Road that are the work of local builder George Simpson. As a group, such rows of builders' developments create a distinctive character in this area of Camberwell and Canterbury, but individually they would be a contributory part of a larger group, and not individually significant for their architectural design.

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

NA

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

NA

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

NA

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

Carrington Hall is directly associated with the writer C.J. Dennis, who made a strong and significant contribution to the development of literature in Victoria and Australia. The association of C.J. Dennis is evident in the building's ongoing function and physical form as a boarding house. The association of C.J. Dennis to Carrington Hall directly relates to his change of economic fortune with the publishing success of *The Sentimental Bloke* – he had arrived at the boarding house because he needed employment in Melbourne and departed following the great success of *The Bloke* and the considerable financial remuneration. The address '107 Burke Road, Camberwell' is given as his address in his letter of submission of the manuscript of *The Sentimental Bloke* in 1915. Finally, the association of C.J. Dennis to Carrington Hall relates to his writing of *The Moods of Ginger Mick* (1916), which became another publishing success. Carrington Hall allows the clear association with C.J. Dennis to be readily appreciated better than most other places or objects in the City of Boroondara.

## Statement of Significance

### *What is Significant?*

Carrington Hall, at 832-834 Burke Road, Camberwell, a pair of Edwardian-era single-storey semi-detached brick dwellings erected in 1912 by local builder George Simpson.

The celebrated Australian poet Clarence Michael James Dennis (C.J. Dennis) (1876–1938) lived at no. 832 from 1915 until 1917, when it was operating as a boarding house. Under an earlier street numbering regime at that time the building was known as 107 Burke Road.

### *How is it significant?*

Carrington Hall, at 832-834 Burke Road, Camberwell, is of historical (associational) significance to the City of Boroondara.

### *Why is it significant?*

Carrington Hall, at 832-834 Burke Road, Camberwell, is of historical significance for its association with the notable Australian poet, C.J. Dennis (1876–1938), who was living here from 1915 until 1917. Dennis was living at the house when he submitted the manuscript for *The Songs of the Sentimental Bloke* (1915). *The Bloke*, as it was known, became one of the nation's most popular poems, selling 60,000 copies in its first year. Dennis was also living here when he penned his notable work, *The Moods of Ginger Mick* (1916).

Carrington Hall is significant for its association with the development of Dennis's career as a comic poet. His verse expressed something of the authentic and imperfect Australian character that appealed enormously to audiences of the time and contributed significantly to the development of an Australian nationalist literature. Written in a distinctly Australian colloquial style, dubbed 'larrikinese' it celebrated the irreverent Australian larrikin. *The Bloke*, as it was affectionately known, became the first work of Australian fiction to be made into a feature film (1919); indeed it was considered one of the best films made anywhere before 1920. (Criterion H)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b>	No

<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Community member

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<http://www.stephenwhiteside.com.au>

**Former Camberwell Fire Station and Flats**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

575 Camberwell Road, Camberwell

<b>Name:</b> Former Camberwell Fire Station and Flats	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Emergency services (former)	<b>Architect:</b> Seabrook & Fildes
<b>Grading:</b> Significant	<b>Builder:</b> L.J. Owen
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1938



**Figure 148. Principal elevation, Former Camberwell Fire Station, looking north. (Source: Trethowan Architecture, 2017)**

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell Roads and the Outer Circle Railway (Built Heritage 2012:128).

This nineteenth century suburban influx brought shops, churches, schools and other services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb during the twentieth century, shopping strips located elsewhere expanded to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from the Victorian though to the post-war period. With a developed society came the need for the provision of emergency services.

The first purpose-built fire station in Boroondara was erected in Walpole Street, Kew, in 1893 (Thematic Environmental History 2012:15). A second reel shed opened on Canterbury Road, Canterbury in 1899, but closed in 1914. Basic facilities at Camberwell and Hawthorn were replaced by purpose built fire stations at 48 Riversdale Road, Camberwell in 1899 and at 66 William Street, Hawthorn in 1910 (Thematic Environmental History 2012:25). From the 1930s, the Metropolitan Fire Brigade upgraded and replaced its older suburban fire stations, including the subject site.

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

## History

### ***575 Camberwell Road, Camberwell***

In 1937, a new fire station for Camberwell was proposed to replace the existing station on Riversdale Road which dated from 1899 (Built Heritage 2012:25). The proposal for a new fire station came about as part of a £100,000 loan from the government to the Metropolitan Fire Brigade (MFB) Board for greater expansion of its services into the expanding suburbs. A block of land was purchased on Camberwell Road later that year. Plans for a proposed fire station for the site were approved by the Camberwell City Council in late 1937 (*Age* 15 September 1937:18). Prior to adopting its current address, the site was originally addressed as 339-441 Camberwell Road (BP 9505).

From 11<sup>th</sup> March 1938 (*Age* 11 March 1938:8), tenders were called by the MFB Board for the construction of a fire station and residential quarters with the proposed plans and specifications being made available for inspection at the offices of the architects Seabrook and Fildes, 84 William Street, Melbourne (*Age* 12 March 1938:14). The selected tenderer was builder L.J. Owen whose involvement on the project was later recorded on the foundation stone of the main building.

Costing £5,330 (BP 9505), the complex of buildings comprised two semi-detached residences for senior officers, two flats for firemen above the fire engine hall, the fire engine hall itself and a laundry building, the whole complex was estimated to be 'completed in about 4 months' (*Age* 16 April 1938:8); refer Figure 150 and Figure 151. Following completion, the complex of buildings was described as being built of buff bricks and incorporated unusual architectural features. Completing the presentation of the complex was a cyclone fence, along the Camberwell Road boundary, commenced in November 1938 (BP 10619). The Camberwell Fire Station opened on 28<sup>th</sup> November 1938 (*Argus* 29 November 1938:7).

Further works to the complex commenced early in its history, beginning with the construction of a firemen's rest room by volunteer workers, at a cost of £150, in 1942 (BP 15579) followed by a fuel store, at a cost of £120, in 1945 (BP 17153) behind an existing Auxiliary Fire Shed (refer Figure 152). A series of carports were subsequently added to the complex in 1958 (BP 23882) and 1971 respectively (BP 48929). The most major works to occur would be undertaken in 1962 with the MFB forced to underpin the buildings at a cost of £400, structural inadequacies in the construction of the buildings appearing early (BP 30412). The former Auxiliary Fire Shed at the rear of the fire engine house (refer Figure 153), appears to have been demolished and replaced with a new addition to the fire engine house in the early 1990s (refer Figure 156).

The Camberwell Fire Station was decommissioned by the MFB prior to its sale in December 1995 for \$540,000 (Realestate.com.au *Property history for 575 Camberwell Road*).

Today, the complex is occupied by the Leezen Buddhist Association Incorporated.

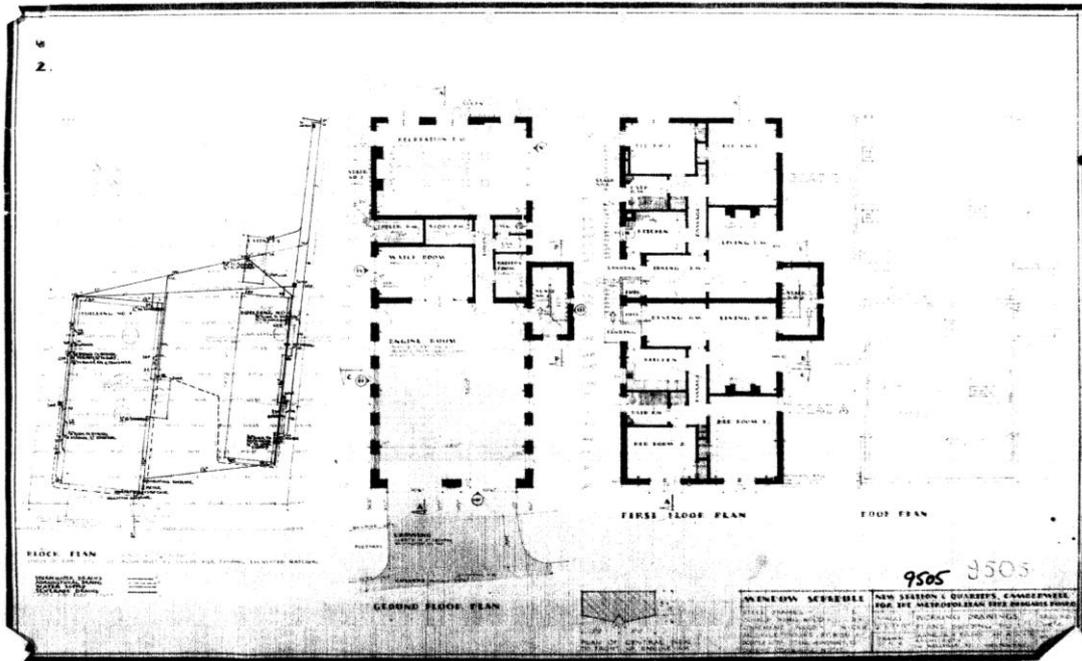


Figure 149. Floor plans for the former fire station and flats at 575 Camberwell Road, Camberwell by Seabrook and Fildes, 1938. (Source: Building Permit 9505)

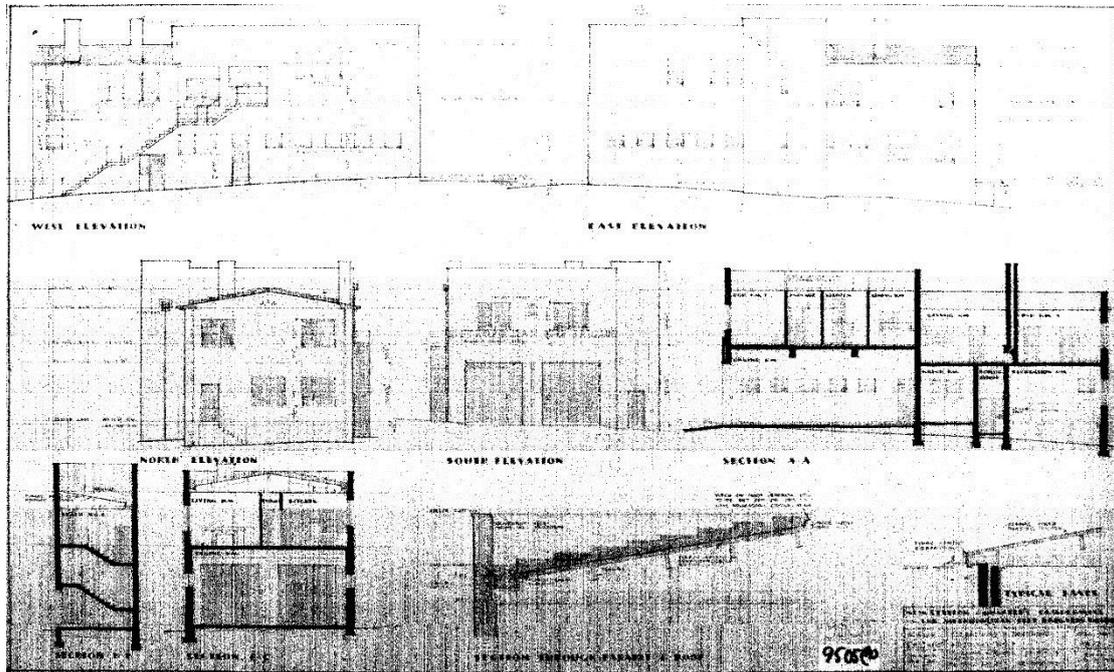


Figure 150. Elevations and sections for the former fire station and flats at 575 Camberwell Road, Camberwell by Seabrook and Fildes, 1938. (Source: Building Permit 9505)

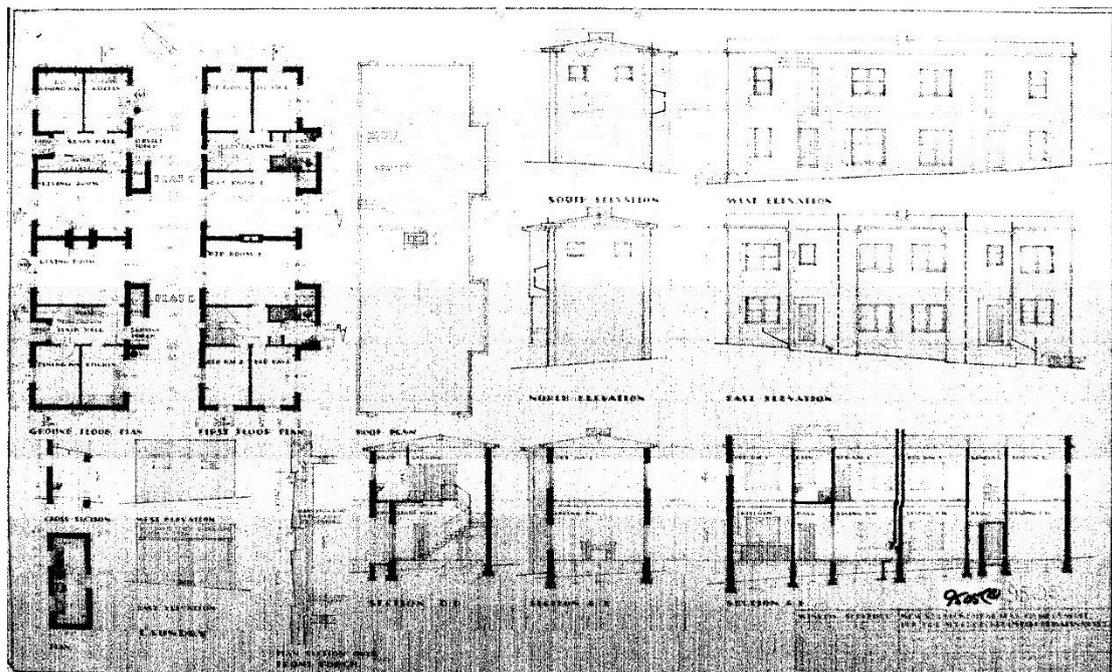


Figure 151. Architectural drawings for the former senior officer's residences at 575 Camberwell Road, Camberwell by Seabrook and Fildes, 1938. (Source: Building Permit 9505)

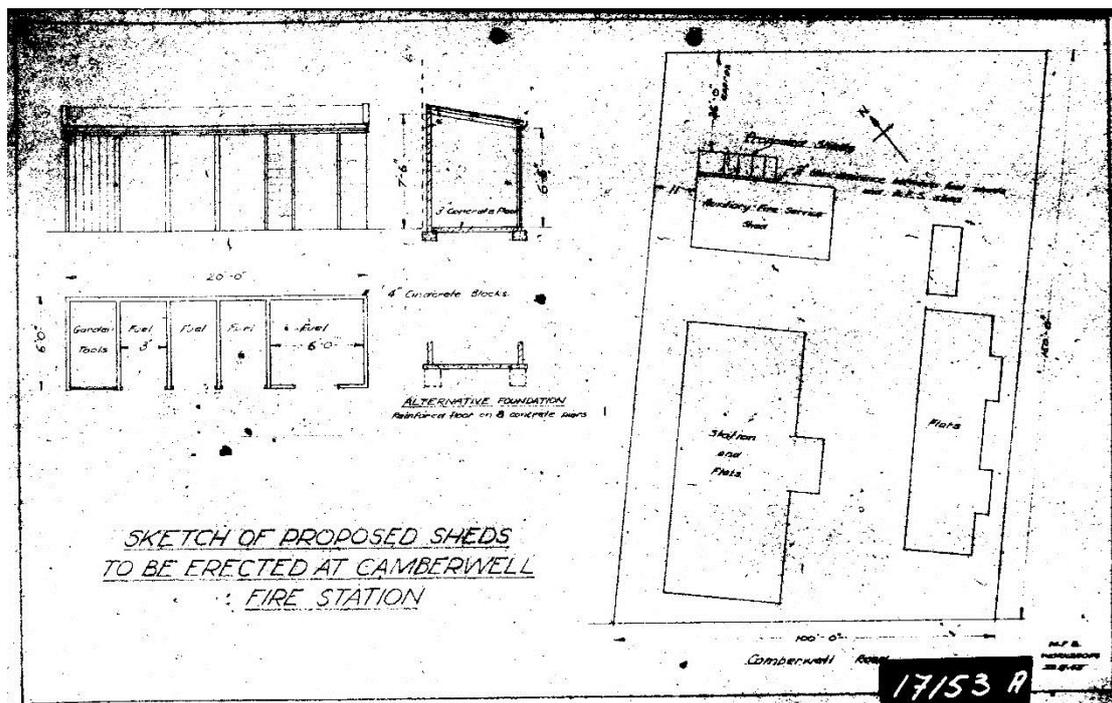


Figure 152. Architectural drawings for former fuel store at 575 Camberwell Road, Camberwell by Seabrook and Fildes, 1945. The fuel store is located behind the Auxiliary Fire Shed at top right of the image. The structure at top right of the image is presumed to be the firemen's restroom constructed in 1942. (Source: Building Permit 17153)

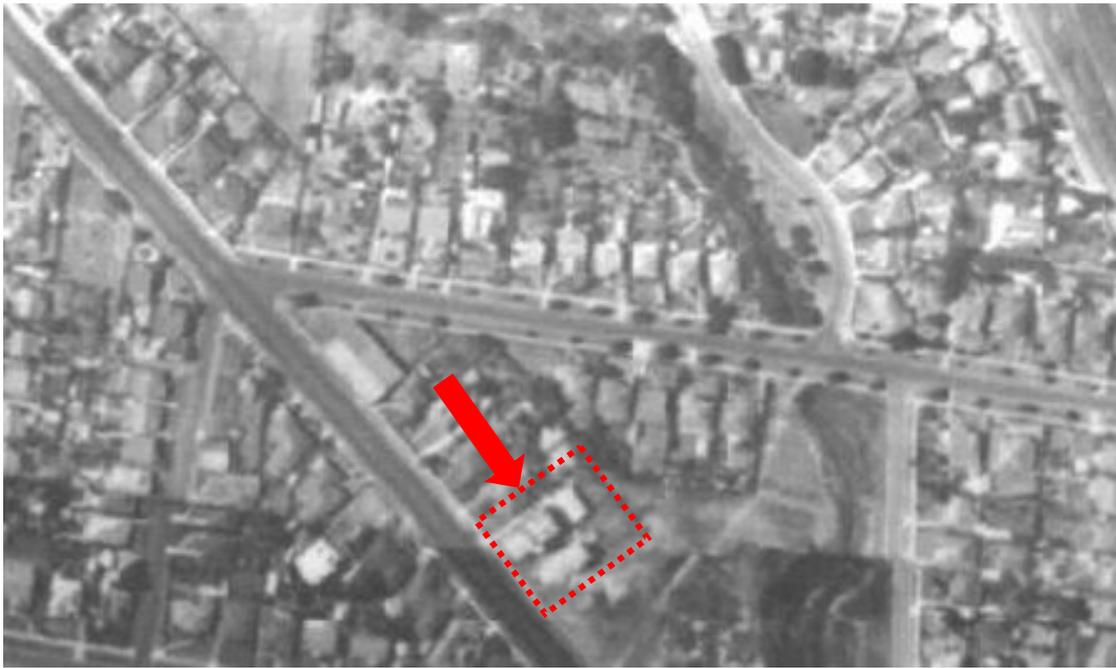


Figure 153. Aerial view of Camberwell, near Camberwell Fire Station c.1945. The location of the fire station is outlined in red. Note the various built forms of the complex, including the fire engine house with fire auxiliary shed behind and senior officers' residences at bottom with firemen's rest room. (Source: Jeffrey 2015, Melbourne 1945)



Figure 154. Camberwell Fire Station c.1940. A view looking east from Camberwell Road. (Source: Lyle Fowler 1940, SLV)



**Figure 155. Camberwell Fire Station c.1953. A view looking north-east from Camberwell Road. (Source: Tompkins 1953, BLS)**

### ***The Architect***

The firm of Seabrook and Fildes (1936-1975) was a notable architectural practice within Victoria. The practice was established in 1936 by architects Norman Seabrook (1906-1979) and Alan Fildes (1909-1956) (Phillips 2012:620). Norman Seabrook was the principal designer and a strong advocate for modernist architecture, something that he voiced publicly in his seminal '1935' article, published in *Australian Home Beautiful* (July 1935). Early work of the practice was published in multiple sources, including *Australian Home Beautiful*, *Art in Australia*, the *RVIA Journal* and newspapers, such as *The Age*. Their most innovative work produced during the 1930s when championed modernist design across a range of building types. (Phillips 2012:620-621). While Seabrook was the firm's principal designer, Alan Louis Fildes dealt with production and office management (Goat 2002).

In 1933, the practice gained the project they would become best known for, the award-winning design for MacRobertson Girls' High School in Albert Park. Funded by philanthropist Sir Macpherson Robertson, the school's design was influenced heavily by the experiences garnered by Seabrook from his architectural tour of Europe where he observed the work of Dutch architect Willem Dudok. A departure from other contemporary school designs being constructed in Victoria during that time, the design adopted an industrial aesthetic combined with functional planning, open-air classrooms, flat roof and modern internal fitout. MacRobertson Girls' High School marked an important beginning in the work of the practice, subsequently leading to a range of residential, commercial and industrial projects in addition to several notable fire stations (Phillips 2012:620). Notable buildings by Seabrook and Fildes include: Millswyn Street flats, South Yarra (c1936; demolished), Norman Seabrook Residence, 55 The Boulevard, Hawthorn (1935); Barnett's Buildings, 164 Bourke Street, Melbourne (1937-38); Royal Exchange Assurance building, Pitt Street, Sydney (1936-37); Warracknabeal Town Hall and Brunswick Fire Station (1937-38)

## Description & Integrity

The former Camberwell Fire Station, 575 Camberwell Road is in that part of Camberwell bordered by Tyrone Street to the north, Collings Street to the east and Camberwell Road to the south and west (refer Figure 156). The former fire station complex fronts Camberwell Road, to the south-west, and detached dwellings to the north and north-west, at 4 and 6 Tyrone Street and 573 Camberwell Road respectively. The remainder of the property is bordered to the south-east by Fordham Gardens, a municipal park.

Completed in 1938, the complex today retains the three buildings detailed in Seabrook and Fildes documentation: the fire engine hall and associated flats above, senior officer's residences and the laundry building that remains as a free-standing building immediately behind the officers' residences (refer Figure 159). The two main buildings are separated by a garden that extends along the front setback of the senior officer's flats. Early concrete pathways extend through the garden, connecting the various front entrances of the buildings with the footpath to Camberwell Road. The grounds of the complex are separated from the footpath by a low cyclone wire fence constructed from painted circular steel piping. Evident in early images of the building, the fence is no doubt that constructed in 1938 (refer Figure 157). Bitumen car parking and driveways extend the perimeter of the buildings and their immediate landscaping. A modern carport exists in the north most corner of the property.

The engine hall and flats are in a two-storey expressed orange brick building, with red corrugated Colorbond roofs, consisting of two distinct split-level built forms. The front section, addressing Camberwell Road, possesses a rectilinear built form concealing a gable roof and two chimneys behind a continuous parapet to three elevations; a vertical stair riser with parapet elevations forms a separate built form on the south-east elevation. The rear section possesses projecting gables, with two dominant chimneys, along the side elevations with a gabled elevation at the rear (refer Figure 157). Architectural elements are picked out in a variety of orange brickwork to the body of the building and manganese glazed Roman bricks to decorative features. Sections of orange brickwork are extruded along the body of the building, creating stringcourses that break up the building's mass. On the east elevation, the height of the stair well this is accentuated by a central recessed section that incorporates steel-framed windows with courses of glazed Roman bricks. Roman brickwork is utilised, in a tapering effect, as a separation between the vehicle entrances and as a divider between the steel framed windows to the side elevations (refer Figure 157). To the principal façade, additional architectural features included former white-painted, cast-cement signage once reading 'Metropolitan Fire Brigade' and the white-painted cast-cement heraldry of the Metropolitan Fire Brigade (MFB), and its motto 'Audax et Promptus', overhead. While later alterations are evident, notably the removal of all original timber window joinery and replacement of the entrance door at the base of the stair riser, the building retains its fenestration pattern intact (albeit for alterations to a single first-floor window at the rear of the building) and many original features, including the timber vehicle entrance doors to the engine hall and operable and fixed steel-framed windows at ground and first-floor level; all these extant elements appear to retain original wire-enforced safety glass. The removal of windows, and their replacement with anodized aluminium framed units, at the front of the building appears to have happened in the 1960s-70s. The remainder of buildings possess powder-coated aluminium framed units and appear contemporary with the construction of, what appears a c. 1990s, single-storey orange brick addition, with hipped red tile roof with projecting eaves at the rear (refer Figure 156). Additional fixtures and fittings added to the building during this period include new downpipes and guttering and solar panel units, which are located on the roof of both the 1938 Seabrook and Fildes and later 1990s sections of the building.

The former senior officer's residences is a two-storey gabled building, constructed from expressed orange brick with a gabled red Colorbond roof with projecting eaves (refer

Figure 157 and Figure 159). On the north-west elevation, the principal entrances open off recessed porches which are denoted by the same vertical brickwork detail as that to the stairwell of the fire engine hall and flats; the extruded brick work stringcourse detail of the engine hall building is also incorporated within this building. The building retains its original fenestration pattern; however, all original timber windows have been removed and replaced with powder-coated aluminium framed units. In addition to roofing and guttering, new guttering and downpipes form part of alterations to the building. The original laundry building, located at the rear of the officer's flats, apart from re-roofing works in red Colorbond corrugated metal sheet and the application of later pipework to the walls, appears to largely retain its original appearance, including original steel-framed windows.



**Figure 156. Aerial view of Camberwell Fire Station (former). The original 1938 fire station and senior officers' residences are outlined in red and blue respectively. The new addition at the rear of the fire station is outlined in yellow. (Source: Google Maps, 2017)**



**Figure 157.** View of the property from Camberwell Road, looking east. The former engine hall and associated flats, is in the foreground and the senior officer’s residences behind. The foundation stone is at left of the entrance doors to the engine hall. Note the extant cyclone wire fence constructed in 1938. (Source: Trethowan Architecture, 2017)



**Figure 158.** View of the foundation stone to the principal façade of the fire engine hall building. (Source: Trethowan Architecture, 2017)



**Figure 159.** View of the principal (north-west) elevation of the senior officer’s flats, looking east. Note the original laundry building in the background. (Source: Trethowan Architecture, 2017)

## Comparative Analysis

### **Modernism**

In Australian architecture, the ideals of modernism were disseminated within the local context by young Australian architects who had made architectural pilgrimages to Europe during the depression years of the 1930s (Apperly, Irving & Reynolds 1989:184). In Europe, the *Neue Architektur* (new architecture) as it was known 'favoured abstraction, the removal of any historic or conventional stylistic detail, in favour of plain, unadorned surfaces in a celebration, where possible, of new materials such as concrete, steel and glass. The open plan, transparency, the privileging of free movement above formality and symmetry, the embrace of the health-giving qualities of sunlight and open air, and an idealisation of the machines of the early 20<sup>th</sup> century – the car, the ocean liner and the aeroplane – were all part of modernism's concerns' (Goad 2012:464).

Within the Australian context, some of the greatest benchmarks for Modernist design were those of educational, health and emergency services facilities – hospitals in particular – such structures being located at the centre of most Australian cities and towns and as such some of the largest modernist structures in these settings. Good examples include Stephenson and Meldrum's award-winning King George V Memorial Wing for Mothers and Babies at the Royal Prince Alfred Hospital, Sydney of 1938-41 (Goad 2012:464-465). Indeed, many buildings promoting aspirations of health and wellness incorporated such ideologies, Edward F. Billson's former Sanitarium Health Foods factory (VHR0619), at Warburton, one such example of the application of these aspirations within a commercial context. In light of the good clay colours available across the country, a tradition of brick constructed modernist buildings developed, particularly amongst government-sponsored education projects completed by the various Public Works Department (PWD) of Australian state governments, in this instance progressive education, and education reform, becoming immortalised by suitably progressive architecture, an outstanding example of which, while not being a design of a PWD, was Norman Seabrook's competition winning 1933 design for the MacRobertson Girls' High School, Albert Park, completed in cream brick (Goad 2012:464). Camberwell Fire Station is an example of Seabrook and Fildes' orange-brick Modernism adapted to the Australian context. Modernism was introduced to Australia from Europe, via young Australian architects, where the style was popular in the interwar period.

### **Fire stations**

Seabrook and Fildes' 1938 Modernist fire station at Camberwell is a good example of interwar fire station design in the City of Boroondara. Within the municipality, earlier examples of the typology include Oakden and Ballantyne's 1910 Former Hawthorn Fire Station (VHR1327), at 66-68 William Street, Hawthorn, albeit in the Edwardian Freestyle then typical of much of that practice's early oeuvre of work (refer Figure 160), while Harry Winbush's 1941 former Kew Fire Station (HO274), at 35-37 Belford Street, Kew East, demonstrates a later, yet comparable example, of inter-war Modernist styling (refer Figure 161). Comparable examples of Seabrook and Fildes work in the typology include the 1936 Brunswick Fire Station, 24 Blyth Street, Brunswick (refer Figure 162), the former Brighton Fire Station (1939; significantly altered) and the former Windsor Station (1941; demolished).

The Camberwell Fire Station, one of four designed by the practice, is indicative of Seabrook and Fildes' adoption of the Modernist style in new fire stations during a peak in the development, and changing architectural policy, of the Metropolitan Fire Brigade (MFB) and its infrastructure following the implementation of the Fire Brigades Act of 1890; the Act giving the MFB the ability to form fire units, to train and house firemen, and to accommodate them and their fire vehicles in specially designed buildings (VHR Place ID H1320, 'Former No. 3 Carlton Fire Station').

The adoption of Modernism by Seabrook and Fildes across much of its oeuvre of work, particularly that of fire stations, is considered undoubtedly linked with an apparent departure from the domestic style of architecture advocated by the preceding commissioned architects to the MFB, initially the practice of Oakden and Ballantyne and thence Cedric Ballantyne, a position inherited from his former business partner Percy Oakden (Navaretti 2012:62-63).

The Brunswick Fire Station (H0916) is representative of this change in architectural policy by the MFB, being the first fire station designed by Seabrook and Fildes, in 1936, following them securing the position of commissioned architects to the MFB. Considered a fine example of the vocabulary of modern architecture pioneered by the Dutch architect Willem Dudok and his expertise in brick construction, the complex was also considered rare as 'perhaps the only example of a separate fire station building and flat block complex which forms its own residential precinct, indicative of modern urban planning then occurring in Europe' (VHR Place ID H0916, 'Brunswick Fire Station and Flats'); one of these blocks of flats has since been demolished (Heritage Alliance 2008:27). Further alterations to the building include the replacement of many of the original windows and doors with modern aluminium framed alternatives (refer Figure 162).

While Brunswick Fire Station remains largely intact, despite the loss of one of its blocks of flats and alterations to window fenestration, the former Brighton Fire Station, 10-14 Boxshall Street, Brighton (1939) in comparison has been altered beyond recognition as part of its conversion into flats following its decommissioning in 1989. While retaining its 'T' shaped built form with flat roof, port hole windows to a side elevation, cast-cement heraldry of the MFB, and a concrete roofed covered walkway to the entrance of what were the firemen's flats, significant alterations have all but altered the appearance of the complex (Heritage Alliance 2008:27). These alterations include the rendering of what would have originally been the expressed brickwork construction of the building, infilling of the vehicle entrance to the engine hall with new brickwork and obscuring of views into the complex from the street with new brushwork fences and a letterbox unit, the works having changed the appearance of the building, its relationship with the street and as such impacted significantly upon its significance, and interpretation, as a work of Seabrook and Fildes (Figure 163).

Within Seabrook and Fildes' work in the fire station typology, the former Camberwell Fire Station complex remains as a largely unaltered example in the Melbourne metropolitan area that is representative of the development of small fire service complexes that formed their own residential precincts within the suburban context. It is the only example of Seabrook and Fildes' work in the City of Boroondara.



Figure 160. 'Former Hawthorn Fire Station', 66-68 William Street, Hawthorn, 1910, by Oakden and Ballantyne (architect). (Source: Heritage Victoria)



Figure 161. 'Former Kew Fire Station', 35-37 Bedford Road, Camberwell, 1941, by Harry Winbush (architect). (Source: Heritage Victoria)



Figure 162. 'Brunswick Fire Station and Flats', 24 Blyth Street, Brunswick, 1936, by Seabrook and Fildes (architect). (Source: Heritage Victoria)



Figure 163. 'Former Brighton Fire Station and Flats', 10-14 Boxshall Street, Brighton, 1939, by Seabrook and Fildes (architect). (Source: Heritage Victoria)

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The former Camberwell Fire Station is important to the City of Boroondara as it illustrates the development of the municipality, the necessity for the upgrading of firefighting resources in the growing suburbs of the municipality during the early 20<sup>th</sup> century and the response by the Metropolitan Fire Brigade (MFB) to this need through its development of small fire service complexes that formed their own residential precincts within the suburban context. This response represented a departure from the early single-building fire stations constructed during previous growth periods within the municipality during the 19<sup>th</sup> century. This saw the subsequent purchase of the land, in 1937, and construction of the station, to a design by the architects Seabrook and Fildes, by the MFB in 1938.

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

N/A

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

N/A

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

The former Camberwell Fire Station is important in its demonstration of a period of changing architectural policy adopted by the Metropolitan Fire Brigade during a peak in the construction of fire stations following the implementation of the Fire Brigades Act of 1890. This architectural policy represented a departure from the previously domestic-style work advocated by previous commissioned MFB architects and the adoption of Modernism and its connotations of efficiency, the new and the idealisation of the machine during the early 20<sup>th</sup> century. The design also illustrates the work of the celebrated architectural practice Seabrook and Fildes during their tenure as commissioned architects of the MFB.

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

The 1938 complex of buildings is a fine, and largely externally intact, example of the Modernist architectural style, executed in expressed brickwork then popular in government-sponsored building projects of the period. The main buildings exemplify the ideals of modernism within the local context following Norman Seabrook's (of Seabrook and Fildes) architectural pilgrimage to Europe in the depression years of the 1930s that was then introduced within the Australian context in his ground breaking winning design for MacRobertson Girls' High School in 1933. As such, the complex represents the earliest adaptation of these Modernist ideals, previously adapted to the Australian context, as a fire station complex within the suburban context of the City of Boroondara.

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

N/A

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

N/A

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

N/A

### **Statement of Significance**

#### *What is Significant?*

The former Camberwell Fire Station, 575 Camberwell Road, Camberwell, built in 1938 by L.J. Owen to a design by Seabrook and Fildes, consisting of the fire engine hall with first floor flats, separate senior officers' residences, separate laundry building and front boundary fence to Camberwell Road. The rear extension added in the 1990s is not contributory.

#### *How is it significant?*

The former Camberwell Fire Station is of local historical and architectural significance to the City of Boroondara.

#### *Why is it significant?*

The former Camberwell Fire Station was constructed to replace an existing aged facility constructed in Riversdale Road in 1899. Its construction occurred at a time of significant expansion by the Metropolitan Fire Brigade (MFB), following the implementation of the Fire Brigades Act of 1890, into the developing south-east suburbs during the early 20<sup>th</sup> century. Constructed in 1938, on land purchased in 1937 by the MFB, the new station represents a small residential precinct within the suburban context, being a direct result of the number of engines and associated crews required to service the growing suburbs. (Criterion A)

The former fire station, the extant buildings constituting those originally constructed in 1938, is significant as a fine and relatively intact example of Modernist architecture adapted for the suburban context, thereby reflecting the development of the City and its response to the need to provide adequate emergency service facilities for residents. The complex is an important example of the work of the architectural practice Seabrook and Fildes, a firm well regarded for their Modernist design across their oeuvre of architectural work. (Criteria D and E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Context Pty Ltd

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**CONFERENCE HALL (Open Brethren)**

Prepared by: Context Pty Ltd

**Address:**

25 Cookson Street, Camberwell

<b>Name:</b> Conference Hall (Open Brethren)	<b>Survey Date:</b> January 2017
<b>Place Type:</b> Community	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1924-25

**Historical Context**

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell

is bound by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853 and it retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128).

This nineteenth century suburban influx had brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb, shopping strips located elsewhere expanded during the twentieth century to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies.

The City of Boroondara, from the late nineteenth century, and into the twentieth century, saw the emergence of places of worship associated with hitherto unrepresented religious groups outside the predominant Protestant and Catholic church systems. These, however, have always represented a minority amongst the worshippers in the area. Among these religious minorities was a Brethren fellowship, which formed in Canterbury in the Interwar period and originally met at the residence of John McAlpin, founder of the McAlpin flour company, at 14 Balwyn Road (HO264) (Built Heritage 2012:171-172). Further research is needed to establish the connection between this fellowship and the Open Brethren which met at 25 Cookson Street from 1925 onwards.

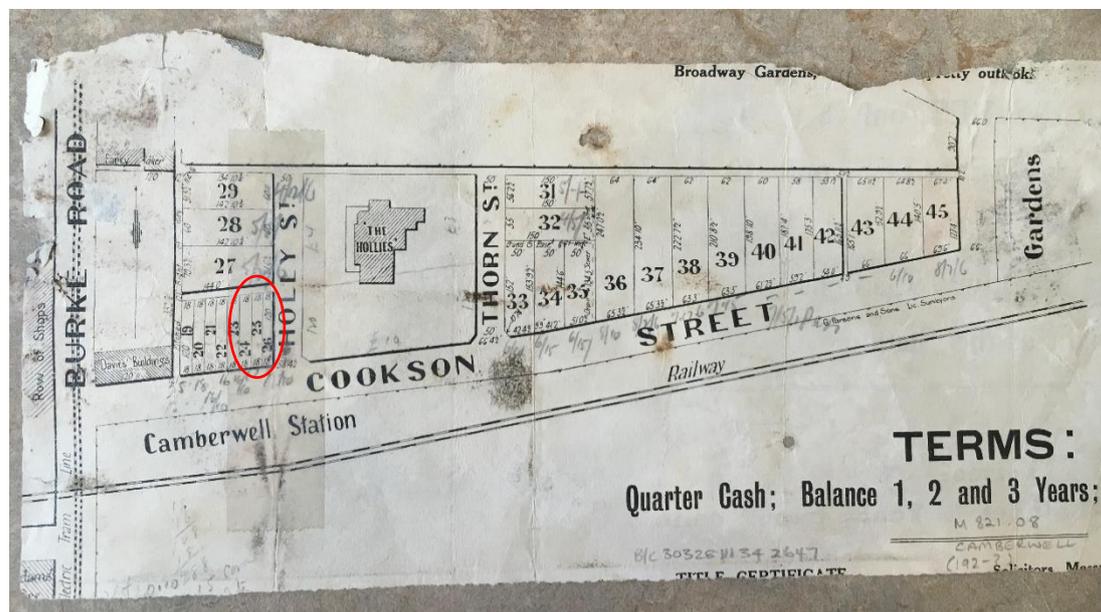
The Open Brethren are a group of Protestant Evangelical Christian churches, originating in Ireland during the 1820s and part of the Assembly Movement. The name 'Open' Brethren distinguished the assemblies from the Exclusive Brethren, with whom they share historical roots, namely the Plymouth Brethren. The division of the Plymouth Brethren into the Open and Exclusive Brethren took place in the 1840s (Dickson 2000:2). The Christian Brethren Trust was established in the early 1900s, as a trust to hold land and buildings in Victoria for the Open Brethren (CCCVAT).

As well as Conference Halls, the meeting places of the Open Brethren are usually called a 'Gospel Chapel', a 'Gospel Hall' or an 'Assembly Hall', deliberately avoiding the word 'church'. At the Conference Halls, regular conferences and meetings for the Brethren were held. Conferences are a strong tradition among the Open Brethren Movement, often inviting guest speakers. The most prominent function of the conferences was to inculcate doctrine but they also helped establish a sufficient uniformity of teaching and provided an opportunity for social gathering (Dickson 2000:181).

### **History**

The former Open Brethren Conference Hall is located on the north side of the street, on the corner of Holly and Cookson streets. The two story brick building was built in 1924-25 (S&Mc 1926). It sits across three lots, Nos 24-26, which were part of the 1920s subdivision 'Holly's Estate'. The land, fronting Cookson, Thorn and Holly streets, was

surveyed by G. Parson in July 1920. Development began in the early 1920s and was completed by 1930 (Butler & McConville 1999 vol 3). Cookson Street is characterised by residential development to the east and a small commercial strip closer to Burke Road to the west.



**Figure 164. Subdivision plan of Hollies Estate, Camberwell, dated 1920s. The subject site circled in red. (Source: SLV)**

The five room brick hall was built for the Christian Brethren, also called the Open Brethren as a meeting place and Conference Hall. Owners were the 'Trustees of the Christian Brethren'. Shortly after completion in 1926, the building had a net annual value of 32 pounds (RB 1925-26). In the directories of the 1920s, 25 Cookson Street is listed as a 'Bible & Book Repository' and 'Conference Hall', and later only referred to as a 'Conference Hall'. Caretaker of the building from 1925 until the late 1930s was G. Redpath (S&Mc 1926, 1938 & 1942).

In the early days of the Brethren movement, they often inherited buildings previously constructed for other religious communities or gathered in people's homes, 14 Balwyn Road being one of these examples. However, wherever they built their own meeting places, they applied their ecclesiastical principles. The purpose built buildings were often spacious halls, such as 25 Cookson Street. They contained benches rather than pews, and had no elevated pulpit for preaching, instead providing a reading desk. There was an early tradition among the Brethren fellowship to make the circumstances of worship as un-ecclesiastical as possible, which was reflected in the relatively plain buildings (Dickson 2000:125).

Several guest speakers, some international, are reported to have hosted meetings and attended conferences at the Camberwell Conference Hall from the 1920s onwards. In 1926 the 42nd annual rally of the Evangelisation Society of Australasia was held at the conference hall (*Argus* 24 September 1926:9). In 1951, a member of the Plymouth Brethren from Iceland, Arthur Gook, spoke at the Conference Hall as well as at a number of other meeting halls in Melbourne (*Age* 19 May 1951:10). In 1965, an Evangelist from Singapore, Dr James Gnanamuthu hosted a series of meetings at the hall, arranged by the Open Brethren (*Age* 26 November 1965:16). Besides from hosting conferences and guest speakers, the function of the Conference Hall seems to have been very similar to a

church, with both marriage and funeral services taking place (*Age* 28 May 1945:4, *Argus* 29 September 1941:4).

In 1981, the building was advertised for sale as a 'Church Hall', then comprising a 'large entry foyer, ground and first floor halls, cloakrooms, three offices and kitchens, plus several other areas and retail shop front' (*Age* 4 November 1981:50). Since the 1980s the building has been used for commercial purposes and operated as an Antiques Centre.

### **Description & Integrity**

The former conference hall, now Camberwell Antique Centre is located on the corner of Cookson and Holly Streets opposite the Camberwell Station. The building is a substantial Interwar Stripped Classical design that has a two storey component with shopfronts at street level and offices above. Behind the street frontage the remainder of the building is a large single storey volume with a mezzanine gallery. An extension at the rear of the hall has been constructed at the first floor level with carparking beneath. A further extension has been inserted above the former roofline of the front. This is visible on Holly Street as an extended wall height but is largely concealed behind the twin gabled parapets that adorn the frontage.

At street level there is a central entry with steps flanked by brickwork panels with decorative features. One shopfront retains blue tiled panels, Interwar metal framed shopfront windows and leaded glass highlights. The glazed door also appears to be original. The other shopfront has been substantially altered and features rough brickwork. There is a cantilevered verandah across the entire frontage that features a pressed metal soffit.

The façade features a combination of face red brick and rendered panels with a central spandrel with Conference Hall applied lettering. The central bay has triple arch-headed windows flanked each side by a single semi-circular arched window. The semi-circular theme is carried through to the parapet that frames the openings. Further rendered panels for lettering are located at the mid level. From Holly Street the building is a plain red brick wall with piers interspaced by timber framed sash windows. Two sets of modern stairs with iron railings lead to the main space and the rear extension adjacent to the Holly Street footpath.

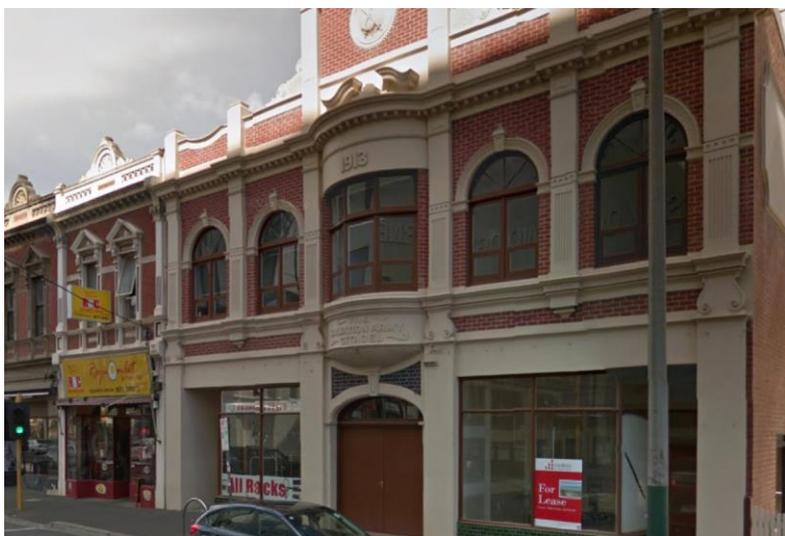
The front entrance, glazed doors and foyer are moderately intact, however, the interior has a lowered ceiling with a partial gallery. Upstairs a new office fitout has exposed the steel roof trusses but there is little of the main auditorium that has not been altered.

### **Comparative Analysis**

New Christian denominations represented were part of the Boroondara landscape, including the Church of Christ, Zion Baptist with their Mission church and the Society of Friends (Quakers) all established in Boroondara. The Salvation Army met at Hawthorn before building its citadel in Burwood Road. The Open Brethren were part of the movement to build a particular type of premises for meeting and worship that was not necessarily modelled on ecclesiastical architecture. The buildings were designed more as auditoriums for preaching rather than churches for Christian ritual. These buildings tended to be located onto the street front and part of commercial streets rather than isolated buildings surrounded by land.

Former Salvation Army citadel, 422 Burwood Road (1912)- a two storey building of similar layout to the Open Brethren conference hall with a central entrance and shopfronts on the street and three bayed upper floor with arch-headed windows. A central bow window with broken pediment is the major feature of the frontage. The

Salvation Army citadel is a particularly fine example that is more elaborate in its architecture than 25-27 Cookson Street.



**Former Salvation Army Citadel, 422 Burwood Road, Hawthorn. Source: Google Maps**

Assembly halls and meeting rooms are similar types of buildings, often doubling as theatres for part of their life. The Former Canterbury Hall at 117 Maling Road, Canterbury is a Free Classical building with glazed shopfronts and entrance doors at street level and an original cantilevered verandah. (HO145 Maling Road Shopping Centre and Residential Environs, Canterbury)

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The former Open Brethren conference hall at 25 Cookson Street, Camberwell, built in 1924, is historically significant for its demonstration of the emergence of minority religious groups that diversified Camberwell's Protestant and Catholic majorities. As an Evangelical Christian group originating in Ireland in the 1820s they share historical roots with the Plymouth Brethren, forming a small fellowship group in Camberwell associated with John McAlpin, founder of the McAlpin flour company.

25 Cookson Street is historically significant for its demonstration of the function of the Brethren conferences that emphasised speaking and teaching rather than the following of Christian rituals. Although the once spacious interior is now modified by a lowered ceiling, the entrance and foyer remain to demonstrate some of the functions of the place. The relatively unadorned façade represents a deliberate design intent to provide non ecclesiastical spaces for Brethren gatherings.

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

N/A

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

N/A

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

The conference hall is historically significant for its demonstration of new Christian denominations that located their buildings onto the street front and as part of commercial streets rather than isolated church buildings, exemplified by the Salvation Army as well as the non-religious traditions of assembly halls and meeting rooms.

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

25 Cookson Street, the former Open Brethren conference hall is aesthetically significant for its Interwar Stripped Classical design featuring a combination of face red brick and rendered panels and a central spandrel applied lettering. The façade is enriched through the use of triple arch-headed windows flanked each side by a single semi-circular arched window with the semi-circular theme carried through to the parapet.

The place is aesthetically significant for its central entry with steps flanked by brickwork panels with decorative features. Of particular interest is the intact shopfront with blue tiled panels, metal framed shopfront windows and leaded glass highlights. The glazed entry doors and cantilevered verandah with pressed metal soffit are notable features.

Now operating as the Camberwell Antique Centre, the place has been modified with a rear and roof top extension and a number of internal changes but still retains a high degree of integrity to the exterior.

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

N/A

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

N/A

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

## Statement of Significance

### *What is Significant?*

The former Open Brethren conference hall, 25 Cookson Street, Camberwell, built in 1924 and now operating as Camberwell Antique Market is significant.

### *How is it significant?*

25 Cookson Street is of local historic and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The former Open Brethren conference hall at 25 Cookson Street Camberwell, built in 1924, is historically significant for its demonstration of the emergence of minority religious groups that diversified Camberwell's Protestant and Catholic majorities. As an Evangelical Christian group originating in Ireland in the 1820s they share historical roots with the Plymouth Brethren, forming a small fellowship group in Camberwell associated with John McAlpin, founder of the McAlpin flour company.

25 Cookson Street is historically significant for its demonstration of the function of the Brethren conferences that emphasised speaking and teaching rather than the following of Christian rituals. Although the once spacious interior is now modified by a lowered ceiling, the entrance and foyer remain to demonstrate some of the functions of the place. The relatively unadorned façade represents a deliberate design intent to provide non ecclesiastical spaces for Brethren gatherings. The conference hall is historically significant for its demonstration of new Christian denominations that located their buildings onto the street front and as part of commercial streets rather than isolated buildings church buildings, exemplified by the Salvation Army as well as the non-religious traditions of assembly halls and meeting rooms. (Criterion A)

25 Cookson Street, the former Open Brethren conference hall is aesthetically significant for its Interwar Stripped Classical design featuring a combination of face red brick and rendered panels and a central spandrel applied lettering. The façade is enriched through the use of triple arch-headed windows flanked each side by a single semi-circular arched window with the semi-circular theme carried through to the parapet. The place is aesthetically significant for its central entry with steps flanked by brickwork panels with decorative features. Of particular interest is the intact shopfront with blue tiled panels, metal framed shopfront windows and leaded glass highlights. The glazed entry doors and cantilevered verandah with pressed metal soffit are notable features. Now operating as the Camberwell Antique Centre, the place has been modified with a rear and roof top extension and a number of internal changes but still retains a high degree of integrity to the exterior. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No

<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

Age, as cited.

Argus, as cited.

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**NAZARETH HOUSE**

Prepared by: Context Pty Ltd

**Address:**  
16 Cornell Street, Camberwell

<b>Name:</b> Nazareth House	<b>Survey Date:</b> 7 February 2017; 28 September 2015
<b>Place Type:</b> Community	<b>Architect:</b> W.P. Conolly; Children's Wing and Chapel by R.W. Appleford
<b>Grading:</b> Significant	<b>Builder:</b> Massey & Sons
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1933-35, Children's Wing 1948-53, Chapel 1952-54.



### Historical Context

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

This nineteenth century suburban influx had brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb, shopping strips located elsewhere expanded during the twentieth century to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from Victorian though to the post-war period.

While the City of Camberwell underwent comparably intense – or even more intense – residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the remaining former farmlands of the suburb had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

### History

Religious orders have had an influential presence in the City of Boroondara since the late nineteenth century. Characteristically, the history of these orders is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and run by them (Built Heritage 2012:174).

In the late 1920s, Archbishop of Melbourne, Rev. Mannix, invited the Sisters of Nazareth to establish a home in Melbourne for the care of the elderly and children. Eight sisters

arrived from London in 1929. The order of the Sisters of Nazareth had been founded in 1851 in London, by Cardinal Wiseman, and subsequently spread to other parts of the world. In Australia, the first branch of the order was established in Ballarat in the late nineteenth century (*Argus* 4 June 1929:12).



**Figure 165.** Northern part of the Nazareth House site, prior to 1933. The weatherboard cottage purchased by the sisters in 1929 appears to be at the top centre (with a return verandah), with two large outbuildings behind it (Source: MMBW Plan No. 76, n.d., at SLV)

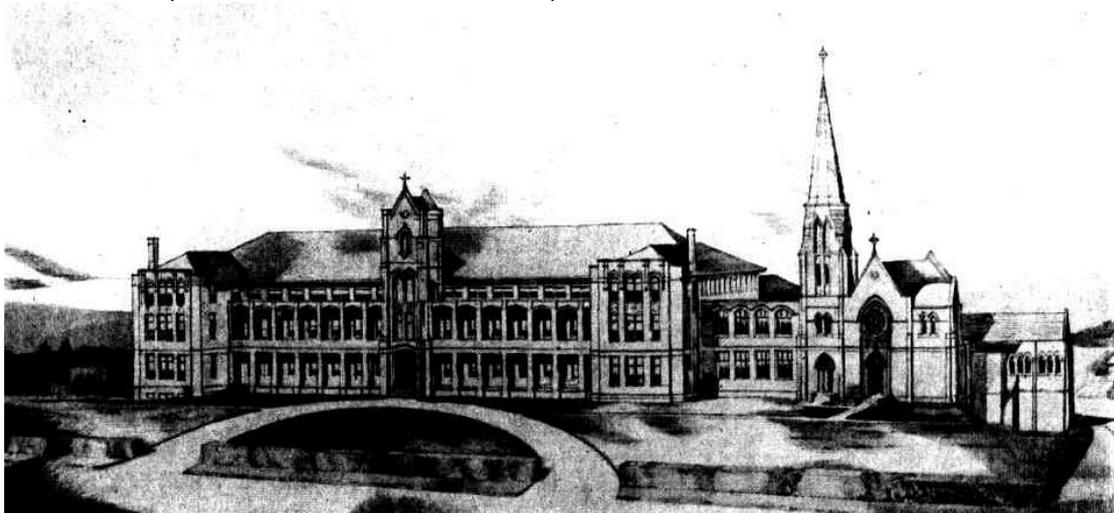
The site of Nazareth House was purchased in 1929 for 7,000 pounds, consisting of approximately 18 acres and a six room weatherboard cottage. The site originally had a 150-metre frontage to Cornell Road, bounded by Highfield Road to the east (*Advocate* 26 October 1933:15). The cottage was occupied by the sisters, and a nine roomed weatherboard building was added to the property, named Nazareth House, as a temporary building to house the men and women in their care. The facilities were basic, in lieu of the new building being planned (Butler & McConville 1991:107).



**Figure 166.** The Nazareth House site in 1938. The pre-1929 weatherboard cottage is gone, and the western half of the current Nazareth House is visible, as well as the front gates and gatehouse and some outbuildings at the rear. The building to the left of Nazareth House appears to be the nine-roomed building purpose-built for the sisters in the early 1930s (and since replaced by the Chapel). (Source: MMBW Detail Plan No. 3007, 1938, SLV)

Architect W.P. Conolly was commissioned to design the new seventy-eight room Nazareth House, proposed to house '200 children and 200 aged and infirm men and women'. The cost of the building was an estimated 40,000 pounds, and part of an overall development scheme costing over 90,000 pounds. Nazareth House was planned as a whole but divided into five sections, allowing the building to be completed over time, as funds became available (*Advocate* 12 November 1931:11, Butler & McConville 1991:107). The design was described in a 1933 article in *The Advocate*:

*The general treatment of the walls will be in blue and red brickwork, with cream cement dressings and chocolate coloured tile roofs ... Internally the main block will be finished in modern materials ... There will be wood dadoes to corridors and terrazzo partitions and floors to sanitary apartments, Victorian mountain ash floors throughout, fibrous plaster ceilings, and well lighted and ventilated rooms (Advocate 26 October 1933:15).*



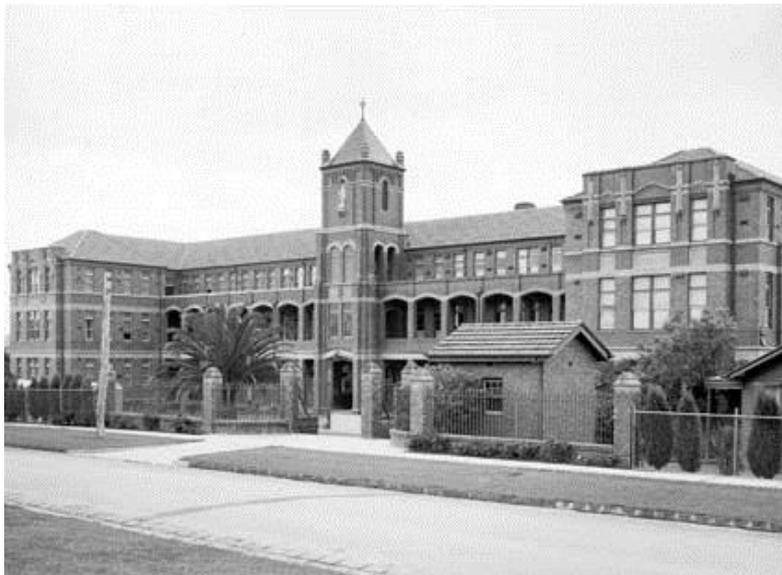
**Figure 167.** Conolly's original design featured in a 1931 article. (Source: *Advocate* 22 October 1931:14)

The foundation stone of the new Nazareth House was laid in November 1933, and the building was constructed by builders Massey & Sons. The first block was officially opened in 1935. The original design by Conolly also featured a chapel with a tall tower, adjoining the building to the west, planned to be completed at a later date (*Advocate* 4 April 1935:13). However, this chapel was never realised, and a permanent chapel at Nazareth House was not built until 1952-54, designed by architect Reginald W. Appleford (BP 10316).

Appleford started his career as a pupil of Conolly's in 1900, but left the firm in 1914. His experience working directly with Conolly may explain his later commission for Nazareth House. Appleford also designed a major extension of the building, which commenced in 1948. At this time around 150 elderly people were housed at Nazareth House (*Advocate* 25 March 1948:15). The extension was built to conform with Conolly's original design, and comprises the eastern wing (to the right-hand side of the central tower). The addition was intended as a children's wing to house 150 female child migrants from Great Britain. The project was funded by State Government, Commonwealth Government and the Catholic Church (*Argus* 5 February 1949:15).



**Figure 168.** The site in 1945. Note the trees and circular driveway in front of the first half of Nazareth House, and the Cypress hedge to the west of the entrance gates. (Melbourne 1945)

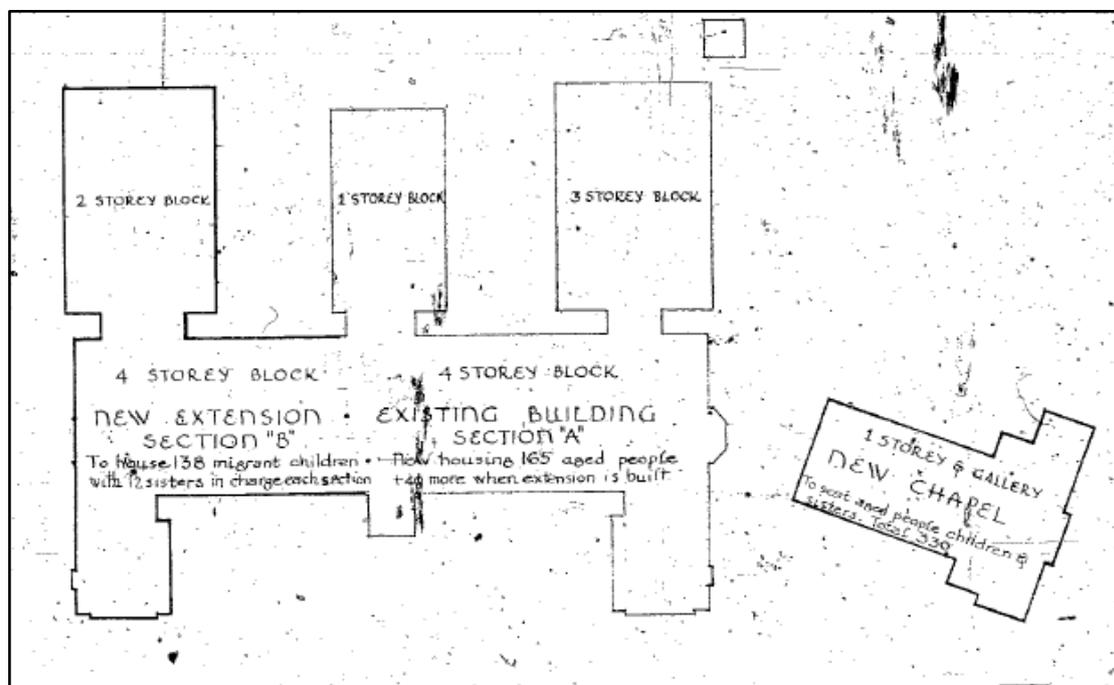


**Figure 169.** The completed Nazareth House in 1953. Note the front gates, gatehouse and newly planted cypress hedge and semi-mature palm in the background. (Source: NAA)

In the 1950s, the number of Australian children in institutions was increased by child migrants from the British Isles and Malta. Between 7,000 and 10,000 child migrants were brought to Australia between the late 1940s and 1967. They followed groups of child migrants who had been brought out to Australia in the 1920s by such organisations as the Fairbridge Scheme (in Western Australia and New South Wales) and the Lady Northcote Farm School in Victoria. The post-World War II child migrants came from orphanages in the United Kingdom and were enticed to Australia by promises of a better life. The Commonwealth and state governments paid subsidies to the private organisations and churches that ran the institutions in which the child migrants were placed in Australia (Context Pty Ltd & Barnard 2016:37).

Although the Commonwealth Government, in agreeing to the child migrant scheme, was motivated by humanitarian concerns as well as the desire to build Australia's post-war population, evidence in recent years, particularly that offered to the Senate Inquiry into child migration – *Lost Innocents: Righting the Record – Report on child migration (2001)*,

indicates that for many child migrants in the post-war period the experience of migration to Australia and care in Australian institutions was miserable (Context Pty Ltd & Barnard 2016:38).



**Figure 170. Detail of a Block Plan by R.W. Appleford, 1952. It shows the ‘New Chapel’ to be constructed, as well as the four-storey extension (Section “B”) to the main building which was ‘To house 138 migrant children with 12 sisters in charge’.** (Source: BP 10316)

In June 1953, the first migrant children arrived at Nazareth House from Ireland, by which time the new children’s wing was nearly completed. Around 25 children a month were expected to arrive in Melbourne as part of the scheme (*Advocate* 18 June 1953:22). However, the number of child migrants at Nazareth House never reached the expected 150. Between 1953 and 1956, Nazareth House received 53 female child migrants from Britain. From 1958, Nazareth house also received girls and boys from Victoria. Residential care for children ceased in 1975 (F&C 2011).

In 2017, the site houses Nazareth Care Camberwell, an aged care facility, and is still run by the Sisters of Nazareth.

#### *W.P. Conolly*

The architect W.P. Conolly, of the practice Kempson and Conolly, was one of the most prominent architects designing Catholic Churches in Melbourne during the late nineteenth and early twentieth centuries. Conolly was responsible for the organ gallery at St Mary’s, Kyneton (1892), St Joseph’s Catholic Church at Benalla (1907- 08) and Cussman Memorial at Boroondara Cemetery (1912). While in sole practice, Conolly was responsible for the completion of Sacred Heart Church, St Kilda (1922) and the third church of St John’s East Melbourne (1930). In partnership with G.W. Vanheems, Conolly was responsible for the completion of St Patrick’s Cathedral (three spires and west porch remodelling) in 1936- 40 (*Advocate* 2 November 1939:21).

#### *Reginald W Appleford*

Melbourne architect Reginald Whitley Appleford was the pupil of the architects C.G. Kempson and W.P. Conolly between 1900-1909, and between 1910 and 1914 he was a salaried draftsman with this firm (Rowe & Jacobs 2013:34-35). In 1921, still as a young

draftsman, he joined renowned architect Christopher Cowper and his associate Gordon Murphy, forming the firm Chris A. Cowper, Murphy and Appleford in 1921 (Logan 2012:179). The architect firm produced many blocks of flats in the 1920s and were later known for their work on modern cinemas and hotels. Noteworthy examples are the Regent Theatre, Ballarat (1927, VHR place ID 112528) and the Sun Theatre, Yarraville (1938, VHR place ID 1255).

The partnership was dissolved in 1930 when Cowper retired from the practice, the firm later being known as Murphy and Appleford. The partnership with Murphy was dissolved in 1941. During the 1950s and '60s Appleford appears to have worked for the Catholic Church on several projects. Among them, an infant's nursery at the St. Joseph's Orphanage, Sebastopol for the sisters of Nazareth (1953), a brick Catholic Primary School (Our Lady of Fatima) at Dunnstown (1952), alterations to the classrooms at Loreto Abbey, Ballarat, (1960) and the Mary Ward Wing also at Loreto Abbey (1962). At Loreto College, Dawson Street, Ballarat, Appleford designed a single storey brick classroom addition in 1962 and a three storey wing at the north end of the front of the college in 1963 (Rowe & Jacobs 2013:34-35).

### **Description & Integrity**

Nazareth House and grounds is located on a very large lot on the south side of Cornell Street, stretching the entire length of the block. The land slopes away to the south, so the row of modest interwar houses on the north side of the street overlook the site. The main buildings – Nazareth House and its Chapel – face Cornell Street behind a generous front garden setback.

Up until at least September 2015, there was a remnant Leyland Cypress hedge along almost the entire northern boundary, which also visible in the 1945 aerial photo. The close spacing of the individual cypresses indicates that they were planted as a hedge, but since then grown into trees. As of 2017, only the mature cypresses west of the entrance gates survive. The cast-iron entrance gates are flanked by short lengths iron palisade fencing on a clinker brick plinth with tall brick piers. The gate posts retain lanterns on top. Beside the gates is a small clinker brick gatehouse; a simple building with a tiled gable roof. Beyond it there is a low timber and woven wire fence which dates from the interwar period.



**Figure 171. The west side of the entrance gates and associated fences, and the gatehouse. A mature Canary Island Palm is visible to the rear as well as a Norfolk Island Pine (removed since 2014). (Source: Context, 2015)**

The entrance drive turns eastward to the circular drive in front of the main building (the roadway much enlarged since 1945). Standing in front of the main building are two mature Canary Island Palms (and another just to the west) and a mature Norfolk Island Pine.



**Figure 172. The main building, from the east, with the Norfolk Island Pine and Canary Island Palms before it. (Context, 2017)**

Other trees around the site are smaller and were planted sometime after 1945 (as shown by the aerial photos). At the front boundary, just east of the main building, is a large free-standing grotto constructed of volcanic fieldstones, which holds a small statue, presumably of the Virgin Mary. It is positioned to be viewed from the main building, with its back turned toward the street. Just past the grotto, the land drops to a former tennis

court at the north-east corner of the site. The level change is made by L-shaped basalt retaining.



**Figure 173. The stone grotto (left) and the bluestone retaining wall at the north-east corner of the site. Note also the row of cypress trees that were extant in September 2015. (Source: Context, 2015)**

The third building visible from Cornell Street is a modest weatherboard house of c1940s situated west of the gatehouse, just behind the front fence. It has a tiled hipped roof with a projecting hipped-roof bay to one side of the façade, and a flat curved hood serving as the front porch (a typical Moderne stylistic feature seen from the 1930s through to the 1950s). It is not clear if this house was present in the 1945 aerial photo, and it is not shown on any other building permit plans held by the City of Boroondara.

The main building, constructed in 1933-35 and 1952-54, is three storeys in height at the front, and four at the rear due to the sloping side. It is roughly E-shaped in plan, with three rear wings, and the long front façade is bracketed by projecting bays at either end. The centre of the composition is marked by a four storey tower. Walls are primarily of red face brick with cement render dressings and clinker brick accents, particularly to the central tower. The hipped roof is covered in terracotta tiles.

Typical of 19<sup>th</sup> and early 20<sup>th</sup> century convents, most of the front façade is articulated by arcaded verandahs with a nominal Gothic flavour. The ground floor is trabeated (square arches), the first floor has low ox-bow (segmental) arches, and the low second floor has very simple square openings to its continuous verandah.

Ornament is concentrated on the central tower and the north faces of the two projecting end bays. The central tower takes its inspiration from Norman Gothic church architecture, with depressed lancet windows, and hexagonal pinnacles framing the steep pyramidal

roof clad in terracotta shingles. The lower three storeys are framed by multiple attached buttresses in clinker brick.



**Figure 174. Central tower of the main building. (Source: Context, 2017)**

The projecting end bays each have a shallow parapeted breakfront with depressed lancet arches above the second floor windows and applied render ornament. The walls of these end bays are largely of clinker brick with bands of red brick between the floors.

The Chapel of 1952-54 stands to the west of the main building, set at an angle to it. Its walls are of clinker brick and the gabled roof is clad in terracotta tiles. The façade, facing north-west, is an abstracted version of the traditional pier-buttressed form with a rose window. The side of the nave faces north, with a simple campanile tower at the east end. The nave and side aisles have rectangular windows, with a lancet form expressed in the glazing. The sacristy and entrance porch, on either side of the tower, have both been extended in kind.

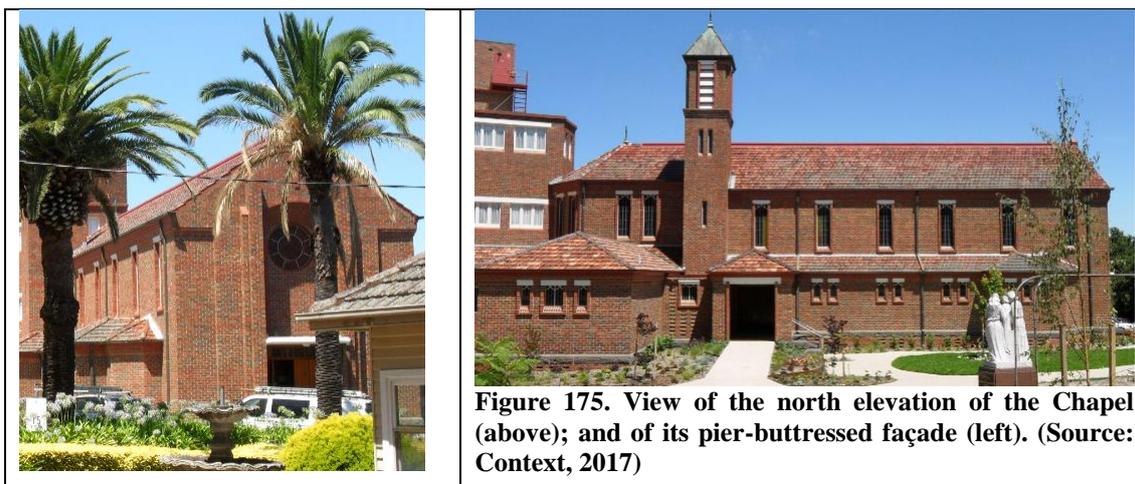


Figure 175. View of the north elevation of the Chapel (above); and of its pier-buttressed façade (left). (Source: Context, 2017)

### Comparative Analysis

While built in large part to house the elderly and child migrants, the main Nazareth House building conforms to the tradition of design for buildings related to religious orders (convents, monasteries, seminaries, etc.) and can be compared with other examples of this type in Boroondara and beyond.

Examples of places in Boroondara that demonstrate the theme of ‘Monastic Houses’ are provided in the Boroondara Thematic Environmental History (Built Heritage, 2012:175). Three of the five examples date from the interwar era:

- St Dominic’s Dominican Priory, 816 Riversdale Road, Camberwell (HO228), 1924. The priory is located in a building originally called ‘Holyrood’, constructed as a private dwelling in 1891, so it does not compare to Nazareth House.
- Carmelite Monastery, 94 Stevenson Street, Kew (no HO), 1928. This is an interwar complex of buildings which features a Romanesque Revival church. The monastery was built in 1928, but the architect is not known. Publically available images of the convent (residential) building could not be found, but aerials and Google map views indicate that it contains a two-storey cloister building, church and extensive grounds. The cloister building and gateway appear to be in a Spanish Baroque style.



Figure 176. Two-storey cloister building (left), gateway and church at the Carmelite Monastery, Kew. (Source: Google Streetview, 2014)

- Siena Convent, 815 Riversdale Road, Camberwell (recommended for the HO), 1939. A cloister and chapel complex designed by Sydney architect Hamleto Agabiti in cream brick, combining Lombardic Romanesque and Eastern European Byzantine influences.



Figure 177. Siena Convent & School, Camberwell. (Source: Context, 2017)

Butler (1991) noted two additional comparative examples in other parts of Melbourne, both of which were founded in the interwar period. These are:

- Novitiate of the Sisters of Mercy, 230 Rosanna Road, Rosanna (Banyule, HO53), designed by architect R. Harper, built 1928-29. A long, three storey convent building with heavy masonry arcaded verandahs with depressed pointed and segmental arches. The walls are of rendered brick. The Gothic theme is continued in projecting gabled bays at the centre and ends of the front façade. There is also a chapel and cloister, all set in 25 acres of grounds that are bordered with mature Cypress trees.



Figure 178. Novitiate of the Sisters of Mercy. (Source: City of Banyule, 1999)

- St Paschal's Friary, 90-100 Albion Road, Box Hill (Whitehorse, HO214), architect Thomas G. Payne, 1930s. The complex comprises excellent examples of cream

brick buildings, which demonstrate an eclectic mix of architectural styles, as seen in the cloister building in particular.



**Figure 179.** Cloister building at St Paschal's Priory, Box Hill (Source: franciscanfestival.wordpress.com, 2013)

In comparison with the examples both within and outside Boroondara, it is clear that Nazareth House is one of a small number of intact interwar monastic/religious complexes, and it compares well in the intactness of its buildings and grounds with examples in the Banyule and Whitehorse Heritage Overlays.

Stylistically, it is more conservative than Siena Convent and perhaps the Kew Carmelite Monastery as well. Instead it follows the same traditional models as seen at the Novitiate of the Sisters of Mercy in Rosanna, a tradition established by the major 19<sup>th</sup> century convents, such as the Little Sisters of the Poor in Northcote of 1890-96 (VHR H1950). The Chapel at Nazareth House is also a fairly conservative interpretation of the Gothic tradition.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Nazareth House complex demonstrates the influential presence of religious orders in the City of Boroondara, continuing from the 19<sup>th</sup> century well into the 20<sup>th</sup> century, and how most were integrally intertwined with community facilities founded and maintained by these orders, such as schools, hospitals and welfare facilities as at Nazareth House. Nazareth House is also significant for its association with the history of post-war child migration to Australia and the welfare facilities set up to accommodate this. The second wing of the main building was constructed in 1952-54 expressly to house up to 138 child migrants from Ireland and Great Britain, to reside with and be cared for by 12 nuns. From 1958 to 1975, Nazareth House also housed children from Victoria, so it is associated more generally with the theme of children's homes.

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

NA

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

NA

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

The Nazareth House main building is significant for demonstrating the principal characteristics of 19<sup>th</sup> and early 20<sup>th</sup>-century religious order buildings, particularly the very long façade of the main building expressed with a multi-storey verandah with heavy masonry arcading, and the references to the Gothic Revival style in the use of depressed pointed arches and the Norman Gothic central tower. It is a large and well preserved adaptation of this traditional form, using a contemporary palette of cladding materials.

The Chapel is a representative example of the conservative approach to church design seen in mid-20<sup>th</sup> century, in which traditional Gothic forms – such as the pier-buttress form seen here – were simplified and abstracted to bring them into line with the post-war aesthetic.

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

The Nazareth House complex is of aesthetic significance for its intact complex of buildings, which have a dominant streetscape presence in this low-scale residential area, and are set in a notable planned landscape of the interwar and early postwar period, set on a generous site.

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

NA

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

Nazareth House is of social significance for the associations, good or bad, that the former children place in its care hold for this place and their time in residence.

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

NA

## Statement of Significance

### *What is Significant?*

The Nazareth House complex at 16 Cornell Street, Camberwell, is significant. It comprises the main building, constructed in 1933-35 and 1952-54, the Chapel, of 1952-54, and landscaped grounds including auxiliary built elements.

Early landscape elements, such as the mature Canary Island Palms, Norfolk Island Pine and remnant Cypress hedge, the front gates and associated fencing, gatehouse, grotto and basalt retaining walls, all located in the northern setback, contribute to the significance of the place. The c1940s timber house is also a contributory element of the site.

### *How is it significant?*

Nazareth House, Chapel and grounds are of local historical, architectural, aesthetic and social significance to the City of Boroondara.

### *Why is it significant?*

The Nazareth House complex demonstrates the influential presence of religious orders in the City of Boroondara, continuing from the 19<sup>th</sup> century well into the 20<sup>th</sup> century, and how most were integrally intertwined with community facilities founded and maintained by these orders, such as schools, hospitals and welfare facilities as at Nazareth House. Nazareth House is also for its association with the history of post-war child migration to Australia and the welfare facilities set up to accommodate this. The second wing of the main building was constructed in 1952-54 expressly to house up to 138 child migrants from Ireland and Great Britain, to reside with and be cared for by 12 nuns. From 1958 to 1975 Nazareth House also housed children from Victoria, so it demonstrates more generally with the theme of children's homes. The site is of social significance for the associations that former child residents hold. (Criteria A & G)

The Nazareth House main building is significant for demonstrating the principal characteristics of 19<sup>th</sup> and early 20<sup>th</sup>-century religious order buildings, particularly the very long façade of the main building expressed with a multi-storey verandah with heavy masonry arcading, and the references to the Gothic Revival style in the use of depressed pointed arches and the Norman Gothic central tower. It is a large and well preserved adaptation of this traditional form, using a contemporary palette of cladding materials. The Chapel is a representative example of the conservative approach to church design seen in mid-20<sup>th</sup> century, in which traditional Gothic forms – such as the pier-buttress form seen here – were simplified and abstracted to bring them into line with the post-war aesthetic. (Criterion D)

The Nazareth House complex is of aesthetic significance for its intact complex of buildings, which have a dominant streetscape presence in this low-scale residential area, and are set in a notable planned landscape of the interwar and early postwar period, set on a generous site. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	Yes – mature Canary Island Palms, Norfolk Island Pine & remnant Cypress hedge
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front gates & associated fence, gatehouse & grotto
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

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## HARTWELL RAILWAY STATION

Prepared by: Context Pty Ltd

**Address:**  
Fordham Avenue

<b>Name:</b> Hartwell Railway Station (Formerly Walhalla Railway Station)	<b>Survey Date:</b>
<b>Place Type:</b> Community	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> As indicated on the extent map	<b>Construction Date:</b> c.1910, Relocated to Camberwell 1938



### Historical Context

The concept of an “outer circle railway line”, linking existing radial railway lines in Melbourne's east, was first mooted in the early 1870s, but, like many similar schemes to expand the network, did not reach fruition until after the passing of the *Railway Act 1880*. While many local property speculators invoked the Outer Circle Line in publicity for new residential subdivisions during the 1880s, its construction did not commence until 1888. The first stage, which connected the Oakleigh line to the Glen Waverley line (joining the latter at Waverley Road station, near present-day East Malvern station) was opened on 24 March 1890. This was soon followed, on 30 May, by the opening of the portion from Waverley Road station to East Camberwell station, which included three intermediary stations originally designated as Riversdale, Hartwell (now Burwood station) and Norwood (now Ashburton station). The next stage, connecting East Camberwell to Fairfield Park on the Heidelberg line, commenced operation on 24 March 1891, with four intermediary stations within the study area (designated as Shenley, Deepdene, Kew East

and Willsmere) and one more across the river in Alphington (known as Fulham Grange). A new bridge over the Yarra River was erected to facilitate the crossing (Built Heritage 2012:61).

However, due to the economic depression of the 1890s, the Ashburton to Camberwell line was closed entirely in 1895. After a few years of closure, the train service between Ashburton and Camberwell re-commenced in July 1898. With the extension to Deepdene revised in 1900, the line became known as the *Deepdene Dasher* or the *Ashy Dasher*, depending on which direction one was headed. The early twentieth century saw a number of major improvements to the railway network in the study area. Notwithstanding the gradual demise of the northern section of the old Outer Circle line, its southern counterpart was upgraded with two new intermediary stations: the one at Hartwell and another originally known as Golf Links (1908) (Wehner 2012: 80-84, Built Heritage 2012:63).

### **History**

The Hartwell train station is located on the Alamein line in Camberwell. The building was originally built as Walhalla Station, located on the Walhalla line in Gippsland, Victoria. The first passenger train arrived in the gold mining town in March 1910, and the station was built shortly after. It was relocated to Hartwell in 1938 (Wehner 2012:177).

Although the station building did not arrive until 1938, Hartwell Hill (later renamed Hartwell) had a station since 1906. Land had been earmarked for a station at Hartwell Hill since the establishment of the Outer Circle Railway Line in the late 1880's (Age 13 Feb 1906:6).

The station at Hartwell was not opened until eighteen years after the construction of the Outer Circle Railway Line. The station was originally opened as a 'flag station', consisting of a simple platform, 30 feet long by 9 feet wide, where the train would stop 'on signal' to pick up passengers (Age 13 February 1906:6). During the 1920s and '30s the eastern parts of the City of Boroondara, such as Camberwell East and Hartwell experienced considerable growth (Built Heritage 2012:130). The relocation of the station building from Walhalla coincided with the increased population in this area.

### *Walhalla*

The mining town of Walhalla prospered for almost fifty years, surviving a number of disasters, including fires and floods, however, it could not survive the inevitable failure of its mines. By the time the long awaited railway arrived in 1910, Walhalla's heyday was ending and a majority of the mines ceased operations in 1911 and 1912 (Context 2006:53-54). The newly constructed railway provided a means for residents to leave the town as well as the removal of industrial machinery and approximately 300 of the town's buildings (Gallop 2010:4). Due to the closure of Walhalla's mines and the rapid decline in population that followed, several of the relatively new buildings were dismantled and re-erected elsewhere in Victoria (WGR 2012).



*Walhalla Station 15/3/10, Arrival of First passenger train.*

Public Record Office Victoria, VPRS 12800 P1, H 2400

© State of Victoria

**Figure 180. The arrival of the first passenger train at Walhalla in March 1910. The station was erected shortly after. Source: PROV.**



Public Record Office Victoria, VPRS 12800 P1, H 2808

© State of Victoria

**Figure 181. Walhalla Railway station during the 1920's, exact date unknown. Source: PROV.**



Public Record Office Victoria, VPRS 12800 P1, H 4968

© State of Victoria

**Figure 182. Walhalla Railway station during the 1920s, exact date unknown. Source: PROV**



Public Record Office Victoria, VPRS 12800 P1, H 2807

© State of Victoria

**Figure 183. Walhalla Railway Station in 1929. Source: PROV.**

In Walhalla, the trains ceased to run in 1944 and the line was removed in 1954 (Gallop 2010:4). However, six years before the last train, the town lost its station building and only a shelter shed was left at the station. The event did not occur without protest. Several articles in *The Age* discuss the protests from local residents over losing the station. One article reads:

*The intention of the Railway department, within the next six months, to remove the picturesque railway station at Walhalla to Hartwell, on the Ashburton line, will bring a pang of regret to former residents of the famous mining town. The*

*queer station is built over a creek, and up to the present local sentiment has prevented the department from making the proposed transfer. The population of the town [...] has dwindled to 200, and it is believed that but for strong local sentiment the Railway department would long since have ceased running scheduled trains to this terminus (Age 4 June 1938:26).*

In 1938 the Railway station building was being dismantled and transported out of Walhalla to be erected at Hartwell Hill station. The following passage is taken from *Old Hartwell – the life and times of the village that lost its name*:

*Don Kinsey remembers one sunny afternoon late in 1938, watching an enormous steam-powered crane lift the dismantled sections of the former Walhalla railway station onto the platform, to be re-assembled (Wehner 2012:177).*

Since the Walhalla Railway Station's relocation, a porch has been added over the ticket box and the chimneys were not rebuilt upon re-erection. A second canopy was added so that it could serve both sets of tracks, it is likely this occurred following the duplication of the tracks in 1954-5. Hartwell is the only station on the Alamein branch to have an 'island' platform.

### **Description & Integrity**

Hartwell Station is located on the Alamein Branch line, originally forming part of the southern section of the Outer Circle Railway Line. This southern section branches just before East Camberwell Station and includes Riversdale, Willison (formerly Golf Links), Hartwell, Burwood, Ashburton and Alamein stations. This section of the Outer Circle is the only part of the former outer circle route that retains a functioning train line following the northern section from Camberwell to Fairfield being de-commissioned. This is now known as the Anniversary Trail and is a walking and cycling path. Constructed landforms of the railway line still exist as well as some infrastructure of the Outer Circle line past Alamein.

The stations along the Alamein line are more modest than those on the main Camberwell line, being constructed of timber rather than masonry and smaller in size. Hartwell Station is unusual in its configuration as an island platform, the tracks dividing to accommodate the one central station building with dual frontage, this being a modification from the original layout at Walhalla.

Comparison of early photographs of the station building at Walhalla and at Hartwell indicate that a number of modifications and upgrades have taken place to the building. Those visible include changes to wall cladding and glazed end wall, loss of the original two chimneys (one has been rebuilt in simpler form) and a uniform colour scheme that does not highlight the decorative timber wall strapping. However, the gable roofed form is quite recognisable from the Walhalla photos as is the timber strapping on the gable end and the platform canopy. Elsewhere timber claddings, wall linings and a number of timber-framed windows appear to be original and are in good condition. Small extensions have been carried out at both ends of the main building which has a central waiting room, a ticket office and ancillary spaces.

The railway-design curved cantilevered trusses support the platform canopy and indicate that it is part of the original construction. The canopy on the alternate side however is differently supported. Hartwell Station is set within an extensive railway reserve with lawn and plantings fronting Fordham Avenue. Modern upgrades of fencing, ramps and platform paving has been carried out.

### **Comparative Analysis**

The stations on what is now the Alamein line were appointed with rudimentary stations consisting mainly of galvanised iron shelters. The history of closure and re-opening of the Outer Circle Line meant that permanent buildings were not provided. The station buildings were generally removed in the 1890s as a result of the failure of the Outer Circle Line to live up to expectations.

The stations along the main line through Boroondara were developed largely in the period 1916-1919 and include those at Glenferrie, Auburn and Camberwell. These large brick structures replaced earlier timber ones that were built when the line was constructed in the 1890s.

Railway Stations on the HO include:

Camberwell Station HO263

Glenferrie Station HO46

Auburn Station included in Auburn Village Precinct HO260

Hawthorn Station included in West Hawthorn Village Precinct HO494

When compared with these stations, Hartwell is a modest structure relating to a later period of development in the railway history of Boroondara.

Other stations on the Alamein Line include:

East Camberwell

Willison

Riversdale

Alamein

Burwood

Ashburton

None are included on the HO.

The stations on the Alamein branch line are modest timber structures. Ashburton Station has been redeveloped and is now a modern brick structure, Alamein, Willison and Riversdale are examples of comparable 1920s-30s timber stations, and East Camberwell is a smaller and more modest example. Burwood Station has two buildings, one of which is a similar gable roofed structure similar to that at Hartwell. It has not been determined whether other railway stations were moved from other locations to the Alamein Line. Hartwell, East Camberwell, Riversdale and Willison Stations are all comparable in their design and period of construction they too were removed from other locations.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Hartwell Station is historically significant for its association with the development, closure and subsequent re-opening of the Outer Circle railway line from 1888. Hartwell station is historically significant as a station on the line between Ashburton and Camberwell which, although closed in 1895, reopened in 1898 with the trains travelling from Ashburton to Deepdene given the title of the *Deepdene Dasher* or the *Ashy Dasher*.

Historically, Hartwell Station is one of a number of stations that represent the short lived Outer Circle Railway and its subsequent incarnation as the Alamein branch line.

Hartwell Station is historically significant as part of the Alamein branch line, with a station being located at Hartwell Hill (later Hartwell) since 1906. The station building is significant as once having been located in the Gippsland goldmining township of Walhalla. Its relocation to Hartwell in 1938 represents the decline in population following mine closures in Walhalla, and the subsequent relocation of approximately 300 buildings from the town.

Hartwell Station is one of five small timber stations dating from the 1920s - 1930s on the Alamein line from East Camberwell to Burwood (Ashburton is a contemporary structure) and the only one on the line to have an island platform.

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

N/A

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

N/A

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

N/A

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

Hartwell Station is aesthetically significant as distinctive station building dating to c.1915 and featuring timber construction of a highly decorative nature. The station building, originally just one sided, but now adapted for two platforms, is aesthetically significant for its central gable roof and cantilevered platform canopies, one of which has the standard railway curved trusses as supports. The timber structure features gable end and upper wall decorative timber strapping, timber framed windows, a waiting room lined with boarding and a projecting ticket office. Despite later alterations and extensions to the building and the installation of modern platform infrastructure and signage, Hartwell Station still retains much of the form and elements of its c.1910 design.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

Hartwell Station, Fordham Avenue, Hartwell built in Walhalla c.1910 and relocated to its current location in 1938 is significant.

### *How is it significant?*

Hartwell Station is of local historic and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Hartwell Station is historically significant for its association with the development, closure and subsequent re-opening of the Outer Circle railway line. Hartwell station is historically significant as a station on the line between Ashburton and Camberwell which, although closed in 1895, reopened in 1898 with the trains travelling from Ashburton to Deepdene given the title of the *Deepdene Dasher* or the *Ashy Dasher*. Historically, Hartwell Station is one of a number of stations that are associated the short lived Outer Circle Railway and its subsequent incarnation as the Alamein branch line. Hartwell Station is historically significant as part of the Alamein branch line, with a station being located at Hartwell Hill (later Hartwell) since 1906. The station building is significant as once having been located in the Gippsland goldmining township of Walhalla. Its relocation to Hartwell in 1938 represents the decline in population following mine closures in Walhalla, and the subsequent relocation of approximately 300 buildings from the town. (Criterion A)

Hartwell Station is one of five small timber stations dating from the 1920s - 1930s on the Alamein line from East Camberwell to Burwood (Ashburton is a contemporary structure) and the only one on the line to have an island platform. (Criterion D)

Hartwell Station is aesthetically significant as a distinctive station building dating to c.1915 and featuring timber construction of a highly decorative nature. The station building, originally just one sided, but now adapted for two platforms, is aesthetically significant for its central gable roof and cantilevered platform canopies, one of which has the standard railway curved trusses as supports. The timber structure features gable end and upper wall decorative timber strapping, timber framed windows, a waiting room lined with boarding and a projecting ticket office. Despite later alterations and extensions to the building and the installation of modern platform infrastructure and signage, Hartwell Station still retains much of the form and elements of its c.1910 design. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No

<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

Age, as cited.

David Beardsell & Bruce Herbert (1979). *The Outer Circle: A history of the Oakleigh to Fairfield Park Railway*. Australian Railway Historical Society

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Public Record Office Victoria (PROV), VPRS 12800 P1, Item H2400

Walhalla Goldfields Railway (WGR) 2012, [www.walhallarail.com](http://www.walhallarail.com), accessed online 16 January 2017.

Wehner, Volkhard 2012, *Old Hartwell the life and times of the village that lost its name*, Melbourne.

**Hartwell Hill Shops**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

112-128 Fordham Avenue, Camberwell

<b>Name:</b> Hartwell Hill Shops	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Commercial	<b>Architect:</b> William Eddy
<b>Grading:</b> Significant	<b>Builder:</b> William Eddy (Nos. 112-128) Eddy Bros. (Ground floor, No. 112) William Eddy (1 <sup>st</sup> floor, No. 112)
<b>Extent of Overlay:</b> To title boundaries.	<b>Construction Date:</b> 1927 (116-128 Fordham Ave) 1931 (114 Fordham Ave) 1940 (Ground floor, No. 112) 1945 (1 <sup>st</sup> floor, No. 112)



Figure 184. Principal elevation from Fordham Avenue, looking north. (Source: Trethowan Architecture, 2017)

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke Roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s.

This nineteenth century suburban influx brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb during the twentieth century, shopping strips located elsewhere expanded to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100).

Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

As was the case with the opening of the Lilydale and Outer Circle railways in 1882 and 1891 respectively, improved public transport greatly influenced Camberwell's interwar growth. Tramlines were established through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (Butler & McConville 1991:60-61). A new intermediary station was also added to the southern section of the Outer Circle line at Hartwell in 1906 (Built Heritage 2012:63). Close proximity to public transport was used by land agents to market the new estates, as was the case for the interwar 'Sunnyside Estate' and 'Golf Links Estate' and many others.

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity and public services confined to specific areas. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types and service providers in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed housing tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

### **112-128 Fordham Avenue, Camberwell**

The shops at 112-128 Fordham Avenue were built over the course of 1927-1940 to serve the developing Hartwell area which grew rapidly around Hartwell station, at the base of Hartwell Hill (Age 13 February 1906:6), after 1914 (refer Figure 186). Hartwell station had been originally constructed as Hartwell Hill station in 1906 (Age 13 February 1906:6), its subsequent name change occurring in 1909 (Age 22 June 1909:6).

The 111-lot 'Hartwell Estate' subdivision was auctioned by estate agents Coghill & Haughton of Swanston Street on Saturday 19<sup>th</sup> September 1914, comprising no less than 5 new roads: Hartwell Hill, Lodge, Brook, and Urquhart roads, and the southern extension of Wattle Valley Road (Coghill & Haughton 1914; refer Figure 187). Later that year, the remainder of Hartwell Hill would be subdivided realising the 99-lot 'Camberwell Estate' subdivision, comprising a further a further 8 roads: Coo loongatta, Immarna, Toolagal, Monowai, Glyndon, Kalang and Station roads and Wanawong Crescent (refer Figure 188). The auction of the 'Camberwell Estate', also by estate agents Coghill & Haughton, occurred on Saturday 14<sup>th</sup> November 1914 (Coghill & Haughton 1914). Inspired by the subdivision's hillside location and indigenous heritage, the names of the streets in the subdivision were said to be based on Aboriginal and Maori names, these being: Wanawong (Side of Hill), Kalang (Beautiful), Toolagal (A Hill), Coo loongatta (A Fine View) and Immarna (A Camp or House); Monowai was of Maori origin (Coghill & Haughton 1914). Of these roads, Toolagal extended south into Monowai Road, which ran parallel with the Outer Circle railway line, to Hartwell Hill Road where it subsequently became Urquhart Road and thence Brook Road, as it extended east in an arc toward Wattle Valley Road. Nomenclature changes subsequently resulted in these 4 roads being collectively renamed Fordham Avenue between 1932 (*Weekly Times* 7 May 1932:13) and 1936 (*Examiner* 1 October 1936:8). Nomenclature changes subsequently resulted in these 4 roads being collectively renamed Fordham Avenue between 1932 (*Weekly Times* 7 May 1932:13) and 1936 (*Examiner* 1 October 1936:8). As the area was steadily developed into the 1920s, the cache of Hartwell was identified as a point of difference in advertising material by developers, such as 'Hartwell, the place that is going ahead' (Age October 15 1927:4). The area continued to be identified as Hartwell, in building permit documents submitted to the City of Camberwell, as late as 1940 (refer Figure 190).

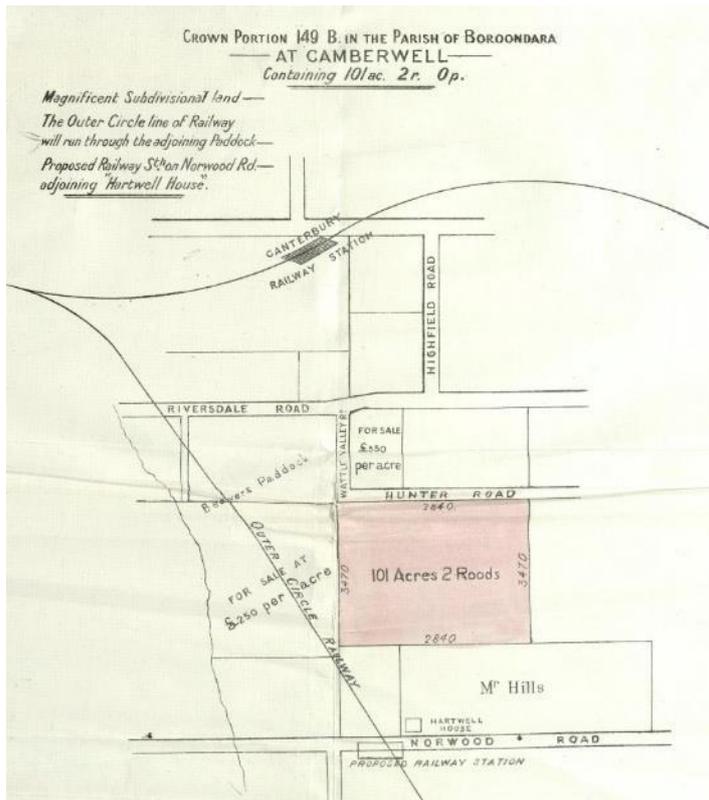


Figure 185. Plan of the Hartwell area before the addition of the Hartwell station, between Toorak, Riversdale, Wattle Valley and Norwood roads, c. 1887. (Source: [Batten & Percy 1887](#), SLV)

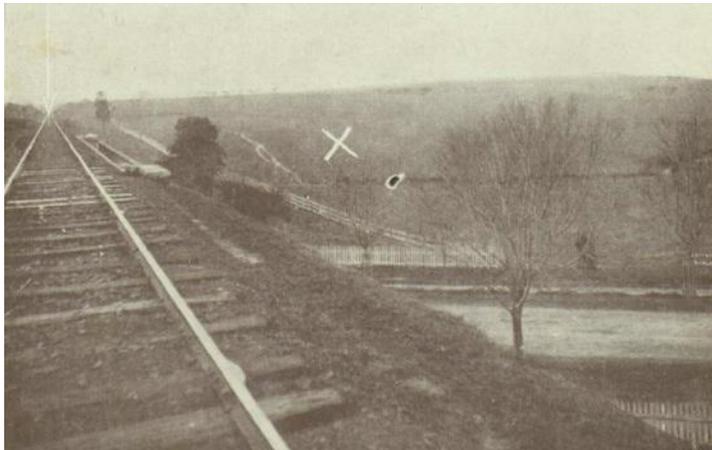


Figure 186. View of Hartwell Hill, looking north, from the Toorak-Norwood Road railway bridge, c.1914. Hartwell (Hartwell Hill) Station is indicated by the white arrow at top left of the image. (Source: [Coghill & Haughton 1914](#), SLV)

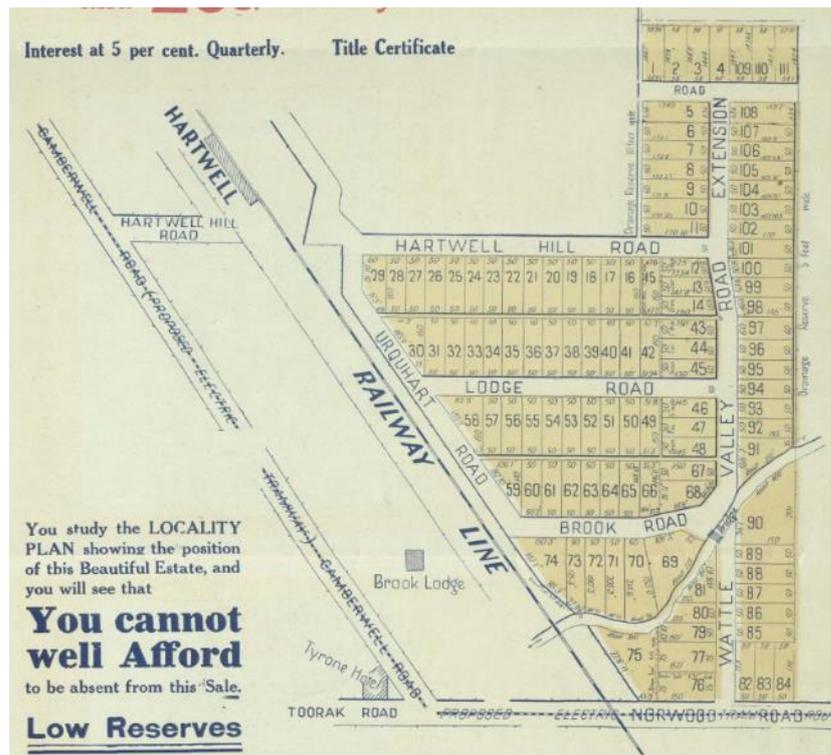


Figure 187. Extract from an auction brochure for the Hartwell Estate subdivision, 1914. The area immediately north of the junction of Hartwell Hill and Urquhart Roads represents present day 116-128 Fordham Avenue. Urquhart and Brook roads today form the southern extension of Fordham Avenue. (Source: Coghill & Haughton 1914, SLV)

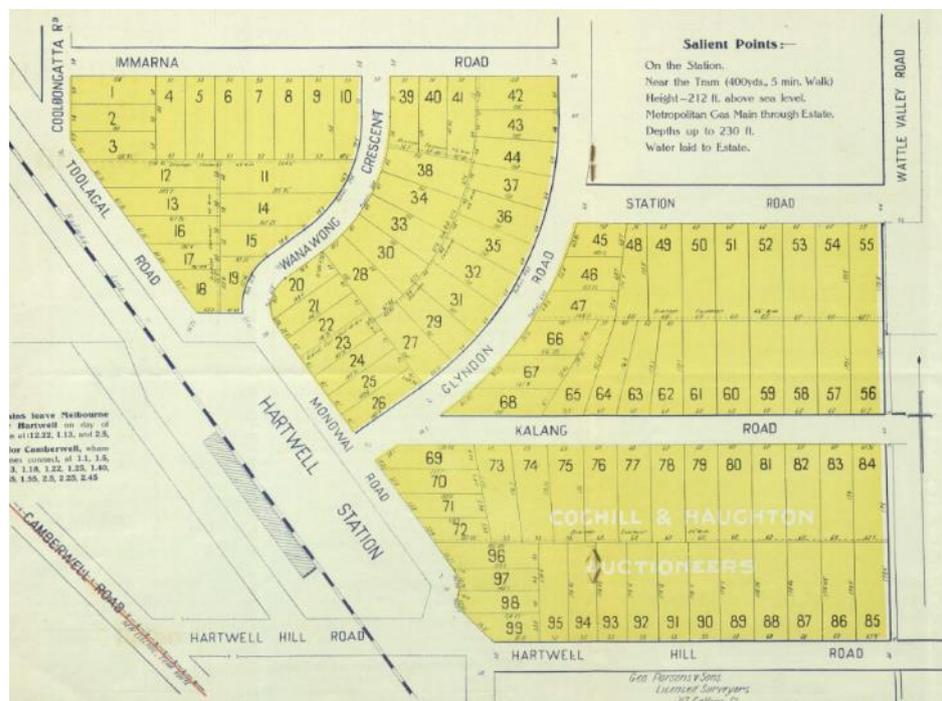


Figure 188. Extract from an auction brochure for the Camberwell Estate subdivision, 1914. Lots 96, 97, 98 and 99 represent present day 116-128 Fordham Avenue. (Source: Coghill & Haughton 1914, SLV)

In 1926, William Charles Eddy of 229 Burke Road, East Malvern purchased Lots 96, 97, 98 and 99 of the 'Camberwell Estate' subdivision which had been initially auctioned in 1914. These allotments were purchased from a Miss Garth (Lot 96) and Edgar Leslie Willison (Lots 97, 98 and 99), these individuals having owned them by 1925 (RB 1925-1926). Eddy was a prolific local builder/developer within south-east Melbourne during this period, undertaking the construction of a brick villa in Kalang Road, Hartwell in 1927 (*Age* 16 July 1927:4) and a 'modern grey villa' at 19 Kinane Street, Brighton in 1928 (*Argus* 3 November 1928:32). The Eddy family appear to have been an old family of some standing within the Hartwell-Camberwell area, the movements of Eddy and his wife Eva followed regularly by the social pages of Melbourne media (*Argus* 7 May 1938:17).

Building permits were granted on 4<sup>th</sup> June 1927 for the construction of 7 two-storey shops, each with a 5-room dwelling over, on Monowai Road, at the junction of Hartwell Hill Road (BP 1568, 1569, 1570, 1571, 1572, 1573, 1574). In July 1927, the *Age* described the development as '7 shops now in course of erection; will provide every convenience' (*Age* July 16 1927:4). These shops constitute present day 116-128 Fordham Avenue, constructed by William Charles Eddy (BP 1568, 1569, 1570, 1571, 1572, 1573, 1574). In 1931, the grant of an additional permit allowed William Charles Eddy to construct 114 Fordham Avenue (BP). In April 1940, the builders Eddy Brothers obtained permits for the construction of a single-storey shop with castellated parapet at 112 Fordham Avenue (BP12905); refer Figure 189. In February 1945, permits were granted for first-floor additions to the shop at 112 Fordham Avenue and the extension of the first-floor flat at 114 Fordham Avenue, which saw the extension of the first-floor flat to the entirety of the upper floors of the two properties by William Charles Eddy (BP16709).

Variably identified as 'a small cluster of shops near the corner of Monowai road and Hartwell Hill road [sic], and opposite the Hartwell railway station [sic]' (*Argus* 10 March 1932:7), the properties housed a diverse range of shopkeepers. Early occupants of the shops at Fordham Avenue in 1929 were confectioners at No.116, dual occupancy hairdresser and boot repairers at No.118, a ladies' draper at No.120, an ironmonger at No.122, a butcher at No.124, and separate grocers at Nos. 126 and 128. The boot repairer Roy Emslie moved into the new shop at No.114 in 1931 alongside a plumber, and the first occupant of No.112, constructed in 1940, was a dairy producer (S&Mc 1929, 1933, 1935, 1938 & 1942).

Over the course of the respective histories of the terrace, a series of alterations were undertaken in the form of minor additions, including hoarding, mural and electronic signage, and canvas window blinds. A key piece of signage was installed at 128 Fordham Avenue, where a mural was painted for the advertising of 'White Crow Tomato Sauce' (refer Figure 195), most probably soon after the building was constructed.

By 1985, 116-128 Fordham Avenue had been sold to a D. Good who subsequently engaged J. F. Unsworth to undertake a series of repairs to the shops and dwellings from July 1985 (BP 78231, 78232, 78233, 78234, 78235, 78236, 78237).

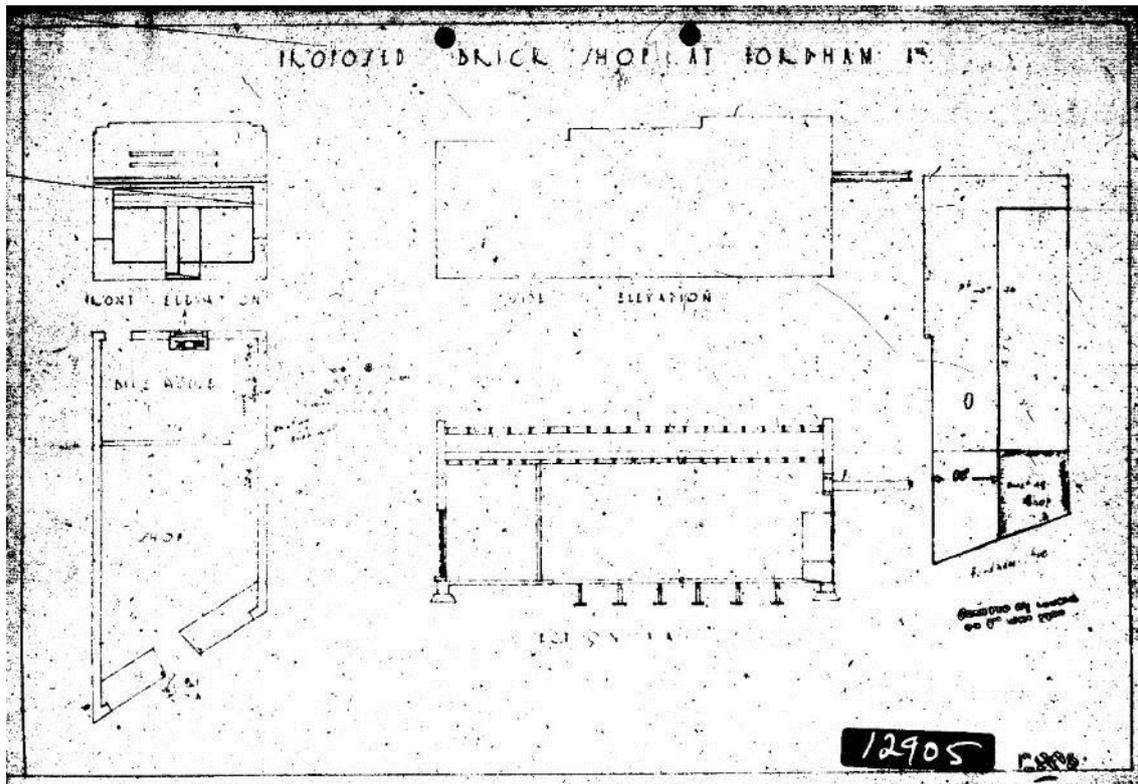


Figure 189. Architectural drawings for construction of the single-storey shop at 112 Fordham Avenue, Hartwell by Eddy Brothers, 1940. (Source: Building Permit 12905)

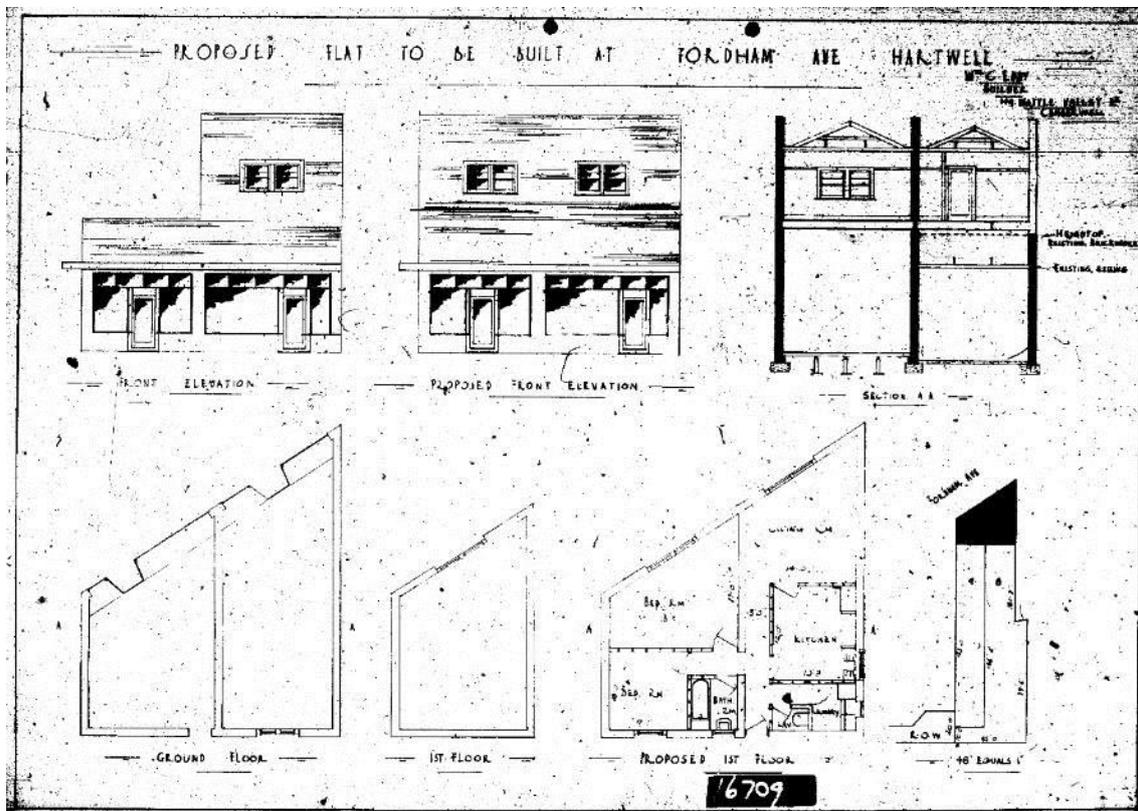


Figure 190. Architectural drawings for first-floor additions to 112 Fordham Avenue, Hartwell by William Charles Eddy, 1945. (Source: Building Permit 16709)

## Description & Integrity

112-128 Fordham Avenue is in that part of Camberwell bordered by Kalang Road to the north, Wattle Valley Road to the east, Hartwell Hill Road to the south and Fordham Avenue to the west (refer Figure 156). The shops front Fordham Avenue to the east. Vehicle access to the rear of the respective properties is from Fordham Avenue (Nos. 112-114), via a right of way bordering No. 112, and Hartwell Hill Road (Nos. 116-128). The remainder of the property is bordered to the north by 110 Fordham Avenue and 2 Kalang Road, and 1 Hartwell Hill Road to the east. The property overlooks Hartwell Station Reserve, on the opposite side of Fordham Avenue.

The 1927 and 1931 section of the terrace consists of a two-storey built-form with hipped roofs concealed behind a parapet façade, facing Fordham Avenue and Hartwell Hill Road, with a single-storey skillion roofed section at the rear. The principal façade of the terrace faces Fordham Avenue while the elevation facing Hartwell Hill Road is the lesser elevation of the two which is evident in its level of detail. Above canopy level, the façade is conservative in its architectural aspiration, exhibiting simple architectural principles and stripped back detailing, typical of the interwar period, in its decoration. Broken up by a series of semi-engaged cantilevered pilasters that extend above the parapet, the parapet and pilasters are topped with overpainted cement capping; two simple arched pediments also form part of the parapet detail. The wall treatment to the façade at first floor level is an expressed brick base with a section of roughcast cement render over; the whole has been overpainted. Given the meander at this part of Fordham Avenue, a result of the reserve located outside Hartwell station, the subsequent construction of the terrace to the relevant property boundaries has resulted in a faceted built form that interprets this meander in elevation; thereby creating two façades: one facing south-west, the second west. The west elevation has a second facet that responds to the meander, resulting in an additional elevation facing south-west. The south-west and west elevations are both triple fronted, the arched pediments centred on the elevations. This subsequently results in two symmetrical façades, each oriented toward the respective vistas toward the terrace along Fordham Avenue in either direction. The parapet of the 1931 building also incorporates an arched pediment provided as a bookend to the terrace. The side elevation, facing Hartwell Hill Road, also incorporates a parapet, however, it is devoid of capping. The 1940 & 1945 section of the terrace consists of an altogether different detail, when compared with the remainder of the building, lacking the finesse of the early structures. This includes a discernible former castellated parapet, over which a concrete beam has been laid to support the largely brickwork construction of the first floor.

The shopfronts dating from 1927 section retain early features, including copper framed display windows with tile surrounds, ingo entrances, stained glass top lights and spandrel glazing. Some spandrel details retain an early silver backing behind to heighten the colours of the stained glass while obscuring the masonry structure of the building behind, others have been overpainted. Nos. 126-128 are original in their entirety, retaining early 'Federal' shopfitters (of Brunswick Street, Fitzroy) copper shopfronts with glazed mottled mauve tile surrounds. The tile surrounds include glazed pink and black chequerboard string course patterns with glazed vents, below the shop windows, and glazed black and white tile stringcourses higher up. The ingo entrances to the shops retain original tessellated tile floors with marble thresholds; early timber entrance doors also remain. The shopfronts of Nos. 116-124 largely accord with this detail; however, the tile surrounds have been replaced by later 1960s (No. 122) and modern tile patterns (No. 116-120). Despite this, early pink glazed vent tiles remain evident indicating that these shopfronts matched those extant tile details of No. 126-128. Like the shopfronts, the overhead canopies remain largely intact, retaining their horizontally reeded fascia and pressed tin soffit linings. At No. 114, despite its later construction in 1931, the remnant detail largely accords with that of No. 116-128. Identical details include early 'Federal' shopfitters copper shopfronts, tessellate tile ingos with marble thresholds, and early tiled surrounds; while the tiled

surround is overpainted, stringcourse tile patterns and glazed vents are discernible. Detail variations include a new timber front door and a different design pattern to the stained glass toplight, however the latter is the likely result of the differing construction dates of the terrace. While the suspended canopy overhead is early, it has a simple sheet and batten soffit lining, this detail extending to the canopy to the front of No. 112. The shopfront of No. 112, while specific to its construction date, incorporates elements that are complementary to the remainder of the terrace while not incorporating the same level of detail. This includes a 'Duff' shopfitter's copper shopfront, concrete ingo, early timber framed entrance door and early tiled surrounds; design variations include decorative overpainted cement relief panels and translucent top lights. The tile surround incorporates mauve mottled tiles, like those at 126-128, a black glazed tile stringcourse and a pink glazed vent. While original and incorporating a similar colour scheme to the neighbouring shop fronts, their overall execution is representative of their later construction date.



**Figure 191. Aerial view of the shops at 112-128 Fordham Avenue. The sections outlined in red and blue were constructed in 1927 and 1931 respectively. The building constructed in 1940, prior to being extended in 1945, is highlighted in yellow. (Source: Google Maps, 2017)**



**Figure 192.** View of the property from Fordham Avenue, looking south-east. The section visible, from left to right, are numbers 112-122. (Source: Trethowan Architecture, 2017)



**Figure 193.** View of the property from Fordham Avenue, looking east, toward. The street in the background, at right of the subject property, is Hartwell Hill Road. The properties visible, from left to right, are numbers 122-128. (Source: Trethowan Architecture, 2017)



**Figure 194.** View of shopfront details at 128 Fordham Avenue. The shopfront is original in its entirety, including all glazing, window frames, ingo tiling and threshold and wall tiling. (Source: Trethowan Architecture, 2017)



**Figure 195.** View of the side (east) elevation of 128 Fordham Avenue, from Hartwell Hill Road, showing the extant White Crow Tomato Sauce advertising signage, c.1920s. (Source: Trethowan Architecture, 2017)

## Comparative Analysis

### *Interwar suburban shopping areas*

112-128 Fordham Avenue is representative of several small local shopping centres and strips established along public transportation routes during the interwar-period suburban boom experienced in Camberwell. Typically, a shopping centre extends along two sides of one road, sometime extending to more than one road, while a shopping strip is usually located on one side of a single road. While once prominent and widespread throughout suburban Melbourne and their foot traffic-reliant retail models in the service of residents prior to World War II, a decline in fortunes began during the post-war era following the introduction of car based retail areas, most notably supermarkets and self-service grocery shops (Context Pty Ltd & Helms 2013:17).

While the City of Boroondara includes several commercial precincts in the Heritage Overlay, including Maling Road Shopping Centre (HO145), Auburn Village (HO260), Glenferrie Road Commercial Precinct (HO491), West Hawthorn Village (HO494) and the Union Road Commercial Precinct (HO532), these primarily date from the late nineteenth century and as such possess an overwhelming character defined by Victorian and later Edwardian style buildings. As such, these areas are representative of suburban expansion within the municipality during these periods rather than the interwar period (Context Pty Ltd & Helms 2013:53-54).

Notable shopping strips in the City of Boroondara that developed during the interwar period include the proposed Hartwell Interwar Shops Precinct, the Whitehorse Road (Balwyn) Precinct, the Burke and Doncaster Roads (North Balwyn) Precinct, the Toorak Road, Glen Iris Precinct; the Toorak Road, Burwood Precinct, and Whitehorse Road & Pretoria Street Shopping Strip; while the significance of these Precincts has been identified, none are included in the Heritage Overlay (Context Pty Ltd & Helms 2013:21-22). Like the shopping centres of the period, these too were developed on the back of suburban advancement following World War I, each strip comprising less than 20 buildings (Context Pty Ltd & Helms 2013:18). The Hartwell Interwar Shops Precinct on Toorak Road (Figure 197 and Figure 198), again within the vicinity of Fordham Avenue, comprises a small group of shops at 1210-1230 Toorak Road on the south side of Toorak Road near to the Toorak Road railway bridge. The Toorak Road properties, while subdivided at the same time in early 1920s, were subsequently built on at differing periods in the decade between 1930 and 1941, primarily due to the depression of the early 1930s delaying development. Designed in the Moderne style with decorative expressed brick detailing, and like those shops in the proposed Hartwell Commercial Precinct (Figure 196), the buildings remain largely intact at first floor level but have typically been altered at ground floor level and have additional alterations, including the replacement of window, or infilling of upper level, openings. Despite this, and in light of the condition of the buildings at first floor level, the Precinct is considered to have a degree of intactness when compared with other shopping strips in the municipality in light of those examples not possessing the same level of historic or visual cohesion due to their development at different periods, such as the Whitehorse Road (Balwyn) Precinct) that was developed from the late nineteenth century to interwar period, the Burke and Doncaster Roads Precinct where examples of interwar buildings are separated by post-war buildings or the Toorak Road, Glen Iris and Toorak Road, Burwood Precincts where a variety of single and two storey buildings combined with a variety of architectural styles also create a lack of visual cohesion (Context Pty Ltd & Helms 2013:18).

112-128 Fordham Avenue is representative of the boom in suburban development in the Hartwell and Camberwell areas, particularly within the vicinity of public transport corridors,

prior to the depression of the early 1930s and immediately preceding it. The terrace possesses a unique multi-faceted built form that responds to a meander in the road reserve in this part of Fordham Avenue, an uncommon development when compared with the majority of shopping strips elsewhere in the City of Boroondara which possess a standardised built form descending from the Victorian era grid planning that exists in those locales. Possessing a consistent built form and associated detail despite multiple phases of development, this is a direct result of its design and development by prolific local developer William Eddy and his family. Unlike other examples in the area, the meandering built form of the terrace is unique, being a direct response to its context and the meander of Fordham Avenue. This significance is heightened when coupled with the largely intact nature of the terrace, both at ground and first floor level. Most shopfronts are complete with original tiled finishes and suspended canopies with original fascias and pressed tin soffit linings remain intact. Where these finishes do not remain intact, alterations are largely superficial and relate to either the partial removal of features (namely tiles) or the concealment of these finishes with paint. At first floor level, all existing fenestration remains intact with alterations relating to the overpainting of expressed brick and rendered surfaces only.



**Figure 196. Hartwell Commercial Precinct, showing Nos. 1121-1133 Toorak Road, looking east. (Source: Heritage Victoria Database)**



Figure 197. Hartwell Interwar Shops Precinct, showing Nos. 1210-1214 Toorak Road, looking south. (Source: Heritage Victoria Database)



Figure 198. Hartwell Interwar Shops Precinct, showing Nos. 1216-1230 Toorak Road, looking south-east. (Source: Heritage Victoria Database)

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Hartwell Hill Shops, at 112-128 Fordham Avenue, are historically significant as evidence of the important phase of development in the City of Boroondara during the suburban boom of the interwar period. It is representative of the small groups of shops that once existed throughout the municipality, and their foot traffic-reliant retail models in the service of local residents, prior to World War II. In lieu of this early retail model, the proximity of shops to Hartwell railway station is also representative, based on this early retail model, of its establishment based on public transport networks, in particular the influential development of the Outer Circle railway line and the establishment of the Hartwell railway station (initially known as Hartwell Hill station) in 1906.

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

N/A

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

N/A

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

The Hartwell Hill Shops demonstrate the principal characteristics of an interwar shopping strip, typically consisting of double-storey shops with ground floor based retail and first-floor residences, parapet facades with suspended, pressed tin soffit shop front awnings, copper framed shop fronts with tiled plinths, tiled recessed entrances and an early painted advertising sign. The conservative architectural styling of the shops is representative of the historically conservative values of the Camberwell area in particular, and the City of Boroondara municipality generally. As such the shops are representative of the entrenched nature of these values from the initial development of this part of the municipality, initially as the Village of Hartwell and thence the suburb of Camberwell.

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

The Hartwell Hill Shops are an outstanding example of an intact interwar suburban shopping strip. While the terrace as a whole are architecturally conservative, the shopfronts themselves are representative of a considerable level of investment considering the Federal shopfitters and Duff shopfitters copper framed windows, leadlight glazed top lights, tiled plinths and recessed entrances with marble thresholds and glazed tile plinths; these features remaining largely extant to all shopfronts and in their entirety on two shopfronts.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The Hartwell Hill Shops at 112-128 Fordham Avenue, Camberwell are significant. They were constructed in 1927, 1931 and 1940, with additions in 1945, by prolific local builder and developer William Charles Eddy, with early painted advertising signage visible on the rear elevation of 128 Fordham Avenue.

### *How is it significant?*

The Hartwell Hill Shops are of historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The Hartwell Hill Shops were constructed at a time of extensive suburban growth within the City of Boroondara, between the conclusion of World War I and the beginning of the Great Depression in the early 1930s. Representative of the small groups of shops that once existed throughout the municipality, especially within the proximity of public transportation, in this instance Hartwell railway station, their location at the centre of residential areas within proximity of such services is demonstrative of the reliance on foot traffic based retail models prior to World War II. (Criterion A)

The Hartwell Hill Shops demonstrate the principal characteristics of an interwar shopping strip, typically consisting of double-storey shops with ground-floor retail and first-floor residences. (Criterion D)

The Hartwell Hill Shops are an outstanding example of an intact interwar shopping strip, notable for their meandering built form, architecturally conservative design and detailed ground floor shop fronts. Significant intact early features include copper framed shop fronts (complete with manufacturers plates) and leadlight and tiled features. The terrace also retains an early example of painted advertising signage for White Crow Tomato Sauce. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	Yes
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would</i>	No

<i>otherwise be prohibited?</i>	
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

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Coghill & Haughton c.1914, 'The pretty Hartwell Estate ... Saturday, 19th September / auctioneers Coghill & Haughton', State Library of Victoria (SLV) photographic collection, accessed online 6 October 2016.

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*Examiner*, as cited.

*Leader*, as cited.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Sands & McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

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## Duplex

Prepared by: Trethowan Architecture in association with Context Pty Ltd

### Address:

27-29 George Street, Camberwell

<b>Name:</b> Duplex	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> E Toor
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1936/37



**Figure 199.** View of subject site from north of property, viewing south across the duplex. (Source: Trethowan Architecture, 2017)

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke Roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom

of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128). This nineteenth century suburban influx brought residential estates shops, churches, schools and other government services, and the need for cultural fulfilment.

Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

Camberwell's council introduced a series of building by-laws to enforce high building standards from the late nineteenth century in order to defend the bourgeois character of the emerging suburb (Camberwell Conservation Study 199, Vol.2: 20). Local councillors and progress associations were determined to stop the development of 'slum' areas in the municipality. Among the by-laws were regulations against semi-detached housing in Camberwell in the 1920s, but council still permitted these on a case by case basis, with designers of duplexes finding they were sometimes able to build such regulations (Camberwell Conservation Study 199, Vol.2: 22). During the 1930s, Camberwell came under considerable development pressure, in reaction to which local residents expressed disapproval of 'flats, maisonettes and pairs' (Camberwell Conservation Study 199, Vol.2: 23).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity and public services confined to specific areas. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed housing tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

## History

George Street in Camberwell was predominantly occupied by 1935, with only Nos. 1 and 27 remaining as unlisted addresses (S&Mc 1935). A building permit was granted to C. Cameron for a pair of 5 roomed brick dwellings at 27 George Street with E. Toor listed as the builder in 1936 (BP 6874).

Colin Stewart Cameron owned No. 27 (BP 6874) however was only listed at No. 29 (Electoral Rolls; S&Mc 1938). Around this time, Mr Cameron was variably listed as a

confectioner, newsagent, seller of dairy products and a merchant (S&Mc 1933, Electoral Rolls 1931, 36-37). Colin Cameron was possibly related to the *Cameron Brothers Dairy* enterprise based out of 'Studleigh', Valencia Creek (*Weekly Times* August 30 1930:44). The Cameron Brothers supplied the Maffra co-operative factory who were also producers of award winning products (*Gippsland Times* October 20 1932:5).

A Mr E. Toor (Torr) is listed as the builder for the two, five roomed dwellings on the site in 1936 (BP 6874). Various advertisements and listings for Ernest William Torr indicate he was a prolific Builder/developer, Auctioneer and Estate Agent of Kew East throughout the period and as such was listed at various addresses in the area (*Age* February 19 1927:5, *Age* August 15 1928:4; Electoral Roll 1935; S&Mc 1929 & 1938). In 1927-28, E. W. Torr, builder was selling 'Superior Modern Brick Villas' close to Burke and Cotham roads and another in Kew East (*Age* February 19 1927:5; *Age* August 15 1928:4). Mr Torr's work wasn't confined to individual properties, with advertisements for a group of 11 triple-fronted dwellings following the latest town planning principles with gardens, lawns, driveways and uniform brick fences, also in Kew East (*Age* June 12 1928:3).

By 1943, both Nos. 27 and 29 were occupied. Howard Reginald Foster (advertising) and his wife, Ida Muriel at no. 27 and Leslie Edward Keeley (printer) and his wife, Joyce Eleanor (typiste) at no. 29 (S&Mc 1942; Electoral Roll 1943).

At the time of a later addition in 1949 of a sleepout to no. 27, undertaken by Mr Foster himself, a Mr Frederick George Woods, a local estate agent was listed as the owner (BP 3423; S&Mc 1938). By 1955, when the sleepout is removed, Mr Foster was listed as the owner (BP 15584).

In 1967, an additional room was added to no. 27, with building undertaken by R. Godson for Mrs M. E. McCauley (BP 40925), with Mr Foster having moved to Mount Waverley by 1963 (Electoral Roll 1963).

### Description & Integrity



Figure 200. 27-29 George Street, Camberwell, note number 27 boundary in blue and 29 boundary in red. (Source: Google Maps, modified by Trethowan Architecture, 2017)

The pair of dwellings that make up the duplex sit on a triangular site, beside the apex of George Street as it curves around with the railway line (Figure 3). Offset from the property centre line to the street, the pair are set back as far as possible, with corners of the building sitting adjacent to the southern and western site boundaries.

With number 29 to the north and 27 to the south, the pair appear as a singular symmetrical dwelling. The stylings of the buildings are loosely Georgian Revival with Free Classical references and striped back simple surfaces. Elements typical of Georgian Revival style are the simple hipped roof and formal entrance under a colonnaded porch. The typical style has been modified however with the use of Roman Doric rather than simple Tuscan columns. Nonetheless the loggia effect is marked. The timber sash windows are more typical of an interwar bungalow style, lacking the louvred shutters typical of Georgian Revival. The parapet and detailing is more evocative of neo-classicism. A painted render, in a mottled texture, is applied to the exterior and sits atop a plinth of exposed red brickwork. The roof is clad in Marseille tiles with two chimneys protruding, again with textured render and one of the few hints to its split occupancy.

The principal façade comprises the hipped roof, which has two slightly lower roof lines that sit above the sets of main sash windows. Above these windows are a pair of rendered parapets that each comprise of two end piers and a central panel. The render to the piers match the main walls while the central panel is smoothly rendered with decorative elements such as oval voids and a central garland. This pair of elements sit either side of a semi-circular portico that creates an entrance to number 29. Roman Doric columns support a smooth rendered parapet that is divided into three sections, each of seven balusters, divided by a series of recessed panels.



**Figure 201. Main entrance detail for number 29 George Street, note the type and arrangement of columns and the balustrade above. (Source: Trethowan Architecture, 2017)**



**Figure 202. Entry for number 27 George Street far left of photo, note the similarity of columns. (Source: Trethowan Architecture, 2017)**

The main elevation is split in six sections (five originally). The central recessed section is located behind the portico and contains the entrance door to number 29 and an off-centre window. Each side section has a centrally placed double timber sliding sash window. The sixth section is a rendered portion of the building with no windows and a stepped parapet, which appears to be either the original but altered garage or a later addition that replaced the earlier garage.

The main entry to number 27 is on the southern aspect of the building and again has its own columned covered entrance of a more subservient nature (Figure 5).

Number 27 has its own separate garage building, which sits in alignment with the building proper. This is again of textured render, however with no exposed plinth. A driveway runs along part of the northern boundary providing a car space for number 29 and retains the

original strip driveway, albeit with the central grass stripped infilled. The original concrete footpath and garden edging also remain in the front setback.

The original low brick and matching render boundary wall and matching metal driveway and pedestrian gates remain. A centrally placed pedestrian gate follows the symmetry of the main building. A taller timber fence abuts this to the north and this creates a layer of privacy of the side yard to number 29 which partially runs along George Street.

The exterior appears relatively intact apart from alteration to the garage / sympathetic additions to the northern aspect of number 29 and western aspect of number 27.

## Comparative Analysis

### *Duplexes*

Due to the by-laws against urban infill established in the 1920s and 30s, few single storey duplex arrangements are identified in Camberwell. This reaction by council and residents to urban development pressures reflected Camberwell's determination to preserve its expansive suburban and middle-class character. Multiple-occupancy dwellings that were permitted or otherwise evaded council by-laws against flats and semi-detached dwellings tended, like the subject site or 'Henrietta Flats', to present as a single dwelling to the street that blended into the detached residential character of the suburb, set back from the street and taking on conservative domestic forms.

Two examples of duplex/flat development can be found in the 'Golf Links Estate', Camberwell (HO01); 28/28A Finsbury Way and 'Henrietta Flats', 45 Christowel Street.



**Figure 203.** 28/28A Finsbury Way, Camberwell. (Source: Google Maps 2017)



**Figure 204.** 'Henrietta Flats', 45 Christowel Street, Camberwell. (Source: Google Maps 2017)

Nos. 28/28A Finsbury Way is a pair of rendered brick dwellings designed to present as one large asymmetrical dwelling to the street; an approach that was adopted to get around the local by-law that restricted the building of multi-dwelling types. Two gables face the street, with the entrances to each of the dwellings offset behind and to the side of each gable. Employment of render and brick, timber sliding sash windows and terracotta tiled roof is like the subject site. The building's standard asymmetrical form and lack of embellishment, gives the subject site more architectural and aesthetic merit. The loss of its low front boundary wall and replacement with the current tall wall also diminishes the building's integrity and contribution to the street.

'Henrietta Flats' at 45 Christowel Street, of 1937, is a set of flats built in the Old English style. This building addresses the street as one large dwelling with the flats arranged within the two-storey form. As was the case during the interwar period, no style reigned supreme, and although this building is not a direct comparison with the subject site it is

another interesting example of the few existing multi-dwelling residences in the Camberwell area and the styles used.

Held back by local by-laws, flats were more common in other areas of the municipality, such as Hawthorn, where more Moderne examples such as 33/33A Havelock began to take prominence as a replacement for the larger garden villas.



**Figure 205.** 33/33A Havelock Road, Hawthorn (HO60), (Source: Google Maps 2017)



**Figure 206.** 10/12 Beaconsfield Road, Hawthorn (HO13), (Source: Google Maps 2017)

In searching other parts of the municipality, a pair of maisonettes at 10/12 Beaconsfield Road, Hawthorn is a direct comparison to the subject site. Built at a similar time but adopting Spanish Mission characteristics, this example was also carefully crafted to appear as a single residence. The purposefully asymmetric façade provides a prominent central entrance for one dwelling, and a recessive entrance to the side for the other. Ornamentation, to provide further interest, is also seen through the expression of the property's name 'Mayo' in the render on the central chimney. This example is amongst the more successful maisonettes in Hawthorn and demonstrates a successful attempt at accommodating multiple units into one form.

### ***Georgian Revival***

The Georgian Revival style is an unusual style in Camberwell, and even rarer in duplexes. A small number of double-storey Georgian Revival homes in Balwyn and North Balwyn display massing and characteristics similar to 19 Christowel Street, below. None compare to the single-storey subject site with its Free Classical elements.



**Figure 207.** 17 Hassett Ave, Canterbury. (Source: Google Maps 2017)

The house at 17 Hassett Ave (figure 9) in HO191, Hassett's Estate, displays characteristics of Georgian Revival in its use of louvred shutters and a simple hipped roof. However, it lacks the formal and welcoming entry porch or use of columns to create the loggia effect evident in the subject site. Simple decorative brick and recessed elements on the doorway, as well as a prominent forward brick chimney, evoke a more stripped back Modern influence.



**Figure 208. 19 Christowel Street, Camberwell. (Source: Google Maps 2017)**

The house at 19 Christowel Street (figure 10) in HO1 Golf Links Estate, demonstrates typical characteristics of Georgian Revival with the small planed geometry of its windows flanked by louvre shutters. Its roof incorporates a hipped roof with two hipped gables at the front, and another over a central wing to the rear of the property, presenting an overall more complex roof form than the subject site. It includes a formal arched doorway flanked by two small Tuscan columns. Adding to the asymmetric design are the garage and the single-storey wing with bay window on opposite sides of the two-storey house. The Georgian Revival and elements of the subject site compare favourably to these examples in terms of its higher level of detailing and generosity in its colonnaded entry porch.

### **Summary**

The subject site is a good example of a duplex that was constructed in the 1930s and overcame the antagonism towards multi-dwelling built forms that, at the time, were deemed to inappropriately infill the expansive suburban character. The building demonstrates how the designer provided multiple units into a singular form, to enable the building to present as a single garden villa to the street. The employment of a central entrance, with a recessive secondary entrance to the side, and the symmetrical arrangement of the classical detailing, provides for an architecturally and aesthetically pleasing example adopting combining Georgian Revival with classical elements. The intactness of the house, despite the later addition to the north, and the retention of the original garage and front boundary complete with gates, provides a site with a high degree of integrity. Investigation of surrounding precincts and houses show that the Georgian Revival style is uncommon in Camberwell. No other flats or duplexes were found to be in this style.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Historically important as it demonstrates how limited multiple-residency development in the interwar period could avoid local by-laws and local resistance to urban infill at the time.

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

N/A

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

N/A

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

27-29 George Street is important as it successfully demonstrates the principal characteristics of a duplex type of dwelling that was purposely designed to blend into a neighbourhood of detached dwellings in garden settings, partly to avoid the sanction of local by-laws and resident opposition to flats, semi-detached and duplex development. At the time, such developments were deemed to inappropriately infill the expansive suburban character of Camberwell. It presents as a well composed example that enables the duplex to present as one dwelling to the street with a level of ornateness that successfully evokes the middle-class character of the suburb in a semi-detached dwelling.

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

27-29 George Street is an intact example of a single storey brick duplex dwelling of the 1930s in the interwar Georgian Revival style demonstrating key characteristics of the style in the formal and generous entry porch with columns. The dwelling combines this form with the free natured application of classical elements, such as parapet with free classical detailing and balustrade entablature. The application of Georgian Revival or free classical styles to duplexes is rare in Camberwell.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The dwellings, front boundary wall and garage at 27-29 George Street, Camberwell, are significant to the City of Boroondara.

### *How is it significant?*

27-29 George Street, Camberwell is of local historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

27-29 George Street is historically important as it demonstrates the ability of limited multiple-residency development to avoid local by-laws and local resistance to urban infill at a time of strong development pressures in the interwar period. (Criterion A)

27-29 George Street successfully demonstrates the unusual duplex type of dwelling that was purposely designed to respond to the local by-laws and overcome the antagonism towards multi-dwelling built forms by masquerading as a single dwelling across a corner block with prominent front entry and separate side entry. It is a well composed example that enables the duplex to present as one dwelling to the street with a level of ornateness that successfully evokes the middle-class character of the suburb in a semi-detached dwelling. (Criterion D)

27-29 George Street is an intact example of a single storey brick duplex dwelling of the Georgian Revival style incorporating Free Classical elements. This style is unusual for duplexes in Camberwell. Its generous formal porch with Roman Doric columns, balustrade entablature and decorated parapet make it a notable example of the style for residences of this type in Camberwell. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Fence and Garage.
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No

**Aboriginal Heritage Place**

*Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*

No

**Identified By**

Context Pty Ltd

**References**

*Age*, as cited.

Building Permit card for 27 George Street, Camberwell (BP).

Butler, G 1991, *Camberwell Conservation Study: Vol 2*. City of Boroondara.

Butler, G 1991, *Camberwell Conservation Study: Vol 4*. City of Boroondara.

City of Camberwell and Waverley Municipal Rate Books (RB), as cited.

*Gippsland Times*, as cited.

Gould, M 1992, *Hawthorn Heritage Study*: Individual Citations.

Kooyong, Camberwell Electoral Roll, as cited.

Property Service Plans for 27 George St, Camberwell as cited (PSP).

Property Service Plans for 29 George St, Camberwell as cited (PSP).

Sands and McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

*Weekly Times*, as cited.

**EAST CAMBERWELL BAPTIST CHURCH**

Prepared by: Context Pty Ltd

**Address:**

137-139 Highfield Road, Camberwell

<b>Name:</b>	<b>Survey Date:</b> January 2017
<b>Place Type:</b> Community	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1923

**Historical Context**

When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class

interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

The Interwar and early post-war period was characterised by a significant boom in the expansion of church infrastructure in the City of Boroondara – and particularly in those developing suburbs in its eastern half, such as East Camberwell and Hartwell. In such underdeveloped areas, it encapsulated the establishment of entirely new parishes and churches (Built Heritage 2012:169). Between 1864 and the end of the Great War, Hartwell had no church of its own. But due to the immense growth between 1920 and 1930, Hartwell became saturated with churches, especially of non-conformists, such as Methodists, Presbyterians, Baptists and Congregationalists (Wehner 2012:206).

### **History**

East Camberwell Baptist Church, sometimes referred to as Highfield Baptist Church, is located within the former suburb of Hartwell.

The new housing developments of Camberwell East were a considerable distance from the Camberwell Baptist Church on Riversdale Road, and the Baptists of the area saw the need for a new church servicing the district. Among its leading parishioners were local residents C.J. Lenne and William Genat. The following letter was circulated to the residents of the area in October 1922:

*At the request of the Eastern Suburbs Church Extension Committee. we invite you to a meeting of Baptists interested in the development of a new cause in this district. to be held at the residence of Mr W.J. Wenborn, "Meluna", Prospect Hill Road (corner of Bryson Street) on Thursday next, October 26th at 8.00pm.*

*The importance of this meeting, at which the Chairman of the Home Mission and the Executive of the above Committee will be present. justifies the hope that you will attend.*

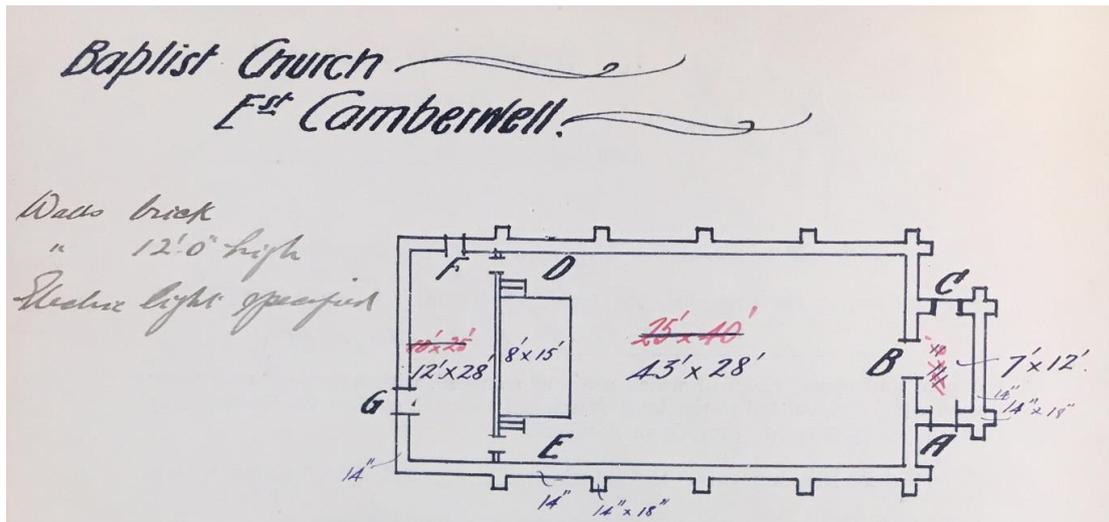
*Should you be unable to be with us, however, will you please reply regarding the matter, so that the meeting may know your intention.*

*Yours in Christian service*

*H. Manchester & C.J. Lenne (Jackson 1990)*

The meeting resulted in a small, but evidently devoted group of seventeen Baptists, and a planning committee was formed comprising: Messrs J.L. Sutton, Henry Manchester, C. J. Lenne, William Genat and T. Leach. Subsequently, the block of land, originally consisting of four lots, was bought in late 1922 for 608 pounds. The foundation stone of the new church was laid on 13 October 1923 by E. H. Jenkin, President of the Baptist Union of Victoria. A special meeting to formally constitute the church at Highfield Road, East Camberwell was held at the home of Mr C.J. Lenne in December 1923 where 27 people signed up as foundation members (Jackson 1990).

The first service was held on 3 February 1924. The first services at the church were conducted by the Rev J.V. Martin, then the Rev Roy Heard. Though originally a small congregation, it grew steadily (Wehner 2012:206, *Argus* 13 October 1923). The following year, for the one-year anniversary of the church, it was reported the membership had increased by 100 percent. Minister at the time was A.H. Potter (*Argus* 15 October 1925:15).



**Figure 209.** The sketch plan for the Baptist Church at East Camberwell show a modest rectangular brick building, with a front porch facing Highfield Road. (Source: PROV)

Under the Rev A.H. Potter's ministry, the church grew considerably. In November 1925, a new kindergarten hall was opened at the Baptist Church (Argus 27 November 1925:14). The existing Sunday school had become insufficient, and more space was required. To raise funds for the new hall, fete was held that same year (15 October 1925:15). Potter, previously a builder, drew up the plans for the new hall, and supervised the men of the church who undertook the construction (Jackson 1990).

Churches during the 1920s and 30s came to offer more services than just a place to worship, they became important centres of social life. The 1920s and 30s was influenced by the burgeoning kindergarten movement, and saw new kindergartens spread across the City of Boroondara, most of which were associated with local churches (Built Heritage 2012:182). Apart from kindergartens and childcare, churches included schools, mother's and father's clubs, youth camps and sports clubs. The Baptist Church, for example, had tennis courts located on the lot, immediately south of the church building. The church also established a number of sporting clubs, a cricket club formed by the men and a basketball club by the women. Churches also offered more 'conventional' activities like Sunday School and Bible classes. In the former City of Camberwell, churches alone provided virtually all social life during the interwar period (Wehner 2012:206, Jackson 1990).

The MMBW plan dated 1927 show the Sunday school/kindergarten hall at the rear of the church, both marked as public buildings on the plan.



### Description & Integrity

The East Camberwell Baptist Church complex occupies a large site at the corner of Highfield Road and Hunter Street and comprises two Interwar and one Post-war building and a carpark. Facing Highfield Road, the church is a simple Interwar structure with gable roof and projecting porch. The walls are of face red brick with stepped buttresses, between which are square headed sash windows with openable top light sashes. The gable ends have render, lattice and timber strapwork projecting forward of the wall plane and supported by small corbels. The eaves are supported on timber brackets and the terra cotta tiled roof has roof ventilators. The fence is in red brick with piers, a pipe railing and bull nosed capping. It appears to be contemporary with the church.

The hall, built soon after the church and facing Hunter Street, is in matching red brick gabled roof construction and is a plainer version of the church. It is enlivened by a projecting central panel with a large modern blue and green stained glass window set around a cross motif as the frame. Brickwork detailing is confined to the eaves where there is a corbelling of several rows of bricks to form an eave. The hall matches the church in scale and form but is less decorative in its architecture. To the rear of both buildings are small additions. The architectural character of the church and hall is more residential than ecclesiastical.

To the rear of the site is a 1961 building of simple modernist design. The whole complex has a high degree of integrity and is complemented by plantings and open space between the buildings.

### Comparative Analysis

New churches in developing areas of the eastern half of Boroondara were proportionally higher in the non-conformist denominations including Methodists, Presbyterians, Baptists and Congregationalists whose churches tended to outnumber those built for the Anglican and Roman Catholic denominations. A large number of small suburban churches were built in suburbs such as Deepdene, Glen Iris, Balwyn and Ashburton during this period.

Other Interwar churches include:

Holy Trinity Anglican Church, 173 Union Road Surrey Hills (1921) – a gothic revival church with square tower to one side. This church has a new glazed porch and corridor across the front and has lost much of its integrity.



Figure 213. Holy Trinity Anglican Church, 173 Union Road Surrey Hills (1921). (Source: Google Maps)

Robert Beckett Memorial Uniting Church, 64-72 Highfield Road Canterbury (1925) -a fine small cruciform plan Gothic Revival church with extension. The render details on face red brick are particularly finely crafted. (HO145 Maling Road Shopping Centre and Residential Environs, Canterbury)



**Figure 214. Robert Beckett Memorial Uniting Church, 64-72 Highfield Road Canterbury (1925).** (Source: Google Maps)

Canterbury Uniting Church, 15a Balwyn Road Canterbury (formerly Methodist) (HO264) – a beautiful church of asymmetrical composition and monumental height. The clinker brick church is a fine, intact example of the work of noted church architect, Louis Williams. (HO264 Balwyn Road Residential Precinct, Canterbury)



**Figure 215. Canterbury Uniting Church, 15a Balwyn Road Canterbury (HO264).** (Source: Google Maps)

Deepdene Uniting Church, 958 Burke Road Balwyn (1941) – a fine Romanesque-revival salmon brick church with beautiful arcaded brickwork.



**Figure 216.** Deepdene Uniting Church, 958 Burke Road Balwyn (1941). )Source: Google Maps)

These Interwar churches are fine examples of revival.

Compared with the above examples East Camberwell Baptist Church and hall are more residential in character and have less architectural flair. However, East Camberwell church and hall has undergone less change than some of the above examples.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

East Camberwell Baptist Church is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of Camberwell during the 1920s and 30s. The domestically scaled church and hall reflects the small but dedicated group of parishioners who purchased the large site and planned the building of the church and its adjacent hall. The complex formerly comprising church, hall and tennis courts (now removed) is historically significant for its demonstration of the role that churches played in social life, including kindergarten, sporting and youth activities, playgroups and after school clubs, continuing into the 1980s. The educational building dating from 1961 demonstrates the later activities of the parish and their intention to adapt to the needs of the community.

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

N/A

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

N/A

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

N/A

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

Aesthetically, East Camberwell Baptist Church is a modest example of Interwar church architecture, borrowing from the domestic style of the time through the use of face red brick and terra cotta tile in a simple rectangular form with a projecting porch. Decorative gable end strapping over render and fine lattice work are particular features of the gable ends to the porch and main body of the church. Other features that define the building include the projecting eaves supported on decorative timber brackets and the red brick fence on Highfield Road, featuring red brick piers and panels with bull-nosed capping and a pipe railing. The hall is significant for its large contemporary styled stained glass window in shades of blue and green and its complementary form and materials. The two buildings are complemented by their setting of lawn and plantings. The complex has a high degree of integrity when compared with some other examples of Interwar churches.

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

N/A

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

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

N/A

## Statement of Significance

### *What is Significant?*

East Camberwell Baptist Church complex at 137-139 Highfield Road Camberwell, built 1923, with the hall built in 1925 is significant.

### *How is it significant?*

East Camberwell Baptist Church and hall is of historic and aesthetic significance to the City of Boroondara. The 1961 education building is of historic significance only.

### *Why is it significant?*

East Camberwell Baptist Church is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of Camberwell during the 1920s and 30s. The domestically scaled church and hall reflects the small but dedicated group of parishioners who purchased the large site and planned the building of the church and its adjacent hall. The complex formerly comprising church, hall and tennis courts (now removed) is historically significant for its demonstration of the role that churches played in social life, including kindergarten, sporting and youth activities, playgroups and after school clubs, continuing into the 1980s. The educational building dating from 1961 demonstrates the later activities of the parish and their intention to adapt to the needs of the community. (Criterion A)

Aesthetically, East Camberwell Baptist Church is a modest example of Interwar church architecture, borrowing from the domestic style of the time through the use of face red brick and terra cotta tile in a simple rectangular form with a projecting porch. Decorative gable end strapping over render and fine lattice work are particular features of the gable ends to the porch and main body of the church. Other features that define the building include the projecting eaves supported on decorative timber brackets and the red brick fence on Highfield Road, featuring red brick piers and panels with bull-nosed capping and a pipe railing. The hall is significant for its large contemporary styled stained glass window in shades of blue and green and its complementary form and materials. The two buildings are complemented by their setting of lawn and plantings. The complex has a high degree of integrity when compared with some other examples of Interwar churches. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes The church hall and the brick fence on

<i>1925 Hall and brick fence on Highfield Road.</i>	Highfield Road
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

Argus, as cited.

Building permits (BP), as cited, for 137-139 Highfield Road, Camberwell, City of Boroondara.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

City of Camberwell Municipal Rate Books (RB), as cited.

Jackson, David, 'A History of the Highfield Road Baptist Church, East Camberwell, 1922-1990', 1990 (unpublished), courtesy of East Camberwell Baptist Church.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 2898, State Library of Victoria.

Public Record Office Victoria (PROV), Public Building Files, VPRS 7882, P1, Unit 59.

Wehner, Volkhard 2012, Old Hartwell: the life and times of the village that lost its name, Melbourne.

## House

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

30 Hunter Road, Camberwell

<b>Name:</b> House	<b>Survey Date:</b> 10 January 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> A. K. Bradbury
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1936



Figure 217. Subject site looking south-east from the corner of Hunter and Sycamore roads. (Source: Trethowan Architecture, 2017)

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke Roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128). This nineteenth century suburban influx brought residential estates shops, churches, schools and other government services, and the need for cultural fulfilment.

Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

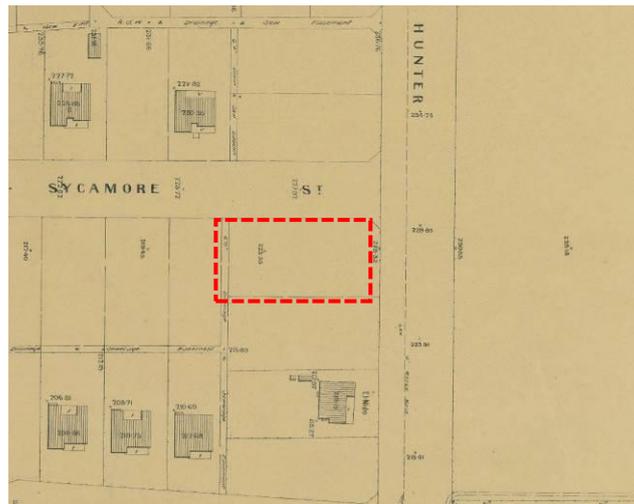
While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128).

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity and public services confined to specific areas. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed housing tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

## **History**

In 1935 Martin William Grundy purchased the site on the eastern corner of Hunter Road and Sycamore Street, a site adjacent to Highfield Park (BP 5782).



**Figure 218. Vacant subject site shown in red, Extract of MMBW 3000, Dated: March 1927. (Source: SLV)**

By the 1936 Mr Grundy had begun building his nine-room brick home at a cost of £1650 (BP 5782). Construction was undertaken by Archibald Keith Bradbury, a local builder living on Highfield Road, Camberwell (BP 5782; S&Mc 1935; Electoral Roll 1934). Bradbury was a prolific builder in the area with predominantly speculative around Highfield Road (*Age* July 11 1936:10). Bradbury occasionally used the services of architects for some of his homes (*Argus* January 25 1936:4). This said, an attic form as featured in the residence, does appear in some of his speculative homes (*Argus* April 29 1939:18). In July 1936, other new homes were being advertised for sale in the area with those interested able to apply at the address 30 Hunter Road, presumably to Mr Bradbury on site (*Age* July 11 1936:10).

Mr Grundy had his own extensive property interests in the area, with 30 Hunter Rd listed as the seller's address for a number of blocks of land for sale in 1949 (*Argus* July 30 1949:20). Upon Mr Grundy's death in 1950 (*Age* August 17 1950:2), the home passed to his family who remained in residence until at least 1968 (Electoral Roll 1968).

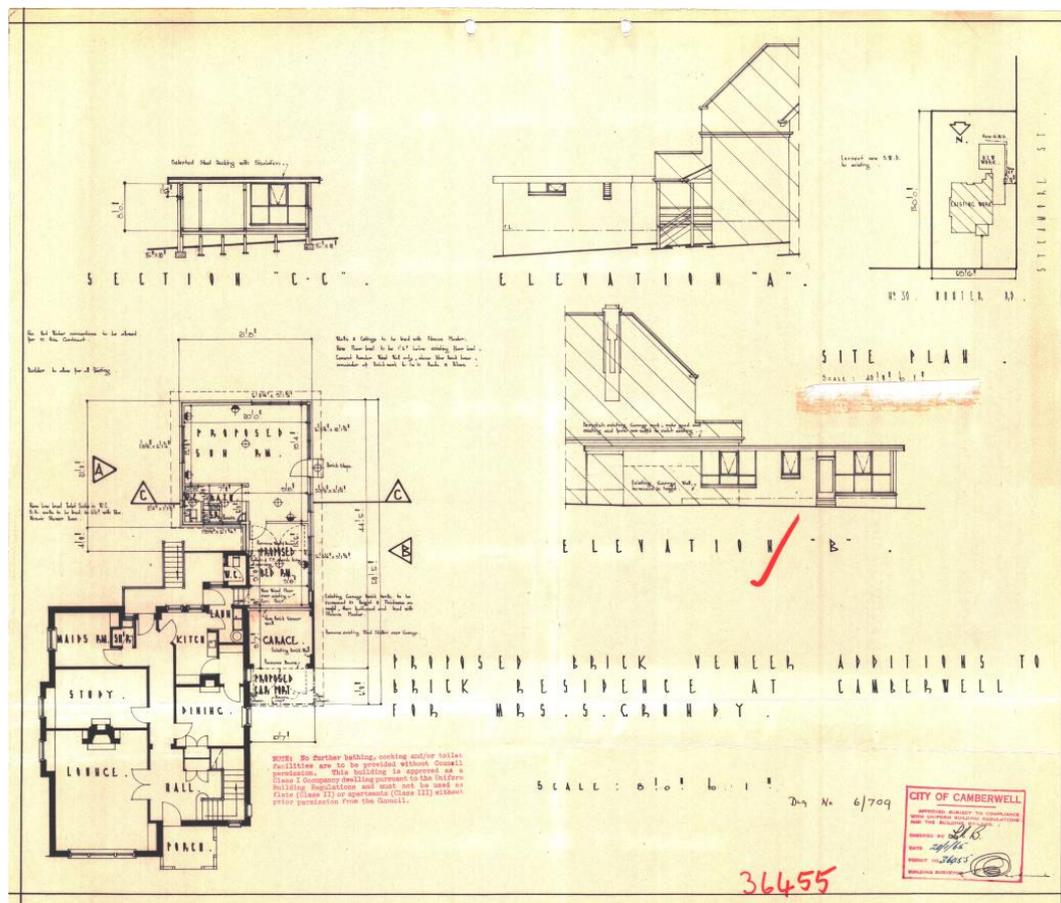


Figure 219. Proposed additions to the side and rear of the subject site. (Source Boroondara City Council; BP36455)

Renovations and repairs were undertaken in 1950 at a cost of £50 (BP 4042). Further work undertaken at the address was complete in 1965 (Figure 3) and included a sunroom, bedroom, bathroom and W.C. by builder Wah and Fenton (BP 36455). The proposal appears as a modern form on the plans. However, the work to the ground floor rear portion of the house was undertaken in a sympathetic manner to the original building in terms of form and materiality.

### Description & Integrity

The house at 30 Hunter Road (figure 1) is a picturesque Old English domestic revival style dwelling. It sits on the eastern corner of Hunter Road and Sycamore Street and faces Highfield Park across Hunter Road. The dwelling features a multi-ridged attic roof form with a protruding first storey through the primary roof line. The roof is clad with Marseille tiles, and the walls are painted render with extruded brick detailing. The primary facades also feature imitation half timbering across the second storey.



**Figure 220. Subject site shown in red. (Source: Google Maps 2017)**

Gables or part gables feature on all four facades. Each of the tips of the gable barge boards curves slightly and extends back into the façade (Figure 5). The asymmetric gable on the northern façade creates the primary aspect for the dwelling. The main entrance is adjacent to the gable and situated under a 'catslide' roof. The intersection of this principal gable occurs on the second storey with a symmetrical gable to the east, centrally placed, and a half gable/split hip roof to the west. To the south of this sit two more hip forms with the smaller central one offset. Sitting centrally in the building is the peak of the roof line, which aligns with the two western aspects.

The site gently slopes to the south and the rear of the house sits upon a brick plinth. Defined brick details across each of the facades are predominantly mottled two-toned roman brick, while the main construction material appears to be clinker bricks, rendered over. A stringcourse of clinker bricks delineates the ground floor from the first floor. The dwelling has only one chimney, placed internally and protruding off centre through the ridge of the eastern gable. Formed with full size clinker bricks, its details include a rising string course and capping.



**Figure 221. Detailing of northern façade windows. (Source: Trethowan Architecture, 2017)**



**Figure 222. Detailing of double height stair window. (Source: Trethowan Architecture, 2017)**

Windows of the primary elevations on the ground floor have exposed brickwork sills and headwork details with the sides rendered over (Figure 5). On the first floor, timber window casements have a stacked brick base, extending from a point. Sash windows throughout have a sharp angled horn detail. The windows providing light for the stair stretch double height from the landing of the staircase and reduce in length as the stair ascends. These windows are more narrow than seen elsewhere in the dwelling, with smaller window pane patterning with mottled glass instead of sheet glass (Figure 6).

The main entrance is accessed via an undercover porch within the line of the primary gable, while a double carport is attached to the western façade.

The recent fence is predominately timber post and beam with crossed centre beams with a two brick posts abutting the corner creating a gateway. A modern bricked driveway runs from this corner aspect of the property and runs along the western boundary to the carport. A path from this leads to the entrance. An established garden sits the east of these paths.

Besides the addition to the rear, externally the building appears to be intact. Recent real estate photos of the interior depict minimal work undertaken outside general modern upgrades, including the kitchen and in-floor air conditioning.

## **Comparative Analysis**

### ***English Domestic Revival Styles***

Often referred to as Tudor, interwar Old English had its roots in the English Arts and Craft Movement of the mid to late nineteenth century. The revival of this style, along with many other English and American revival styles became popular with the upper end of the housing market. With its proximity to public transit, Camberwell established itself as a prime location for the new professional of the 1920s and '30s, where owners had the means to adopt emerging styles and create homes that reflected their ideals and allowed the display of wealth through such ostentatious revival styles.

The use of red or clinker brick was typical of Old English architecture. Brick nogging or half timbering in gables of upper storeys, modelled chimneys and terracotta roof tiles were also typical. Steeply pitched gable roofs were preferred over hipped, though it was common later in the period to have more eclectic examples. Picturesque asymmetry was pursued with multiple fronts and offset massing.

Old English styled houses evoked the 'Home country' in the British Empire, using the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' styles began to fade in popularity.

### ***Comparative Examples***

The dwelling sits at the later interwar period where the emergence of revival styles had become commonplace, with other examples throughout the precincts of the *Golf Links Estate* (HO1) and *Great Glen Iris Railway Junction Estate and Environs* (HO227). Other individual examples of revival styles in Boroondara are the former Colinton residence (HO178), 660 Riversdale Road (HO402), 930 Toorak Road, and 458 Camberwell Road (HO373).

The former Colinton (figure 7), 92 Mont Albert Road, Canterbury was built in 1926 to the designs of architects Barlow and Hawkins. The two-storey interwar Tudor style house utilises clinker brick and has half-timbered surface treatment of the first floor only. The dwelling is set back on the corner site with a broad lawn emphasising its sense of seclusion. Although a much larger site than the subject site, a similar picturesque vantage is created with views across a landscaped garden and path.



**Figure 223. The former Colinton. (Source: VHD)**



**Figure 224. 660 Riversdale Road from Riversdale Road. (Source: Lovell Chen, 2005)**

660 Riversdale Road (figure 8), Camberwell (HO402) was constructed in 1938 by a building designer, hence its more developed design. It is similar in its presentation to the street as the subject site. In contrast, 660 Riversdale Road has a hipped roof, a prominent and more decorative chimney that provides more interest to the façade, and a vivid tapestry brick façade interspersed with relieving bricks in burnt sienna and blue clinker bricks. This produces a more aesthetically uniform product.



**Figure 225. 930 Toorak Road with tall brick fence in foreground. (Source: Trethowan Architecture 2017)**



**Figure 226. 458 Camberwell Road. (Source: Google Maps 2017)**

930 Toorak Road (Figure 9) was constructed in 1920, and represents an earlier example of the style applied to a main thoroughfare of Camberwell. The sloping site allows the house to recede from the street on the comparably narrow allotment. The house is also distinguished by the oriel window on the eastern façade and the vertically proportioned window on the northern façade with coat of arms motif, servicing a secondary staircase. Like the subject site, the house also features a ‘catslide’ roof over its front entry.

458 Camberwell Road (figure 10) erected in 1933, is another example in Camberwell of a two-storeyed interwar English Revival style residence, with use of Tudor references and extensive use of clinker brick. It is an early example of such a house integrating a garage. Other marked characteristics typical of the style are the steeply pitched roof and gables, and tall chimneys with plain corbelled tops. Overall 458 Camberwell Road is a more conservative application of the style than the subject site, with a more traditional massing and gable form.

The house at 30 Hunter Road compares favourably to these examples as a fine and predominantly intact example of a picturesquely-composed house in the Old English or English Revival style. The overall design and composition demonstrates an appreciation and skilful execution of the style, which is seen in the detail of the gables, brickwork and openings. The northern gable and its intersection with the main two-storey form creates a layering of the façade and gives prominence to the gabled and tower form that contribute to its picturesque form. The double height window openings on the north-western corner aspect of the building are of particular note that adds to the stylistic quality of the dwelling, while displaying the function of an internal space. It shares important common characteristics of the Old English Revival style with comparable examples, such as picturesque setting, prominent gables and rusticated ‘Tudor’ elements. It is distinguished by its incorporation of the unusual double height stair window. It is also distinguished from other examples by the more extensive painted render, reserving clinker brick for its notable decorative elements.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

30 Hunter Road is an intact example of an interwar English Revival house that demonstrates a particularly popular style during an intense phase of residential development in Camberwell as the municipality continued to attract professionals and businessmen who desired homes combining emerging and popular styles with individual architectural expression in picturesque settings.

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

N/A

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

N/A

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

30 Hunter Road, is a late and intact example of an Old English revival style residence. It is associated with the influential domestic revival movement that became particularly popular in Victoria in the interwar period. The dwelling embodies the principal characteristics of the style through its large asymmetrical massing and well-executed detailing. The dwelling is a representative example of a revival style that was designed and constructed for its location, and for owners who had the means to adopt emerging styles and thus created a home that reflected their ideals.

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

30 Hunter Road is of aesthetic significance as a fine predominantly intact example of a picturesquely-composed house in the Old English style.

The details seen in the gables, brickwork and openings demonstrate the skill of the design through the successful composition of the gable and tower forms. The northern gable and its intersection with the main two-storey form creates a layering of the façade and gives prominence to the gabled form contributing to its picturesque form. Of particular note are the double height window openings on the north-western corner aspect of the building, which add to the stylistic quality of the dwelling, while displaying the function of an internal space.

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

N/A

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

N/A

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

N/A

### Statement of Significance

#### *What is Significant?*

The dwelling at 30 Hunter Road, Camberwell is significant for a picturesque two storey Old English style dwelling constructed in 1936.

#### *How is it significant?*

30 Hunter Road, Camberwell is of local historical, architectural and aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

30 Hunter Road is historically significant as it demonstrates the popularity of the Old English style during the interwar phase of residential development in Camberwell. (Criterion A)

30 Hunter Road is architecturally significant as a fine and intact representative example of Old English style domestic architecture. The dwelling embodies the principal characteristics of the style through its large asymmetrical massing and set of well executed detailing. It is characteristic of the class of residences designed and constructed for its location for owners that had the means to adopt emerging styles and display their affluence in an emerging suburb. (Criterion D)

30 Hunter Road is of aesthetic significance for its demonstration of the Old English style with individual characteristics. The details seen in the gables, brickwork and openings demonstrate the skill of the design through the successful composition of the gable and tower forms. The northern gable and its intersection with the main two-storey form creates a layering of the façade and gives prominence to the gabled form contributing to its picturesque form. Of particular note are the distinctive double height window openings on the north-western corner aspect of the building, which add to the stylistic quality of the dwelling, while displaying the function of an internal space. (Criterion E)

### Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	Yes
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b>	No

<i>Are there outbuildings and fences which are not exempt from notice and review?</i>	
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References**

*The Age*, as cited.

*The Argus*, as cited.

Building Permit card for 30 Hunter Road, Camberwell (BP).

Butler, G 1991, *Camberwell Conservation Study: Vol 2*. City of Boroondara.

City of Camberwell and Waverley Municipal Rate Books (RB), as cited.

Kooyong, Camberwell Electoral Roll, as cited.

Lovell Chen, 2005, *Boroondara Review B Graded Building, Building Citation: 660* Riversdale Road, Camberwell

Property Service Plans for 30 Hunter Road, Camberwell as cited (PSP).

Sands and McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

## HARTWELL PRIMARY SCHOOL

Prepared by: Context Pty Ltd

**Address:**  
4 Merton Street Camberwell

<b>Name:</b>	<b>Survey Date:</b> January 2017
<b>Place Type:</b> Community	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> As indicated on extent map	<b>Construction Date:</b> 1922, 1928 and contemporary



### Historical Context

When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today Camberwell is bound by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

The history of education in Boroondara follows a pattern comparable to many other suburbs in the metropolitan area which were not subject to government administration until the Board of National Education and the Denominational Schools Board were formed to oversee both secular and church-run schools. Following the establishment of a National School in Hawthorn in 1853, a second one was established in a small timber building at Hartwell in 1858. Upgraded to a Common School in 1862, it remained the only fully endorsed Board of Education school in the eastern part of Boroondara for some years. The Hartwell School closed in 1867 following withdrawal of funding after the establishment of another school located opposite the present Camberwell Primary School (Built Heritage, 2012:176)

The passing of the *Education Act* in 1872 ushered in a new era in free, compulsory and secular education which had wide ranging ramifications for the building of state schools throughout Victoria. The 1920s represented a significant boom in the construction of state schools, particularly in the eastern part of Boroondara. The increasing residential settlement in the locality during this interwar period was causing overcrowding in the existing schools, prompting new establishments to be built at Hartwell (1921), Camberwell South (1927), Chatham (1927) and Ashburton (1928) (Built Heritage, 2012:178)

The Victorian Public Works Department was responsible for the design and construction of state schools from the 1870s onwards, and the designs tended to reflect the architectural styles promoted by the Chief Architect of the time. Reforms were constantly made to the design of education buildings and in 1908 the Departmental Building Regulations controlled lighting, ventilation, sill heights and other functional requirements. Under G.W. Watson, chief architect from 1910-15 and then S.C. Brittingham, chief architect from 1916-1922, the Department of Education adopted the highly decorative characteristics of the Melbourne domestic Queen Anne style. When Edwin Evan Smith was appointed from 1922 until 1928, classicism replaced Queen Anne Public Works Department's architecture. Peterson (1973: 14)) has described this as being "particularly expressed in Palladian plans, with generally Tuscan frontispieces and lower rooflines and pitches almost Neo-classical in its severity..." Between 1921 and 1925, 248 country and 27 city schools were built with funding from the annual Loan Acts. (Peterson 1973:9).

### History

The 1920s Hartwell State School building no. 4055 is located between the north side of Milverton Street and the south side of Merton Street, Camberwell. The origins of a Hartwell Primary School may be traced back to 1858 when Richard Hurry established a Common School No. 302 in the Independent Church building in Camberwell Road – the first school in the Camberwell area. An average of 35 children were enrolled in the school following its opening, at a fee of one shilling and sixpence per week. (Shand 1997:10)

Mr Hurry received a government grant for his school in February 1859 to build a small timber building, contributing £10 of his own funds. (Shand 1997:10) This became known as the Hartwell National School under the direction of the National Schools Board, then in 1862 the Hartwell Common School under the new Board of Education. Richard Hurry

continued as headmaster of the school, while simultaneously running the local Post Office and being a member of the local Roads Board (Shand 1997:11). In 1867 the Board of Education severed funding to the Hartwell School and it closed on 31st October that year. There was no primary school in Hartwell for another 54 years, with local children being forced to travel to Camberwell or Burwood.

The present Hartwell school site is a large corner lot with frontages to Merton Street, Oberwyl Road and Milverton Street. It was purchased in 1917 for £1025 (PROV, item 2952). There is evidence of mounting pressure for a school to be established in the area around this time. In February 1919, Camberwell Council minutes contain a record of Hartwell residents making a petition to the Education Department for a new primary school (Wehner 2012:199). The 1920s represented a significant boom in the establishment of local state schools in the City of Boroondara. Most of these were located in the eastern half of the municipality, due to the rapid growth in this area (Built Heritage 2012:178).

On the 8th November 1921, Hartwell Primary School No. 4055 was opened at a temporary site in a hall in Station Road (now Trent Street), pending the construction of an official building. The hall was donated to the community by a tea merchant and philanthropist Robert Campbell Edwards (Wehner 2012:199). Initial enrolment was only six children, but by the end of the year this had risen to 85.

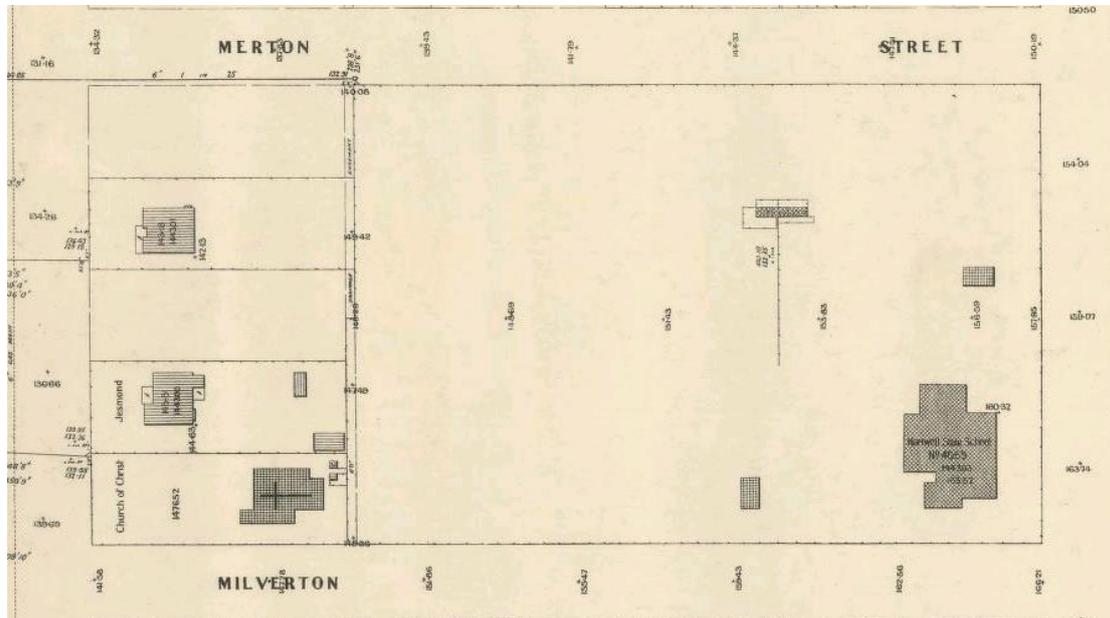


**Figure 227: Hartwell State School following additions made in 1928 (Shand 1997:75)**

The official new school building fronting Milverton Street was opened on 14 April 1922 at the cost of £6,859-10-0d. (Shand 1997: p.13) It consisted of 6 classrooms with 177 students in attendance, many of whom had previously attended the distant and overcrowded Burwood and Camberwell primary schools (Wehner 2012:200). The original footprint of the school can be seen on the MMBW plan dated 1925. The school was designed in the Interwar Stripped Classical style favoured under the directorship of the Chief Architect of the Victorian Public Works Department, Edwin Evan Smith.

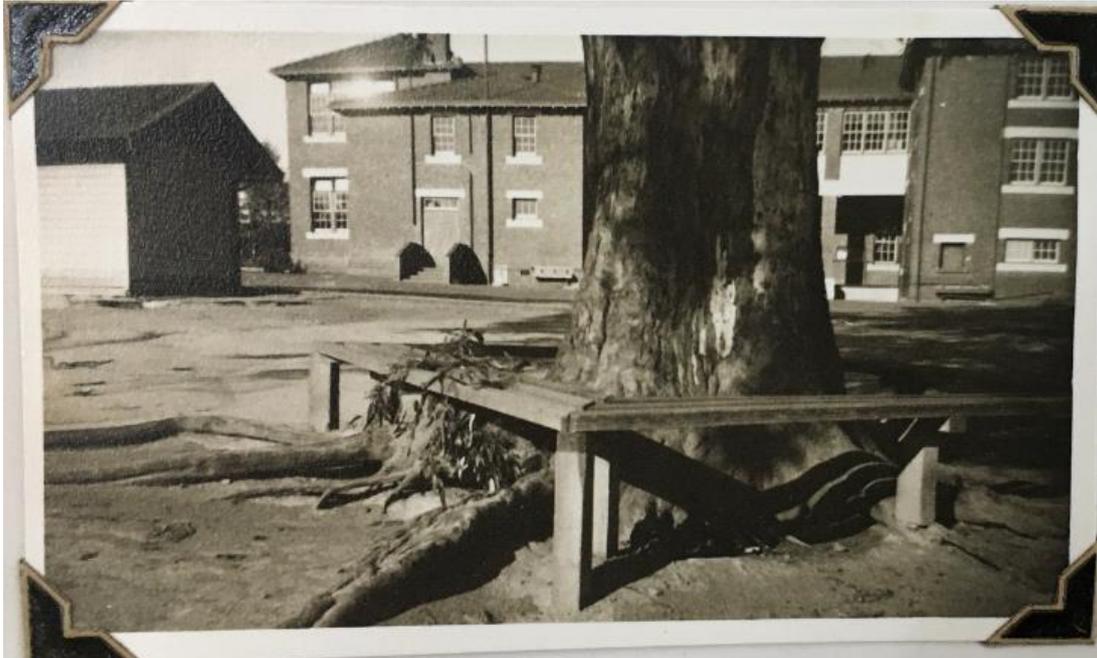
The inaugural head teacher, Thomas Begley, was transferred to another school shortly before the opening of the new building. The first Head Teacher at the new school site was Mr Alfred W. Jamieson. His declining health and disfavour with the Board of Education caused his transfer to the Richmond School on 18 November 1922. After

another two short-term appointments, James Doney arrived in 1924 and stayed at the school for 10 years.



**Figure 228. The newly erected school building shown on the MMBW plan, dated 1925, showing the original footprint of the building. (Source: SLV)**

The establishment and rapid growth of Hartwell Primary School is an excellent indicator of the growth of Hartwell itself during the interwar years (Wehner 2012:199). Only six years after completion, in 1926, a major extension was planned to accommodate an additional 200 students (*Advocate* 6 November 1926:13). The extension was completed in 1928 and consisted of a teachers' room, a cloak room and four more classrooms, which were added to the western side of the school for £5098 (PROV item 2952). The capacity of the school thus increased to 500 children. In 1929, a caretaker's residence was erected on the western side of the site with a frontage to Merton Street. A wooden fence separated the girls' and boys' playgrounds. In 1930, another two freestanding classrooms were constructed on the western side of the school building to accommodate increasing numbers of students. These new classrooms were accommodating 50-60 students each, and the downstairs cloakroom was being used as a classroom. During the 1940s, the population continued to rise. In 1941, there were 559 students and new enrolments were being rejected. The Education Department again utilised the hall in Trent Street to alleviate overcrowding until two more brick classrooms were added to the west end of the school building in 1942 to create sufficient space (Wehner 2012:200). In July 1946, the number of students attending the Hartwell State School reached 667 and again additional enrolments were being turned away.



**Figure 229. Hartwell State School, 1946 (PROV, item 2952)**

The local community organised a petition to the Education Department in 1946 for improvements to be made to the Hartwell State School site grounds. This pressure came to fruition in 1951 with landscaping works completed for £6000. The school reached a maximum capacity of 753 children in 1952 and two new timber classrooms were added to the north east corner of the site in 1955, after which time enrolments finally began to decline. In 1960, the Education Department established a Rural Training School (RTS) to utilise a spare classroom that became vacant via dwindling numbers. The population of the school in 1966 was down to 392. Accounts by Kenneth Clark (in Shand 1997: 77-79) who was Chairman of the School Committee for a number of years from 1966 – 1970s, states that in 1970 the library at the school consisted of a portable classroom 20' by 30' sited on the north west side of the school. Mr Clark led a campaign to build a new architect designed library for \$15,000, privately fundraised and constructed that same year. The Arts and Craft room was another 20' by 30' portable, also replaced by an architect-designed portable constructed in early 1973, again facilitated by private fundraising.



**Figure 230. School frontage in 1971 (Source: Shand 1997:74)**

Hartwell Primary School enrolments rose again to 472 in 1976, dropping back to below 400 in 1980, with classes averaging between 30-31 students. In the 1990s, the old toilet blocks were demolished and a new toilet block was built adjoining the school. New playground equipment was built in the Prep area. The old girls shelter shed was demolished and a block of three new weatherboard classrooms built and has subsequently linked to the main school building with a covered walkway. The original ground floor classrooms have been converted into a new staff and administration area. Three new classrooms were built to accommodate this restructure. The school was painted externally and the six upstairs classrooms internally refitted during 1994-1995, with the library and three downstairs classrooms completed in September 1995. In 1996 a government grant of \$217,000 provided for the refurbishment of the five remaining classrooms, the music room, corridors, meeting rooms, five infant rooms and the roof of the main building. In 1997 a new physical education Centre/Music Room/Canteen Complex was built (Shand 1997: p.87), replacing an old multi-purpose facility. Enrolment is currently at 370 Students. The old caretaker's house has been demolished.

In 2017, Hartwell School continues to serve surrounding parts of Camberwell and Glen Iris and has undertaken another major building program in 2010 with several large new buildings on the site.

### **Description & Integrity**

The Hartwell School is situated on a large site surrounded by Oberwyl Road, Merton, and Milverton Streets. The site comprises a range of buildings and playing fields with the 1922 building located at the corner of Milverton Street and Oberwyl Road. The main Stripped Classical building was constructed in two stages, initially as a two storey 'T' shaped plan in 1922 followed by a large wing in matching design in 1928.

The 1922 design exemplifies E Evan Smith's design approach during his time as Chief Architect of the Public Works Department, which expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axuality and respect for the surroundings (VHD). The simple, yet dignified appearance of the 1922 and 1928 wings is maintained through ornamentation of the entrance and the regularly placed multi-paned sash windows.

The 1922 features a rendered entrance with pilasters and an arched moulding forming an ornamented shallow porch. This is decorated with pairs of corbels and dentillation to the underside of the moulding. The remainder of the building is of red face brickwork with concrete lintels and sills to the window openings. The roof is a low pitched hip roofed form with small eaves and exposed rafter ends. The roof, formerly of terra cotta tile is now replaced with corrugated metal.

Windows appear to be original or exact replicas of the original and a timber framed with multi-paned sashes, some with top lights. The front door has been replaced within a contemporary glazed side and top light. The chimneys of plain red brick with rendered bands at the top are significant elements to the composition. Comparison with historic photos indicates that the 1922-28 building is largely intact externally, apart from replacement of the roof and the front door. The site has undergone development and features contemporary additions to the main building and a freestanding sports hall.

### **Comparative Analysis**

In his role of Chief Architect of the Public Works Department from 1922 -28, Edwin Evan Smith exemplified a new style of school building that is notable for its Stripped Classicism. A number of fine primary and secondary schools were designed outside Boroondara, including University High School Parkville (H2183), Kyneton Secondary College (H1999), Bendigo Senior Secondary College (H2229) and Caulfield Primary School (H1708).

In Boroondara, several schools were designed and built in the Interwar period, however none of these are currently on the Heritage Overlay. Primary schools on the Heritage Overlay include Auburn, 1899 (HO110, H1707) and Glenferrie, 1881 - 1924 (HO95, H1630), however these are earlier in construction, exemplifying the Gothic Revival or Queen Anne styles.

Buildings closest in style and period to Hartwell Primary School include:

Camberwell South Primary School (1927); Peate Avenue Glen Iris - is a Stripped Classical building with Palladian plan. This building has a high integrity and new school buildings have been located to the side and rear rather than as additions.



**Figure 231. Camberwell South Primary School. (Source: Google Maps)**

Chatham Primary School (1927); Weybridge Street Surrey Hills - is a Stripped Classical axial design with a projecting Spanish Mission portico.



**Figure 232. Chatham Primary School. (Source: Google Maps)**

Ashburton Primary School (1928) is a large two storey school with central decorative feature of a highly decorative curved pediment and rendered panels. It has similar multi-paned windows to those of Hartwell Primary School. Kew East Primary school (Kitchener Road, Kew East) is very similar in period and design but three storeys in part. (HERMES 118778)

Each of these schools are relatively intact examples of their type, and appear to have a relatively high degree of integrity, although Camberwell South Primary School appears to be the most unaffected by large contemporary extensions.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Hartwell Primary School is historically significant as a reflection of the rapid growth of the population of Boroondara and the subsequent increase in school enrolments in the late nineteenth and early twentieth centuries. Significant growth in the eastern part of the municipality in the early twentieth century provided ample numbers of children for which the establishment of several new schools was required, and the continual expansion of existing schools. Hartwell Primary School is historically significant as a reflection of the changing needs of the school community through expansion, firstly in 1928 (major extension to house 200 students), 1930 and 1942 (two further classrooms) followed by major upgrades in 1946 (school grounds), 1970 (library) 1997 (sports hall), and c.2010 major extensions), and in accommodating student numbers from over 600 in 1946 to 370 today. The school is an expression of the local community through their agitation for its

initial construction following overcrowding at neighbouring schools, and its continual improvement, through to fundraising for the provision of new facilities.

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

N/A

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

N/A

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

Hartwell Primary School is a fine example of the fine Interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect Edwin Evan Smith. Smith's leadership of the Department from 1922-1928 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axiality and at times, Palladian plans. These include several examples of State significance including University High School Parkville, Bendigo Senior Secondary College and Kyneton Secondary College. Hartwell Primary School is also one of several Interwar schools within Boroondara including Camberwell South, Ashburton, Chatham and Kew East Primary Schools.

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

Hartwell Primary School is aesthetically significant for its use of classical elements to enrich the entrance through a rendered porch with pilasters, a shallow arched porch with corbels and dentillations. The building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows. Other elements of the style include the low pitched hipped roof and eaves with exposed rafters and face brick and rendered chimneys. Whilst some external changes have taken place to the main 1922 and 1928 wings (roof replacement, front door, major extensions), the school retains its Interwar character through the axial plan, hipped form and detailed elements evident in historic photos.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

Hartwell Primary School, 4 Merton Street Camberwell, built 1922 with major extension in 1928 is significant.

### *How is it significant?*

Hartwell Primary School is of local historic and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Hartwell Primary School is historically significant as a reflection of the rapid growth of the population of Boroondara and the subsequent increase in school enrolments in the late nineteenth and early twentieth centuries. Significant growth in the eastern part of the municipality in the early twentieth century provided ample numbers of children for which the establishment of several new schools was required, and the continual expansion of existing schools. Hartwell Primary School is historically significant as a reflection of the changing needs of the school community through expansion, firstly in 1928 (major extension to house 200 students), 1930 and 1942 (two further classrooms) followed by major upgrades in 1946 (school grounds), 1970 (library) 1997 (sports hall), and c.2010 major extensions), and in accommodating student numbers from over 600 in 1946 to 370 today. The school is an expression of the local community through their agitation for its initial construction following overcrowding at neighbouring schools; and its continual improvement, through to fundraising for the provision of new facilities. (Criterion A)

Hartwell Primary School is a fine example of the fine Interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect Edwin Evan Smith. Smith's leadership of the Department from 1922-1928 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axiality and at times, Palladian plans. These include several examples of State significance including University High School Parkville, Bendigo Senior Secondary College and Kyneton Secondary College. Hartwell Primary School is also one of several Interwar schools within Boroondara including Camberwell South, Ashburton, Chatham and Kew East. (Criterion D)

Hartwell Primary School is aesthetically significant for its use of classical elements to enrich the entrance through a rendered porch with pilasters, a shallow arched porch with corbels and dentillations. The building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows. Other elements of the style include the low pitched hipped roof and eaves with exposed rafters and face brick and rendered chimneys. Whilst some external changes have taken place to the main 1922 and 1928 wings (roof replacement, front door, major extensions), the school retains its Interwar character through the axial plan, hipped form and detailed elements evident in historic photos. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd]

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**CAMBERWELL HIGH SCHOOL**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

100a Prospect Hill Road, Camberwell

**Name:** Camberwell High School

**Survey Date:**

21 September 2016

**Place Type:** Educational

**Architect:**

Percy Edgar Everett (PWD)

**Grading:** Significant

**Builder:**

**Extent of Overlay:** As indicated on the extent map

**Construction Date:**

1940-1941 (main building)

c.1969 (additions)



**Figure 233. Principal elevation, Camberwell High School, looking south east. (Source: Trethowan Architecture, 2016)**

## Historical Context

Canterbury Road formed the southern boundary of Henry Elgar's Survey in 1841. With the survey brought farming, pastoral grazing, and forests were cleared in the 1850s to supply firewood to Melbourne. Attracted by the rural setting, clean country air, picturesque hills and winding rivers the merchants, politicians and wealthy upper classes soon looked to the east to establish their 'gentlemen's estates'. Large blocks were purchased and grand residences constructed, gardens and orchards planted, and long driveways lined with English oaks and elms to create the perfect rural retreat from city life.

The first local government body was the Boroondara District Road Board, formed in 1854 and incorporated the areas which were to become Hawthorn, Kew and Camberwell (CoB). Canterbury, a suburb of Camberwell, was named after the then governor of Victoria in 1873 (Canterbury Historical Society 2014).

New bridges replacing punts over the Yarra, investment into roads; such as Delany's Road (now Canterbury Road) which became a fashionable rural road as early as 1863 (Blainey 1964:32), and the arrival of the railway from Melbourne to Lilydale by 1883, gave rise to the availability of land to ease the ever expanding city.

The nineteenth-century suburban influx brought shops, churches, schools and the need for cultural fulfillment. Canterbury's 1880s shopping strip is seen on Canterbury Road adjacent the railway station, and to reflect the growth of the suburb the shopping area was extended into Maling Road during the interwar years. Churches were constructed to service the religious needs of Canterbury's residents, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from Federation though to the post-war period.

From the late 1890s, educational reform in the State of Victoria began in earnest when *The Age* supported Alfred Deakin's criticism of government education. This gave rise to the establishment of a Royal Commission, under chairman Theodore Fink, that rapidly turned toward an analysis of Victorian state education and the establishment of a program for reform. The Fink commission provided a scathing rebuke of previous Victorian governments and their lack of reform in line with educational development overseas. One recommendation by the Fink commission was the appointment of a permanent head (named the Director of Education) with a professional knowledge of education and undisputed control to overcome a crippling division of authority in the Education Department. This new head came in the form of Frank Tate (1864-1939), an educator who gave impressive evidence to the Fink commission. Tate was seen as an exciting reformer when compared with other senior departmental officials giving evidence who were attacked for their conservatism and incompetence (Selleck 1990).

Under Tate's tenure from 1902-28, significant avenues were made into the establishment of opportunities for secondary education which until that time had been largely available only to those able to afford to send their children to denominational or private schools. Upon breaking the monopoly held over secondary education by the church and private sector, legislative changes provided further scope for the provision of state secondary education and thus the establishment of further institutions through which this could be provided (Rumbold 2000:16).

## History

During the early twentieth century, the continual improvement of Melbourne's eastern suburbs became an increasingly important subject for the area's three municipalities: the

cities of Hawthorn, Camberwell and Kew. As such, these distinctly individual organisations collaborated on several key projects, most notably in the areas of education which included an original proposal for the Camberwell High School (CHS) in 1928 (Built Heritage 2012:152). In collaboration with the Shire of Blackburn and Mitcham, the cities and shire contributed £6,000 toward the purchase of a site in Riversdale Road, Camberwell, for a girl's high school to complement the recently constructed Box Hill Boys' High School (Slattery 1973:550-551). However, because of a lack of funding, development of the girl's high school was delayed by which time changes in government departmental policy instead favoured the construction of a co-educational high school on the site. Plans for the proposed co-educational high school were eventually approved in 1939 (Built Heritage 2012:185).

Following the approval of plans for the proposed co-educational CHS in 1939, the first buildings were constructed between 1940 and 1941. The designs were by Percy Everett; Chief Architect of the Victorian Public Works Department (PWD), and D.B. White; associate at the PWD (Fowler 1951 and O'Neill 1996). The school opened on 27 May 1941 (Built Heritage 2012:185).

Significant additions, totalling \$725,000, were undertaken to the buildings in c.1969, and most likely resulted in the construction of the expressed brick post-modern wings, which extend parallel with the main building (to the east), before connecting to its southern end. (BP 44810).

From 1997, the school was able to expand its land holding with the acquisition of the former City of Camberwell Central Pool. Following amalgamations of the former Cities of Hawthorn, Camberwell and Kew in 1994, the Central Pool, which dated back to 1927, was closed due to poor condition and low demand, and was subsequently recommended for permanent closure by the City of Boroondara with a view to the land being made available to CHS. The pool site was subsequently cleared and new school buildings were constructed (Built Heritage 2012:218). In 2013, further works saw the development of an Enterprise Centre, on the west front of the main school building. Designed by Hayball architects, the Centre received a Commendation from the Council of Education Facility Planners International in the same year (Hayball 2013).

Today, CHS continues to operate as a co-educational high school in a greatly enlarged complex.



**Figure 234. Camberwell High School 1940. A view looking north-east from the school grounds. This view of the school is no longer legible because of later building works. (Source: Fowler 1951, SLV)**



**Figure 235. Camberwell High School 1960s. A view looking south-east from the school grounds. Note the new school buildings at the south end of the 1940-1941 building. (Source: City of Boroondara Library Service)**

### ***Public Works Department – Percy Everett***

Percy Edgar Everett (1888-1967) was a significant architect, best known for his designs that tended toward the Art Deco style, during his tenure as Chief Architect of the PWD. Initially an educator in the vein of architecture, beginning as headmaster of the Brunswick Technical School (from 1916), he went on to develop the architectural curriculum for the Victorian Education Department, and the position of headmaster of the Brighton Technical School in 1932 (O'Neill 1996).

From 1934, Everett occupied the office of Chief Architect in the PWD. Creating a strong design division within the department, separate of documentation and contract administration, he insisted on absolute control of the design process including the approval of all architectural drawings. Embracing an architectural eclecticism that he embodied in the work produced by the PWD during his tenure, this resulted in a broad range of architectural works completed in the Art Deco, American Beaux-Arts and Modernist styles (O'Neill 1996). Everett's design education was influenced by his 1930 study tour to the US, UK and USSR (Goad 1999:135), and to the US again in 1945 (O'Neill 1996). Works completed by the PWD were prolific, with Everett preferring Moderne style over the previous eclecticism of the PWD (Goad 2012:239-240). Everett's projects covered a variety of public buildings including: courthouse, police stations, prisons, mental hospitals, sanatoriums, schools, tertiary institutions and residences of government employees (O'Neill 1996). Notable buildings by Everett at the PWD include the Frank Tate Building at the University of Melbourne (1939-1940), Russell Street Police Headquarters (1942-43) and the Technical College (now Monash Caulfield Campus) of 1950 (Goad 2012:239-240) Everett retired from the department in 1953 (O'Neill 1996).

### Description & Integrity

CHS is located in that part of Camberwell bordered by Prospect Hill Road to the north, Byron Street and Willow Grove to the east; Riversdale Road to the south and Spencer Road to the west (refer Figure 156). The school grounds front Prospect Hill Road to the north and part of Byron Street to the east. The remainder of the campus is bordered by detached residences to the east and west. To the south, Riversdale Park acts as an extension to the school grounds.

CHS comprises multiple educational buildings of various dates. The most notable is the original main school building (1940-41) and a late-twentieth century building (c.1969) to the rear of the main building.



**Figure 236. Aerial view of Camberwell High School. The original 1940-41 high school building, and notable late-twentieth century building, are outlined in red and blue respectively. The gable roofs of the respective buildings identified are legible in this image. (Source: Google Maps, 2016)**

The form of the original school building possesses a symmetrical arrangement along Palladian lines that step down from the central section and respond to the topography of the land. A two-storey central section, with its recessed principal façade, sits upon an elevated terrace. The central form is flanked by two subservient wings: two-storeys to the north and three to the south, and two further subservient forms extend out at each end.

Each form is arranged into a series of bays, divided by engaged buttresses. Between each buttress, a deep tapered reveal of painted render frames the fenestration of the principal elevations to the north, south and west; the east elevations of the lowest sections of the building also incorporate this feature. These openings are in turn divided into tripartite openings by tapered painted cement fins reminiscent of stone tracery. Brick spandrels are incorporated as part of the arrangement, separating the ground and first floor window openings. In the lower sections, the engaged buttresses extend to the top of the ground floor fenestration. As the form of the building ascends in height, the buttresses extend to the top of the first-floor fenestration. In both instances, a consistent band of brickwork is maintained as a separation between the fenestration and the decorative parapet detail of soldier course brickwork, with extruded courses three bricks in height at regular centres, that are suggestive of a contemporary castellation, which emphasise height, as they extend the perimeter of the parapet on the lower sections of the building.

The central section, visible only from the principal elevation, has a greater extent and quality of decoration, which emphasises a hierarchy of built form through decoration and highlights the main entrance. The central section is divided into three bays by engaged piers that extend the height of the building, before tapering into small gables that terminate above parapet level. Like the remainder of the building, fenestration is contained within the distinctive bays, however here the brick buttresses are recessed to the extent that they form the reveals, which extend to create stepped heads at the base of the parapet. Tripartite openings are created utilising the same painted tapered cement fins evident elsewhere in the building. The whole of the building retains painted double-hung timber sash windows which are consistent with an early image of the building (refer Figure 234). At ground floor level, the recessed nature of the elevation allows for the incorporation of an entry terrace which is crossed before entering the main entrance, above which is mounted the school emblem (refer Figure 184). Accessed via a central staircase, the terrace and stairs are bordered by brick balustrade topped with painted cement capping, the whole arranged on the central bay of the elevation. A flag pole that surmounts the arrangement is an original feature.

Constructed from unpainted expressed cream brick, the original building represents a fine example of stripped Collegiate Gothic architecture. The gabled corrugated metal sheet roof (refer Figure 156) is concealed behind a parapet (refer Figure 184). As a whole, the building represents a scholarly design of symmetry and hierarchy that is consistently expressed throughout in both built form and structural decoration.

To the east and south of the main building, a large late-twentieth century building runs parallel with the main building and through the southern connection forms an 'L' shaped form (refer Figure 237). An additional connection is made at first floor level, midway along the rear elevation of the main building, via a raised walkway (refer Figure 238). Constructed c.1969 from unpainted expressed brickwork with a corrugated metal sheet roof concealed behind a perimeter parapet, the building extends over three-storeys, and incorporates a regular fenestration pattern divided into bays by engaged buttresses, sympathetically referencing the design of the 1940-41 building.

Additional free standing school buildings of varying construction dates were noted elsewhere on the school campus. None of the buildings on the site were inspected internally.



**Figure 237.** View of the main building and late-twentieth century wing at the rear, looking south-east from Prospect Hill Road. Note how the later building adopts similar design references to the original, including the symmetrical arrangement of the west elevation, its division into a series of bays using engaged buttresses and its execution in similar unpainted expressed brickwork. (Source: Trethowan Architecture, 2016)



**Figure 238.** View of the main building from the rear, looking south-west, from Prospect Hill Road. Note the continuation of the parapet details along the rear (east) elevation. The deep chamfered window reveals and ground level engaged buttresses are representative of Collegiate Gothic architecture. The stripped back nature of the parapet, a contemporary interpretation of a castellation. The late-twentieth century building is at right. (Source: Trethowan Architecture, 2016)

## Comparative Analysis

### *Gothic Revival*

In Australian architecture, the use of revived medieval architectural styles saw a continuation of the nineteenth century Gothic tradition into the first forty years of the twentieth century (Apperly, Irving & Reynolds 1989:198). This was influenced by similar revivalist movements of the style in both England and America, where the style was successfully extended from its near exclusive use. The Gothic Revival style was seen to be morally appropriate language and was largely used for ecclesiastical architecture; however, its influence was felt in commercial, residential and institutional buildings up to the 1940s. An early example of the Gothic being used for institutional purposes was Leonard Terry's residential Leeper Hall (1869-72) at Trinity College at the University of Melbourne (Logan 2012:282-284). Around the turn of the century there was a wider shift in the Gothic Revival style as it began to accept explicit Arts and Crafts influences, moving to become the Modern Gothic. Australia's most prominent exponent of Modern Gothic was Alexander North, who designed the Trinity College Chapel, University of Melbourne, as a *Gesamtkunstwerk* in the Arts and Crafts tradition (Logan 2012:282-284). Other Modern Gothic buildings up to 1940 tended to be more stripped down, and the influence of the style significantly waned in the post-war period (Logan 2012:282-284). CHS is an example of Percy Everett's cream-brick modernised Collegiate Gothic which introduced art deco and Moderne elements into the style. The Collegiate Gothic style was introduced to Australia via influences from the United States where the style was popular in the inter-war period.

### *School Buildings*

CHS is one of only two known important examples of interwar educational architecture by the PWD, and the only known example by Percy Everett, in Boroondara. The second building by the PWD is the earlier Canterbury Girls' Secondary College (former East Camberwell Domestic School of Arts). Other school buildings within Boroondara, such as Harry Norris' work at Methodist Ladies College (MLC), are not appropriate comparisons as they were not built in the Collegiate Gothic or Modern Gothic style. Examples of school buildings in Boroondara of this period tended to be Georgian Revival (such as Canterbury Girls School) or Moderne without the Gothic influence.

When it was originally constructed, the school was prominently sited and 'insistently three-dimensional' in its character. Due to the visibility of the building's principal façade from both Riversdale and Prospect Hill roads, and a secondary façade to Prospect Hill Road, the school was a statement of civic importance as was typical with the majority of buildings designed by Everett (O'Neill 1996). Today this prominence and statement is somewhat weakened through the later construction of the buildings to the west, obscuring the overall appreciation of the site from Riversdale and Prospect Hill roads.

Comparable examples of interwar educational buildings outside the area include the Melbourne High School (1928), and the University of Melbourne's School of Natural Philosophy (1938) and Chemistry School buildings (1938). Both Melbourne University projects were designed by Percy Everett while at the PWD, and provide useful comparisons of his educational work. The Chemistry and Natural Philosophy Buildings are some of the most sophisticated examples of Everett's use of the Collegiate Gothic style (Goad 2012:239-240).

Melbourne High School (MHS) was designed by Edwin Evan Smith, Chief Architect of the PWD, in 1928 as an elite selective entry boys' high school (Heritage Citation VHR1636). Stylistically, MHS and CHS are both examples of American-inspired Collegiate Gothic style (VHR Place ID 1069, 'Melbourne High School'). Both Percy Everett and Edwin Evan Smith undertook study tours to the US where they would have been exposed to this style

of educational architecture which was popular at the time. The Collegiate Gothic design produces a sense of restrained grandeur as it was an overseas style and one that had been used in buildings at the University of Melbourne and MHS. Both school buildings utilise unpainted exposed brick construction with strong contrasting bands of render around windows and details. This is a bolder feature at MHS as its contrasting brown brick is reminiscent of the Victorian blood-and-bandages style while CHS cream brick is of a more domestic and restrained character. Both schools feature articulated parapets with MHS incorporating crenellations and octagonal towers while CHS uses a stripped back interpretation of a crenellation by an expressed vertical brick detail that only slightly projects above the parapet.

MHS is of a much grander scale and character than CHS. Partly, this is to do with the prominent siting of MHS on Forrest Hill, giving it an imposing presence accentuating its elite role. CHS appears to have been designed to command a similar kind of visual presence by being set back from the street and having its main entrance looking across a landscaped site. The isolated building in a landscape typology, seen at both schools, has been undermined at CHS by later additions and new buildings that crowd the original.

While MHS is a grander and more highly articulated example of the Collegiate Gothic style, it is a prominent and elite public institution. Everett's CHS adopts this style to a suburban scale. CHS exemplifies an academic architectural style with a grand character in a design that is updated for its time and appropriate for its suburban location.

The School of Natural Philosophy at the University of Melbourne (1938) was also designed by Percy Everett for the PWD in the Collegiate Gothic style. This building is not the best example of the PWD's work during this time but supports an understanding of Everett's work, the Collegiate Gothic style, and interwar educational architecture.

The building features unpainted cream brickwork but unlike CHS there is no extensive contrasting render banding around the windows. The use of vertical brick fins here is reflected again at CHS but overall, the Natural Philosophy building features a more finely detailed façade reflective of its higher status as a university building. As with CHS, the Natural Philosophy building is strongly symmetrical with pavilion massing, although it features a different rhythm of receding and projecting bays. Compared with CHS, this building features more finely detailed brickwork, particularly around the entry and windows, and articulated string courses. Both buildings utilise the Collegiate Gothic. In terms of scale and massing the CHS has a more imposing and institutional character, whereas the School of Natural Philosophy represents its elite status through its finer details.

The University of Melbourne's Chemistry School (1938) is a fine example of the Jazz Moderne Institutional style designed by Percy Everett and the PWD (Lovell Chen 2010:unpaginated). The Chemistry building articulates the status afforded to advanced research and training during the twentieth century. Its design concept closely reflects its function and role as both a teaching and research facility.

The Chemistry School compares with CHS in terms of its educational function, massing, and some stylistic features. Both buildings utilise unpainted cream brick construction with contrasting render around the windows. Both feature a parapet roof form, however, CHS is more finely articulated, reflecting the Collegiate Gothic influence. Both buildings have stepped and articulated entrance bays with concentrated detail. The Chemistry School's entry features a heavy tower whereas CHS's entry steps back from the façade, emphasises the window openings and is surmounted by a flag pole. Both strategies work to give prominence to the entrance through massing and detail. The design, scale and detailing of the Chemistry School reflects its higher status in comparison with CHS.

These three buildings reflect the development of Everett's academic architecture from Art Deco and the Jazz Moderne institutional style through to Collegiate Gothic. The overlap of style and details demonstrate a holistic but evolving body of educational work from Everett and the PWD that cannot be understood without reference to CHS. Everett's work with the PWD continued to develop in the interwar and WWII period with notable examples including the Essendon Technical School of 1939 (VHR H4929), the Camberwell Court House 1939 (VHR H1691) and William Angliss College (VHR H771) from 1940.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

CHS as a whole is important to the City of Boroondara as it illustrates the development of the City and its response to the need to provide adequate education facilities for all its school age residents. CHS was the first high school in this large area and signifies the beginning of a pattern of school building projects in the City. This need was collectively identified as early as 1928 by the various municipalities of the area, the cities of Hawthorn, Kew and Camberwell, and the Shire of Blackburn and Mitcham leading to their purchase of the site of the school site. Subsequent opinions of the municipalities for the type of school to be built on the site were not shared by the Victorian Government, leading to a protracted approval for the present co-educational school building on the site in 1939.

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

NA

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

NA

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

The original 1940s and the later c.1969 buildings, within the campus of the CHS, demonstrate two periods of school design and construction that provided much needed educational facilities. The design also illustrates the work of the Victorian Public Works Department, overseen by Chief Architect Percy Everett.

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

The original 1940s building is a fine and externally intact example of the stripped Collegiate Gothic architectural style. The original building, and to a lesser degree the later c.1969 building, exemplifies an academic architectural style with a grand character in a design that was updated and appropriated for its suburban location. The original school building is an important example of the work of the Victorian Public Works Department, under the direction of Percy Everett; the Chief Architect.

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

NA

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

NA

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

NA

### **Statement of Significance**

#### *What is Significant?*

Camberwell High School (CHS), 100a Prospect Hill Road, Camberwell, built in 1940-41 to a design by Percy Everett; Chief Architect, of the Public Works Department and associated post-war buildings associated with subsequent extension, c.1969.

#### *How is it significant?*

CHS is of local historical and architectural significance to the City of Boroondara.

#### *Why is it significant?*

CHS was established because of an initial collaboration between the former municipalities of the City of Boroondara, the cities of Hawthorn, Camberwell and Kew, and the former Shire of Blackburn and Mitcham (part of present day City of Whitehorse) in the original proposal for the establishment of CHS in 1928. Constructed on a site purchased with joint funds raised by the cities and shire, disagreement of intent between the sites owners (the municipalities) and the operator of schools (the State) over the type of school that should be constructed lead to the eventual approval of the current State-favoured co-educational school in 1939 and its subsequent construction between 1940-41. (Criterion A)

The original 1940-41 building is important as a fine and highly intact example of the stripped Collegiate Gothic architectural style that illustrates the development of the City and its response to the need to provide adequate education facilities for all its school age residents. The later c.1969 school, sympathetically references the design of the 1940s building. The original school building is an important example of the work of the Victorian Public Works Department, under the direction of Percy Everett; the Chief Architect. (Criteria D and E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Context Pty Ltd

## References

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Victorian Heritage Register (VHR) Place ID H4929, 'Former Essendon Technical School', Victorian Heritage Database, accessed on line 9 October 2016.

## HATFIELD FLATS

Prepared by: Context Pty Ltd

**Address:**

576 Riversdale Road, Camberwell

<b>Name:</b> Hatfield Flats	<b>Survey Date:</b> 3 Feb. 2017
<b>Place Type:</b> Residential	<b>Architect:</b> F. Scott Mackay
<b>Grading:</b> Significant	<b>Builder:</b> A. Sherlock, extension T.R. Tucker
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1935-36, extension 1940



### Historical Context

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853 and it retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell roads and the Outer Circle Railway (Built Heritage 2012:128).

While the City of Camberwell underwent comparably intense – or even more intense – residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the ‘infill estates’, carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the remaining former farmlands of the suburb had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had ‘mushroomed’ in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

#### *Developing higher density living in Camberwell*

Melbourne's first purpose-built residential flats appeared in the 1910s – a period that, in many suburbs, coincided with the development of local electric tram networks and the electrification of railway lines. During the 1920s, relatively few blocks of flats would be built in the present day City of Boroondara, and virtually all of these were situated in the former City of Hawthorn. Further east, in Camberwell, the distance from the city meant a slower development of flats. By the end of the 1920s, flats appeared in several of the neighbouring suburbs, yet it was still a rarity in Camberwell. However, the depression of the 1930s resulted in a need for higher density living, and flats were introduced to Camberwell, mainly along the main thoroughfares. They did so in a very modest scale however, as there was a prevailing antagonism to multi-occupancy buildings in the City of Camberwell, compared to Hawthorn which experienced an apartment boom during the

1930s. In Camberwell, those apartments that were built, were invariably designed in such a way that they resembled overscaled single dwellings (Built Heritage 2012:145-156).

### History

The block of flats known as 'Hatfield Flats' is located in central Camberwell on the south side of Riversdale Road, between Butler Street and Avenue Road. The flats were built in 1935-36 for owner Lillian May Cassidy (BP, S&Mc). The lot, including a Victorian era timber house, 'Telko', was purchased by Cassidy in January 1935, for £835. It had previously belonged to Henrietta Augusta Dugdale, a prominent campaigner for women's rights (Priestly 2012:4). The address was at that time number 76 Riversdale Road (S&Mc).

Lilian Cassidy was born in Fitzroy in 1893, the daughter of Patrick John Cassidy and his wife Margaret Ann, nee Hill (BDM). In the late 1920s and early 1930s, she lived in Auburn with her parents, working as a forewoman (ER 1921,1924,1931). Her father passed in 1930, leaving real estate with a gross value of £4,550 and personal property with a gross value of £2,228 to his wife and children (*Argus* 2 August 1930:23, *Argus* 29 August 1930:6). A mere six months later, Lilian's mother also died (*Argus* 17 January 1931).

By 1932, Lilian Cassidy owned a hat manufacturing business in Hawthorn, and advertised her intention to retire from business, perhaps already planning her investment in property (*Argus* 26 Nov 1932:2). It is likely Cassidy's newly acquired inheritance went towards the purchase of the lot in 1935. Cassidy commissioned architect F. Scott Mackay to design the flats, a caretaker's residence and a garage, that same year. The block of flats then consisted of 38 rooms and the estimated cost was £5,250. The builder was A. Sherlock (BP).

The 1937 Sands & McDougall Directory lists 'Hatfield' flats and Miss L. M. Cassidy at 76 Riversdale Road (S&Mc). The number '76' and the name 'Hatfield' are displayed in wrought iron on the exterior of the east building's central stairway.

The earliest plans from 1935 have been lost, however in 1939 plans for an extension were drawn up by the same architect, which show the original footprint and design of the flats. The original section of the building sits across two house lots, and the extension sits across a third. The design is built up around interlocked 'blocks' of flats – reducing the impact of the overall size. The drawings are done on several sheets, some of them showing the proposed extension as two storeys, and some of them as three storeys. The 16 room extension was eventually built as two storeys by builder T.R. Tucker at an estimated cost of £3,200 and provided an additional four flats (BP 12129).



Figure. Plan by Mackay for an extension, dated 1939. The existing front elevation is to the left and the proposed addition to the right of the arched passage to the rear garages. Note the extension was only built as two storeys, not the pictured three. (Source: BP 12129).

Plans for an extension of the caretaker's residence were also drawn up, a few months earlier in 1939. The plans are unsigned, so it is possible these were done by a different architect. The plans propose additional rooms and a new porch, at a cost of £500 (BP 11120). Further additions to the caretaker's residence occurred in the late 1950s (BP 20493)

In the electoral rolls for 1937 and later years, Cassidy's occupation is listed as 'home duties', and she was still residing at 'Hatfield' flats (ER 1937, 1943, 1954). Cassidy appears to have remained unmarried. She passed away in Hawthorn in 1970, aged 77 (BDM).

From 1958-74, the units were managed by the shareholder company, Hatfield Flats Pty Ltd. From 1974 onwards, the unit owners formed Body Corporate no. 5822 to manage the property.

#### *Frederick Scott Mackay*

F. Scott Mackay appears to have been a prolific architect of the interwar period, however his work is ill-documented. He was awarded first prize in the Junior Competition of the Royal Victorian Institute of Architects (RVIA) in 1898, and was elected as an Associate of RVIA on 10 November 1908 (RVIAJ 1908).

His known designs include 'Sunnyside', 24 Kent Road, Surrey Hills (an altered Arts & Craft house); the Netherton Flats, 472 Glenferrie Road, Hawthorn, 1929 (Significant in HO149; RVIAJ 1929), the Loloma Flats, 18-20 Riversdale Road, Hawthorn, built for Mrs T. R. Victor and Miss M. Carter, 1939 (Contributory in HO148; *Herald* 8 November 1939:19); and the Gothic Revival St Andrew's Presbyterian Church, Warragul, 1934 (Baw Baw Shire HO150; *Argus* 19 July 1934:13). Mackay may also have been the designer of 'Kermith' flats at 470 Glenferrie Road, Hawthorn, as they are depicted on the same MMBW Property Service Plan of 1929 (see 472 Glenferrie Road citation).

He resided in Elsternwick during the 1920s and '30s. By 1939, as note on the extension plans for Hatfield Flats, he had moved to 439 Glenferrie Road, Glenferrie (Hawthorn) (ER 1921, 1937, 1942). In 1944, Mackay passed away suddenly at his home, 439 Glenferrie Road (*Argus* 26 June 1944:2).

#### **Description & Integrity**

Hatfield Flats is located on the south side of Riversdale Road, just east of the commercial development around Camberwell Junction, and adjacent to a tram line. The flats occupy

a wide block of land, comprising three suburban house blocks, which slopes up to the east. The flats complex is set behind a dwarf clinker brick front fence. There is a circular driveway across the eastern part of the site. The western driveway entrance also leads straight back to the rear garages, via an archway beneath the flats. The flats have a generous front setback landscaped with lawns and semi-mature trees.

As noted in the history, the flats were built in two stages. While the complex reads as a whole, with its consistent palette of materials and hipped roof form, closer inspection shows the earlier wing to be more decoratively embellished, while the later wing reflects the greater aesthetic austerity of the late interwar period. The earlier wing (flats 1-8) comprises three hipped-roof envelopes that successively step back from the front boundary with the deepest setback at the centre of the site. It is linked to the later wing (flats 9-12) by the arched passage to the rear yard with a single room above it. The remainder of this wing is in two hipped-roof envelopes that step outward toward the west side boundary; the whole forming an irregular 'V' in plan. The eastern-most section and the 1939 extension are two-storeys in height, while the central two envelopes are three-storeys. The stepped setbacks and massing demonstrate a skilful response to integrating a very large building into a residential streetscape, and also allow privacy to the many balconies.

For all parts of the flats building, the roofs are clad in terracotta tiles, and the upper floor is finished in smooth render with brick lintels and sills, while the lower floor or floors are finished in clinker face brick. All balconies are solid, finished in render and ornamented with three projecting 'speed lines'. Ground-floor porches have solid balustrades of half-bricks. All windows are timber sashes with horizontal glazing bars, continuing the horizontal emphasis of the Moderne style. Flat doors are flush panelled with three narrow lights stepping up at the top.

As noted, the earlier wing is more decoratively expressed. The two-storey section at the east side has a hipped roof projecting bay at its centre, with pairs of narrow windows and decorative brickwork between the floors. The next, three-storey, section has a semi-hexagonal bay projecting at its centre, with the same vertical line of decorative brickwork between floors. Set at the junction between this and the next three-storey section is a stair tower that projects above the roofline with a stepped parapet suggesting crenelation.

The garages are partially visible from the street and have brick walls and have both hipped and tiled roofs, with some roofs hidden behind a parapet. The caretaker's residence is not visible at all, as it is located behind the garages. The building permit plans for the extension and remodelling of 1957 show that it is three or four-bedroom brick single storey house with a tiled cross-gabled roof. The entrance porch sits below the eastern gable. Windows are timber double-hung sashes in a variety of configurations.

### **Comparative Analysis**

Many of the early flats in Melbourne, built during the period from c.1915 to c.1920 were in the Arts & Crafts style, with some demonstrating the transition to the California Bungalow style that became popular after World War I. From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria, particularly in well-heeled suburbs of Boroondara. As Lewis (1992:1) notes:

*The period after the Depression saw a shift towards the new and exciting modern idioms emanating from Europe and America. Nevertheless period character was not put totally aside. Old English architecture lingered on throughout the 1930s and the Mission and Georgian idioms provided a formal framework through which modernism could be absorbed and modified.*

This progression of styles is demonstrated by the surviving interwar flats in Boroondara. The earliest known examples of purpose-built flats in Boroondara date from the early 1920s on Riversdale Road between Power Street and Glenferrie Road, Hawthorn, comprising a representative sample of interwar flats dating from the early 1920s to the late 1930s.

There are few flats in Camberwell (or the wider former City of Camberwell) that currently included in the Boroondara Heritage Overlay, whether within a precinct or an individual HO. In part, this is because there were less flats developed in the suburb until the post-war era. As Graeme Butler notes (1991, vol. 4:97):

*Flats made an important innovation in the character of inter-war suburbs in Melbourne, but few were built in Camberwell. Resisting flat building was for many years a sign of Camberwell's determination to preserve its expansive suburban character.*

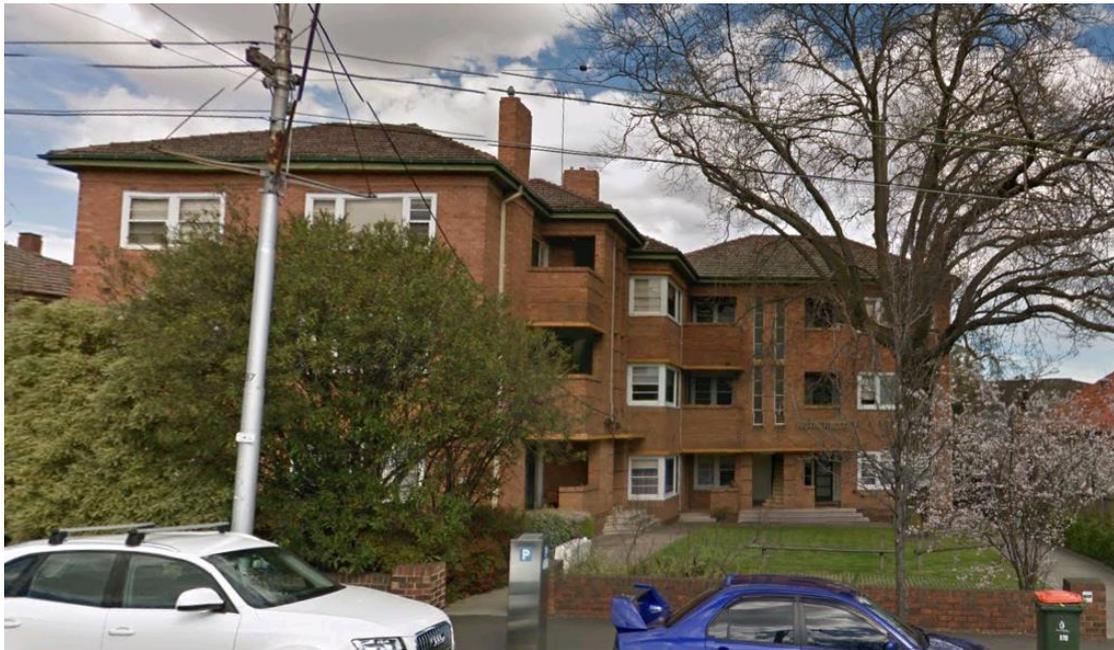
For this reason, flats in established residential streets were often massed to resemble a single-family dwelling such as:

- 87-87A Bowen Street, Camberwell (HO371) – 1934, these two flats are massed as a two-storey Old English house.
- 7 Rochester Road, Canterbury (HO184) – 1928-30, an example of Prairie School design, attributed to architect Eric Nicholls, this is a very austere building. While its architectural expression is considered innovative in the former City of Camberwell, its scale is in keeping with the surrounding single-family residential development.
- Henrietta Flats, 45 Christowel Street, Camberwell (Contributory in HO1) – 1935, another example of two flats disguised as an attic-storey Old English dwelling.
- 7 Mangan Street, Balwyn North (not in HO) – 1933, two blocks of flats designed to resemble two-storey Old English dwellings, though the flats function was made legible by external staircases.

A partial exception to this, at least in scale, is:

- Cloville Flats, 31-39 Cookson Street, Camberwell (Contributory in HO159) – 1939, these four flats were massed to appear like two double-storey Indian bungalow houses. While built at the end of the interwar period, they appear to be Federation in style and date, perhaps reflecting the need for conservative design in the City of Camberwell which discouraged flat development

None of the above examples are good comparisons either in style or scale, the largest of them containing only four flats compared to Hatfield's 12. A much closer comparison, which was not mentioned in the 1991 Camberwell Conservation Study (as the previous examples were), is 'Rotherwood' which stands next door to Hatfield Flats. It is a two-storey cream-brick Moderne building with a stepped, L-shaped plan. It is also highly externally intact and retains its brick front fence. It was built between 1938 and 1941. Like Hatfield Flats, there is a horizontal emphasis created by the window glazing bars and depressed lines in the solid balcony balustrades. This is balanced by the narrow vertical windows the stairwell. In its design – massing and details – it is far more standard than Hatfield Flats.



**Figure 239. Rotherwood Flats, 570 Riversdale Road, Camberwell. (Source: Google Streetview, 2016)**

The majority of flats in Boroondara were built in the former City of Hawthorn. Most were in the Old English and Moderne styles, with a smaller number in the Interwar Mediterranean style.

A number of these flats were designed by F. Scott McKay, including:

- 'Netherton', 472 Glenferrie Road (Significant in HO149). This is a relatively tall (four-storey) block in the Interwar Mediterranean style of c1929. Like Hatfield Flats, the lower level is of clinker brick, while the walls above are rendered. The side drive gives access to the porte-cochere. A forward projecting bay contains balconies (now enclosed). On the first level Tuscan columns are applied to the square opening, while an arched loggia with associated roundels is used on the second level, and a wide rectangular opening to the third level. The eaves are very wide, shutters are used to most openings and widely proportioned double hung windows are used.
- Loloma Court & Linden Flats, 18-20 Riversdale Road, Hawthorn (Contributory in HO148). Built between 1938 and 1941, these two mirror-image blocks of flats are two storey, with clinker brick walls and hipped tiled roofs. They share a curved driveway and brick front wall. These flats share a number of design features with Hatfield Flats, though compacted into a much smaller envelope. This includes a semi-hexagonal bay to the front, a parapeted stair tower at the junction of two sections, and a narrow projecting. The materials palette is much simpler.



**Figure 240. 18 Riversdale Road, Hawthorn. (Source: Context, 2017)**

Other Moderne flats in Hawthorn are 'Lennox Court', 11 Lennox Street (Moderne, Individual, HO457), Flats and professional rooms at 568 Glenferrie Road (Moderne/International, Individual, HO47), flats at 468 Glenferrie Road (Moderne, Contributory, HO149 precinct), a group at 27-33A Havelock Road, Hawthorn (Moderne, Significant, HO57-HO61), and the Corsewall Close flats precinct (Moderne, Contributory, HO147 precinct).

Of these examples, the flats at 468 Glenferrie Road, of 1934, are comparable in their long plan and complex massing with heights ranging from one to three stories. The architectural expression is more classically Moderne. The very austere flats at 568 Glenferrie Road, with their roof hidden by a flat parapet, also have sculptural massing, with four cubes stepping back from the street front. The remaining examples are boxy in their massing with rectangular or L-shaped plans and typical Moderne detailing.

In conclusion, Hatfield Flats is possibly the very largest interwar flats complex to be constructed in the former City of Camberwell, at a time when by-laws sought to preclude this type of development. Presumably its location near the commercial centre of Camberwell Junction on a main tram road made its development possible. Even so, in its massing architect F. Scott Mackay provided a transition from two storeys at the edges with the large three-storey section set well back from the street. The spacious block also allowed him to incorporate numerous setbacks in the façade which provided a sense of privacy to each balcony and access to light and air. The design, which incorporates both standard Moderne design elements such as horizontal speed lines to solid balconies and horizontal glazing bars to windows, is enlivened by Mackay's idiosyncratic vertical projecting bays and towers. These same elements were also employed shortly afterward, on a smaller scale, at his Loloma Court & Linden Flats, 18-20 Riversdale Road, Hawthorn. Amongst the City of Boroondara's Moderne flats, Hatfield Flats is distinguished for its sculptural modelling, both of footprint and facades. It also compares very well with Significant flats in its very high level of external intactness.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Hatfield Flats illustrates the slow penetration of flats into the City of Camberwell during the interwar period, development which was resisted by planning laws which sought to preserve its expansive suburban character. There were very few flats built in the area in the 1920s, but the depression of the 1930s resulted in a need for higher density living, and flats were introduced to Camberwell, mainly along the main thoroughfares such as Riversdale Road. While many flats buildings of the 1930s were quite small and designed to appear like single-family homes, Hatfield Flats represents a fully-fledged flats design which is clearly recognisable as such, but which seeks in its stepped design to minimise its visual impact on the surrounding streetscape as well as provide a high level of amenity to the occupants. The complex is also of interest for retaining a caretaker's residence, which indicates the way in which such flats buildings were maintained in the interwar period.

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

NA

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

NA

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

Hatfield Flats is a highly intact and well-detailed example of an interwar flats building in the Moderne style. It demonstrates typical features of this style, including the use of contrasting clinker brick and render to the walls, horizontal speed lines to solid balconies and horizontal glazing bars to windows, which is balanced by a number of vertical elements such as the parapeted stair tower.

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

Hatfield Flats is distinguished by its skilful planning and massing, and by its idiosyncratic design elements typical of F. Scott Mackay's designs. In plan, the flats comprise five linked pavilions that form an irregular 'V' in plan, with the higher three-storey pavilions set deep into the centre of the site to diminish their impact on the streetscape. There are numerous setbacks to the façade which provided a sense of privacy to each balcony and access to light and air for each flat. The design is enlivened by Mackay's idiosyncratic vertical projecting bays and towers.

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

NA

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

NA

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

NA

## Statement of Significance

### *What is Significant?*

Hatfield Flats, at 576 Riversdale Road, Camberwell, is significant.

The flats complex was designed by architect F. Scott Mackay for owner Lilian Cassidy. It was constructed in stages with the main, three-storey, wing on the east side of the site built in 1935-36. Mackay also designed the two-storey western wing of 1939. The caretaker's residence, at the very rear of the site, was built in 1935 and extended in 1939 and 1957.

The flats building, constructed in the 1930s, is significant. The associated front fence, garages and caretaker's residence behind them are contributory.

### *How is it significant?*

Hatfield Flats is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Hatfield Flats illustrates the slow penetration of flats into the City of Camberwell during the interwar period, development which was resisted by planning laws which sought to preserve its expansive suburban character. There were very few flats built in the area in the 1920s, but the depression of the 1930s resulted in a need for higher density living, and flats were introduced to Camberwell, mainly along the main thoroughfares such as Riversdale Road. While many flats buildings of the 1930s were quite small and designed to appear like single-family homes, Hatfield Flats represents a fully-fledged flats design which is clearly recognisable as such, but which seeks in its stepped design to minimise its visual impact on the surrounding streetscape as well as provide a high level of amenity to the occupants. The complex is also of interest for retaining a caretaker's residence, which indicates the way in which such flats buildings were maintained in the interwar period. (Criterion A)

Hatfield Flats is a highly intact and well-detailed example of an interwar flats building in the Moderne style. It demonstrates typical features of this style, including the use of contrasting clinker brick and render to the walls, horizontal speed lines to solid balconies and horizontal glazing bars to windows, which is balanced by a number of vertical elements such as the parapeted stair tower. (Criterion D)

Hatfield Flats is distinguished by its skilful planning and massing, and by its idiosyncratic design elements typical of F. Scott Mackay's designs. In plan, the flats comprise five linked pavilions that form an irregular 'V' in plan, with the higher three-storey pavilions set deep into the centre of the site to diminish their impact on the streetscape. There are numerous setbacks to the façade which provided a sense of privacy to each balcony and access to light and air for each flat. The design is enlivened by Mackay's idiosyncratic vertical projecting bays and towers. The retention of the original dwarf brick front fence and rear garages enhance the setting of the flats building. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fence, Garages & Caretaker's House
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Context Pty Ltd

**References***Argus*, as cited.

Australian Electoral Rolls (ER), as cited, Australian Electoral Commission.

Birth Death and Marriages Historical Index (BDM), [www.bdm.vic.gov.au](http://www.bdm.vic.gov.au), accessed online 30 January 2017.Blainey, G 1980, *A History of Camberwell*, Lothian Publishing Company Pty Ltd: Melbourne.

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Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, G &amp; McConville, C 1991, 'City of Camberwell Urban Conservation Study', prepared for the City of Camberwell.

'Election of F. S. Mackay as Associate', *Royal Victorian Institute of Architects Journal* (RVIAJ), Nov. 1908.*Herald*, as cited.Lewis, Nigel & Richard Aitken, *City of Malvern Heritage Study Appendix One: Architects of Malvern*, June 1992.'Photograph of the Nethererton Flats, Glenferrie Road, Hawthorn', *Royal Victorian Institute of Architects Journal* (RVIAJ), Sep. 1929.Priestly, Susan 2012, 'A radical Camberwell Lady', *Camberwell Historical Society Newsletter*, No. 10, p 4.

Sands &amp; McDougall, Melbourne and Suburban Directories (S&amp;Mc), as cited

**SIENA CONVENT**

Prepared by: Context Pty Ltd

**Address:**

815 Riversdale Road, Canterbury

<b>Name:</b> Siena Convent	<b>Survey Date:</b> February & April 2017
<b>Place Type:</b> Community	<b>Architect:</b> Hamleto Agabiti, overseen by Bolton Millane
<b>Grading:</b> Significant	<b>Builder:</b> Kell & Rigby
<b>Extent of Overlay:</b> As indicated on the extent map	<b>Construction Date:</b> 1939

**Historical Context***Locality history*

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

This nineteenth century suburban influx had brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb, shopping strips located elsewhere expanded during the twentieth century to become more commercially oriented,

including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from Victorian though to the post-war period.

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

#### *Monastic houses*

The following is quoted from the Boroondara Thematic Environmental History (Built Heritage 2012:174):

*Religious orders have had an influential presence in the study area since the late nineteenth century. Characteristically, the history of these orders is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. ... In more recent decades, the population of religious orders has steadily decreased in the study area, as it has elsewhere in Australia. Some of the sites that formerly combined monastic houses with denominational schools (such as Genazzano College in Kew and Siena College in Canterbury) have been divested of the former function and now operate solely as the latter. Others have been turned over for other purposes, such as Mary's Mount in Balwyn, which, in 1978, became a nursing home for people suffering from Huntingdon's Disease. One notable exception is the Carmelite Monastery in Kew, which still remains occupied by the cloistered community after almost a century.*

#### *Denominational colleges*

The following is quoted from the Boroondara Thematic Environmental History (Built Heritage 2012:178-9):

*In contrast to the ... denominational schools of the 1850s and '60s – characterised by modest scale and local catchments – the study area (and notably its eastern half) has become strongly associated with larger church based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. ... The first protestant counterpart was the Methodist Ladies College, also in Kew, which was established on its present site in Barkers Road in 1882. ... A notable addition to the growing number of denominational colleges in the study area – and one of the first established outside the apparent epicentre of the City of Kew – was Scotch College, a Presbyterian school that opened at Hawthorn in 1916. ... The campus expanded rapidly during the inter-war period, with buildings (including a much-published chapel) designed by the office of architect J F D Scarborough.*

*The inter-war period saw the ongoing expansion of existing denominational colleges, as well as the appearance of new ones. Xavier College, for example, acquired a Victorian mansion on Studley Park Road in 1920, which was adapted for use as a preparatory school, Burke Hall. That same year, St Mark's Girls' Grammar School commenced operation in the hall attached to the Anglican church of that name in Canterbury Road, Camberwell. In 1927, the school relocated to a large mansion, Torrington, in Woodstock Street, Canterbury. In the 1930s, it was renamed*

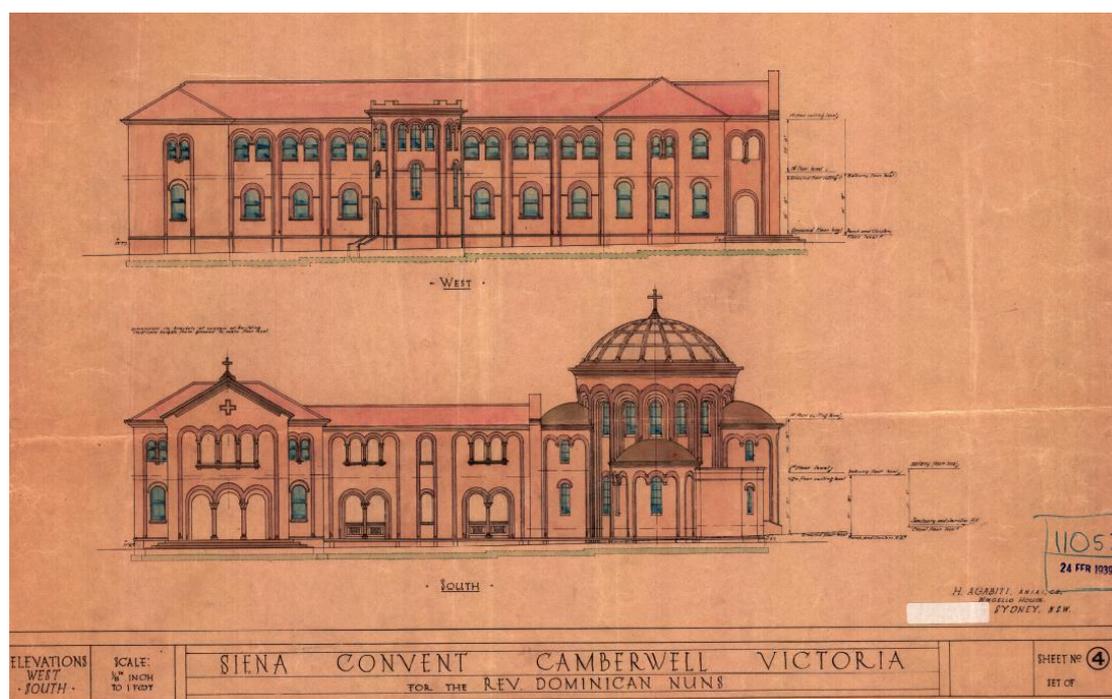
*Camberwell Girls' Grammar School (not to be confused with the secular private school of the same name, which existed in the 1920s), the school eventually took over the entire block bounded by Burke Road, Woodstock and Torrington streets. The early 1920s also saw the foundation of Carey Baptist Grammar School in Kew, which commenced classes in another Victorian residence, Urangeline, at the corner of Barkers Road and Wrixon Street, in 1922.*

### History

In 1923, the Dominican Friars established St. Dominic's Priory in Camberwell, a newly established parish (Hellwig 2015:10). The history of the Dominican Order dates back to thirteenth-century Spain, when St Dominic de Guzman (1170-1221) founded a religious order, the Order of Preachers, which was approved in 1216. Branches of the order spread across Europe, and in 1224 a foundation was established in Dublin, Ireland. In 1867, eight sisters from Dun Laoghaire, Ireland, arrived in Australia to establish a convent at Maitland. Other convents in New South Wales were subsequently established (Judd 2016:5).

In 1924, a house was purchased by the Dominican Fathers to set up the foundation in Camberwell. The house, called the Siena Convent, was modest, with only two bedrooms and a sleep-out, and was purchased for a total of 2500 pounds. In 1926, at the request of Archbishop Mannix, four Dominican Sisters from West Maitland arrived in Camberwell. St Dominic's School was opened on 30 August, 1926, with twenty-eight pupils. For the first time in Australia, the Sisters and Brothers of the Dominican order worked in partnership (Hellwig 2015:10).

The school building was located across the road from the small convent, and as the years passed the need for a larger convent and school building grew. After the depression of the 1930s, the plans for a new Siena Convent were finally realised. 1939 was an active construction year at Siena, the foundation stone for the Dominican Novitiate was blessed, and a new Primary School was completed. The biggest project, however, was the new Siena Convent (Smith 1990).



**Figure 241. The original plans for the Siena Convent, West and South elevations, prepared by Agabati. (Source: BP 11052)**

Architect Hamleto (in some sources referred to as Amleto or Hamlet) Agabiti of the firm Agabiti & Millane prepared the plans for the new Siena Convent. The building was designed around an internal quadrangle, enclosed on all sides by an arched cloister, terminating at the main doors of the chapel. Tragically, Agabiti passed away suddenly in a car accident on 25 November 1938, and never saw the project completed. Based in Sydney, the work on the Convent brought Agabiti to Melbourne, and it was during one of these work trips the fatal accident occurred (*Courier Mail*, 26 November 1938:2).

After Agabiti's sudden death, the project was handed over to his partner, architect Bolton Millane who oversaw the completion of Siena Convent. The first sod was turned on 11 February 1939 for the Convent and secondary school. The project was completed on 14 October the same year (Hellwig 2015:10). The building was officially opened on 17 December 1939 by Rev. D. Mannix, whose crest is incorporated in one of the capitals at the entrance to the building. Each of the capitals features a unique design. An article in the *Advocate* a week prior to the opening describes the building:

*Much interest has been shown in the brick work, all external face bricks being finished with deep sunken joints, giving the impression of shadow. The moulded brickwork, carried by the stone columns, with their varied capitals, is as striking as it is beautiful ... In design, the chapel is that of a Greek cross ... The circular staircase is a distinctive feature of the building, being of true helicoidal shape, and thus balancing the domes of the chapel.*

The article also mentions a central fountain in the courtyard, which was not shown on Agabiti's original plans, and perhaps added by Millane at a later stage. The fountain is described to reflect 'the turquoise blue of the dome, being lined with identical tiles' (*Advocate* 14 December 1939:19).

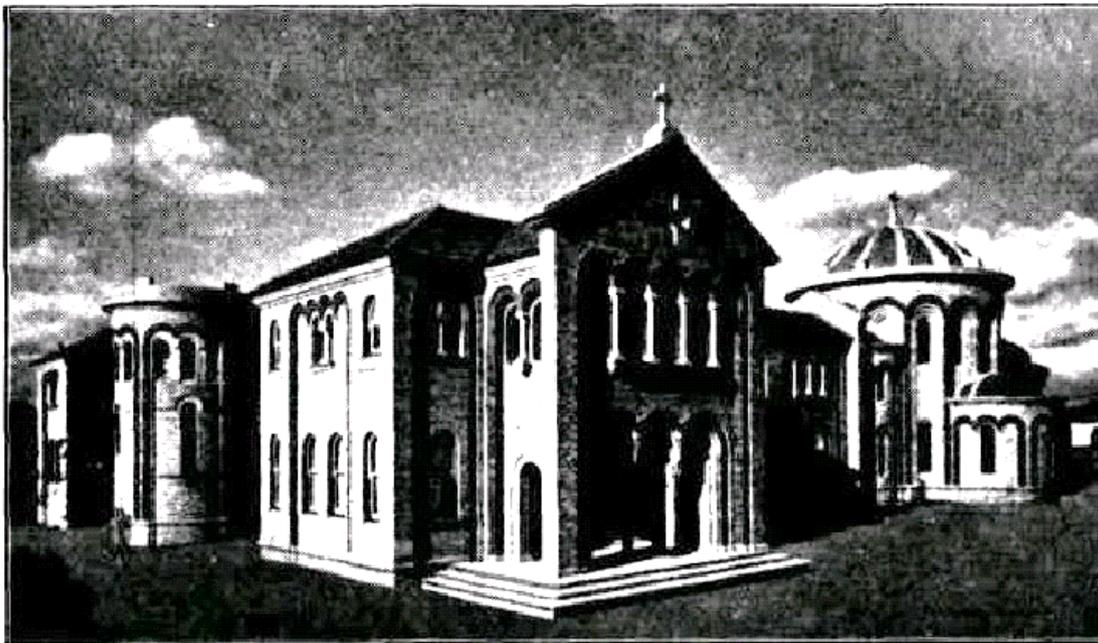


Figure 242. Siena Convent shortly after completion in 1939. (Source: *Advocate* 14 December 1939:19)

The Glen Iris Brick Co. supplied all bricks for the building and Wunderlich Ltd. were responsible for the terracotta work (*Advocate* 14 December 1939:19). Glen Iris Brick Co. was located in Thornbury, and established in 1912. The company mainly produced bricks for government buildings, after signing a twenty-one-year contract with the state government (DL). Wunderlich Ltd. established a factory in Sunshine for the manufacture

of terra cotta and faience during the 1920s. The company was already known for their roofing tiles and pressed-metal ceilings, and now started producing architectural terracotta, for cladding. With this product, Wunderlich Ltd. came to revolutionise the manufacture of terracotta in Australia. A variety of colour combinations for the terracotta was also made available through a special glazing technique, with both high gloss and matt finishes (Schmeder 2008:18). The turquoise blue tiles of the dome and fountain are examples of such bold uses of colour.

In February 1940, the doors of Siena Convent, i.e. Siena College, opened with thirteen students enrolled at the school (Smith 1990). Later additions to the complex include: an extension in 1961 by builder A.F. Dixon (probably the first-floor extension to the north and east sides of the cloister), the new Centenary Wing in 1967, an additional College Wing in 1977, an Administration Block in 1981, and the Golden Jubilee Block in 1989. In 2004 an upper storey was added to the east and north wings of the cloister, which is hidden from the street. In 2017 the Convent is still used as a Roman Catholic secondary school with an enrolment of around 750 students (SC).



**Figure 243.** The first students pictured in front of the newly erected chapel in 1940. (Source: Smith 1990)



**Figure 244. Photo c1949, showing the development of the Siena Convent, with the cottage in the foreground and the new purpose-built Convent behind. (Source: Smith 1990)**



**Figure 245. Aerial of the convent building dated 1958. Note that the cottage has been removed and replaced with a circular drive and lawn (Source: Smith 1990)**

#### *Agabiti & Millane*

The Sydney based firm Agabiti & Millane made a name for themselves in the 1930s, using traditional Romanesque forms and massing, but with modern touches. Hamleto (Amleto/Hamlet) Agabiti was an Italian architect and civil engineer who had settled in Australia. He had developed a signature "Byzantine Lombardic" style, incorporating light coloured bricks, domes, and windows completely surrounded by mouldings in a contrasting colour (East 2016:84). Agabiti completed several works for the Catholic Church and Dominican Sisters, which favoured the Romanesque-inspired architecture. Notable projects include the chapel at the Convent of the Sisters of Our Lady of the Sacred Heart, Kensington (1937), additions to the School for Deaf Girls, Waratah, the altar at St. Scholastica's, Glebe Point, St Ignatius' Church, Oberon, and the tower of St. Patrick's Church, Kogarah (*Catholic Press* 19 January 1939:25). After Agabiti's untimely death, his partner, Bolton Millane, was responsible for St Finbar's Convent, Sans Souci (1939, now a residential complex) and completion of the Siena Convent (1939) (East 2016:84).

#### **Description & Integrity**

The 1939 cloister and chapel complex sits near the front of the Siena College campus, behind a modern low brick fence, a landscaped area and modest car park, and is clearly visible from Riversdale Road. While the circular drive, seen in the 1958 aerial, does not survive, the row of Italian Cypress trees along the east side of the front setback are still there.

The south and west sides of the cloister are two storeys in height, with a tiled hipped roof. The east and north sides were originally single storey with a tiled gabled roof, but in 2004 a concrete upper storey extension was added. This original difference in height reflected the position of the complex when it was built. At that time, it was built up to the eastern boundary, so there were no public views to the single-storey eastern wing (or the northern wing at the rear). The row of Italian Cypress trees marks this historical

boundary. The western side of the complex, however, was visible through the landscaped grounds, and it is fully architecturally expressed.

There are three elements that project from the envelope of the cloister: the Chapel at the south-east corner, a gabled entrance pavilion at the south-west corner, and a parapeted circular bastion containing a staircase at the centre of the west elevation.

The entire building is clad in deep cream brickwork with brown Manganese brick accents tracing the round-arched forms of the windows and arcading. The pointing is very deeply inset to create strong shadow lines. There are two levels of arcading to the façade, with round-arched openings and stone (or terracotta) columns. Along the west elevation the round-arched openings are all windows, though some pairs have an engaged column between them. Inside the cloister, there is arcading the ground floor on all sides, and arched windows above.



**Figure 246. Entrance pavilion of Siena College cloister (Source: Context, 2017)**

The entrance pavilion, at the south-west corner, is expressed much like the façade of an Italian Romanesque church. It has a raking parapet at the top with a complex brickwork cornice, a depressed Greek cross in the tympanum, and two levels of arcading below. At ground floor level there are three large arched openings with stepped brick arches, the outermost being of Manganese bricks. Above, there is an arcade of three smaller arched openings with columns. The columns sit proud of the inner cream brick wall, and the continuous arches above them are of Manganese brick which continues at each end with a blind arch which continues to ground level to frame the entire composition.



**Figure 247. Siena College Chapel. (Source: Context, 2017)**

The Chapel is the most impressive of the three projecting elements. It is a Greek cross in plan, with four arms of equal length comprising engaged half-domes around the shaft of a tall central domed space in the Eastern Byzantine manner. The four half-domes have semi-hemispherical copper roofs and the walls expressed with blind arches in the same cream and Manganese brick as the rest of the complex. The windows to the drum of the central dome are set in dramatically deep stepped arches, again defined by an outer arch of Manganese brick. The semi-hemispherical dome is constructed of off-white ribs with flared lower ends and glazed blue tiles between (all terracotta). A cross stands at the apex.

The interior of the Chapel has a similar architectural expression to the exterior, with arcaded openings, but with a much softer, almost monochrome, palette which may be original. Walls are white while the coffering of the central dome and apse are painted in delicate blue and grey. The central floor is of two-tone hardwoods in cross pattern, while the floor of the apse and steps are of white terrazzo. Internal doors within the chapel are curved to follow the line of the walls. The interior appears to be highly intact.



Figure 248. Arcading to the north side of the Chapel interior. (Source: Context, 2017)



Figure 249. Chapel apse showing the blue-grey coffering and the stone altar. (Source: Context, 2017)

### Comparative Analysis

Catholics were considered the purest exponents of the Gothic Revival in Australia during the mid-Victorian period. In the 1880s they made an extraordinary volte face toward 'red brick essays in Renaissance and Baroque'. Architect AA Fritsch developed this tradition toward the Byzantine and Romanesque Revival in the early 20th century. This led to a simplified Romanesque Revival form, sometime known as Neo-Romanesque, in the interwar period (Lewis, 1991:24).

Gothic Revival churches and convents outnumber those in the Byzantine and Romanesque Revival styles, but there are a few fine examples in the City of Boroondara from the interwar period:

- Canterbury Presbyterian Church, 146 Canterbury Road, Canterbury – 1927, architect W.H. Ford. An architecturally designed Byzantine church which presents an aesthetically pleasing and well composed example of the revival style. The stylistic influence of the building is clearly demonstrated on all facades of the building including in the Greek cross plan with a clerestoried central drum dome. Recommended for the HO by Part 1. Canterbury of the Boroondara Municipal-wide Heritage Gaps Study, 2016.



Figure 250. Canterbury Presbyterian Church. (source: Trethowan Architecture, 2016)

- Deepdene Uniting (former Frank Paton Memorial) Church, 958 Burke Rd, Balwyn – 1941, architect John FD Scarborough. A simplified Northern Italian Byzantine/Romanesque style church of cream face brick with a low-pitched gabled roof surrounded by a corbel table. It incorporates a broad nave, with a prominent clerestory and elaborate roof trusses inside. (Not in the Boroondara HO)



Figure 251. Deepdene Uniting Church. (Source: Google Streetview, 2016)

The only Romanesque or Byzantine revival convent or monastery identified in Boroondara is the Carmelite Monastery at 94-98 Stevenson Street, Kew (not in the Boroondara HO). This is an interwar complex of buildings which features a Romanesque Revival church with a rendered façade, parapeted gable front, and a corbel table above the rose window. The monastery was built in 1928 (*Argus* 16 Jul 1928:12), but the architect is not known.



**Figure 252. Carmelite church (Source: Felicity Moyns)**

The three examples, above, all employ the most typical and characteristic traits of the Romanesque Revival style, being the parapeted gable front, corbel tables, and round-arched openings. The Canterbury Presbyterian Church is the closest, stylistically, to Siena College chapel as it employs a Greek cross plan and a central dome, both drawn from the Byzantine Revival. Even so, its expression using gables and corbel tables is largely typical for the style and era.

While contemporary press articles called Siena Convent ‘Lombardic Byzantine style’, suggesting a combination of the Lombardic Romanesque style and the Byzantine style popular during the same period further east in Europe.

Lombardic Romanesque revival is based on the early medieval architecture of Northern Italy. Construction was often in brick with rich colour effects, and a large amount of applied external decoration was used, particularly pilasters, arcading and arched corbel tables. We see fine bichrome and arcading in Siena College, but the Chapel in particular is more closely related to Eastern and South-eastern European examples of the Byzantine style, making it a rare building in Boroondara and more broadly in Victoria.

There are a few examples that suggest where architect Agabiti’s inspiration may have come from for a Greek-cross plan church with half-domes buttressing the central dome. They include Byzantine Revival designs of the late 19<sup>th</sup> century – the Church of Our Lady the Merciful in St Petersburg, Russia (1887-94), and the St Alexander Nevsky cathedrals in Sofia, Bulgaria (1882-1912) and in Novosibirsk, Russia (1896-99) – as well as the contemporary interwar St Sava Temple in Belgrade, Serbia (1935-41).



**Figure 253. St Sava, Belgrade, 1935-41 (Source: Pinterest)**

St Sava's is the closest in design of the four to the Siena College Convent and Chapel, as it integrates the compound domed Greek cross form with a gabled porch with arcading. All four European examples employ brick ashlar for the walls.

In conclusion, the Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Siena College is significant for its illustration of the monastic houses founded in Boroondara in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, whose history is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. It is also an illustration of a purpose-built denominational school founded during the interwar period.

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

NA

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

NA

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

NA

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

The Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period.

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

NA

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

Siena College is of social significance for the strong associations held by its alumnae and the Dominican nuns who served here.

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

NA

## Statement of Significance

### *What is Significant?*

The Siena Convent and College cloister and chapel at 815 Riversdale Road, Camberwell, is significant.

Siena Convent was founded at this site in a small house in 1924 (since demolished). Purpose-built facilities were constructed in the late 1930s, particularly the convent building comprising an arcaded cloister with a chapel at one corner constructed in 1939. The designer was Sydney-based architect Hamleto Agabiti of Agabiti & Milane.

The complex was constructed of cream and Manganese bricks from the Glen Iris Brick Co. with terracotta from Wunderlich Ltd. It was described as 'Lombardic Byzantine' in style, indicating a combination of the Lombardic Romanesque and eastern Byzantine revivals.

The mature Italian cypresses along the east side of the front setback are a contributory element.

The building is significant to the extent of its 1939 fabric. Later alterations and extensions are not significant.

### *How is it significant?*

The Siena Convent and College cloister and chapel are of local historic, aesthetic and social significance to the City of Boroondara.

### *Why is it significant?*

Siena College is significant for its illustration of the monastic houses founded in Boroondara in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, whose history is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. It is also an illustration of a purpose-built denominational school founded during the interwar period. (Criterion A)

The Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period. (Criterion E)

Siena College is of social significance for the strong associations held by its alumnae and the Dominican nuns who served here. (Criterion G)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	Yes – Chapel only

<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	Yes – mature Italian Cypresses
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Butler, G & McConville, C 1991, 'City of Camberwell Urban Conservation Study'.

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**South Camberwell Gospel Hall, formerly South Camberwell Methodist Church**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

906-912 Toorak Road, Camberwell

<b>Name:</b>	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Church	<b>Architect:</b> Samuel Charles Brittingham
<b>Grading:</b> Significant	<b>Builder:</b> W. B. Cartwright (Church). W A Bruce (Church Hall 1966).
<b>Extent of Overlay:</b> See photo	<b>Construction Date:</b> 1930



Figure 1. View of northern façade of South Camberwell Gospel Hall from Toorak Road. (Source: Trethowan Architecture, 2017)

**Historical Context**

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is

bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell Roads and the Outer Circle Railway (Built Heritage 2012:128).

This nineteenth century suburban influx brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb during the twentieth century, shopping strips located elsewhere expanded to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from the Victorian though to the post-war period.

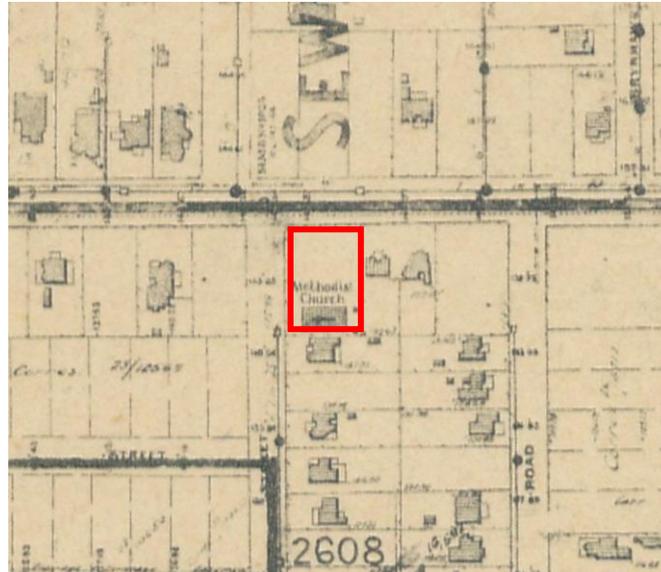
Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

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

## History

The site has been occupied by a Methodist church since 1915 with a new timber church under construction and an inaugural function taking place on the church grounds on Saturday 16<sup>th</sup> of October (*Spectator and Methodist Chronicle* October 15 1915:1460).



**Figure 2. Extract of MMBW Plan No. 76 showing the new timber church towards the rear of the corner site, prior to the construction of the brick church. (Source: State Library of Victoria)**

The opening services in the new Methodist Church, Toorak Road, were to be undertaken on the 21<sup>st</sup> of November 1915, while Tea and Public meetings were held by chairman Frederick John Cato with proceeds going towards the Building Fund (*Spectator and Methodist Chronicle* November 12 1915:1585).

Mr Cato was the founder and later governing director of the Cato and Moran, a grocery chain turned wholesale company. His philanthropy and endowments saw him become a major Methodist benefactor, with stints as president of Laymens Missionary Movement, Auburn and Queens College, University of Melbourne and trustee of Methodist Ladies College (Serle, 1979). Mr Catos presence was prominent at the Auburn Methodist Church, with post humorous memorial windows installed in 1937 (*Age* April 12 1937:18), however he was an important player in the development of the South Camberwell Methodist Church.

The congregation soon outgrew this timber structure, leading the trustees of the church to erect a new church to better cater for Sunday school and community needs. Council records from April 1930 identify WB Cartwright as the builder (BP1649). On the 7<sup>th</sup> of June 1930, Mr Cato returned as a trustee and laid the foundation stone of the new brick building, designed by the architect Mr S.C. Brittingham (*Age* June 9 1930:11).

The new church took Gothic design inspiration, and was built of clinker brick with a tower at the prominent corner aspect of the site. The auditorium was to have an inclining floor, rising to the pulpit, and could accommodate 350 people. At a cost of £4000, including furnishings, the new building was said to 'form an attractive addition to the neighbourhood' (*Age* June 5 1930:12). The tall spire, an 'outstanding feature of the building', was erected in memory of the late Reverend E. T. Cox, who was regarded highly in the community and had served at South Camberwell for 52 years (*Age* October 23 1930:11).

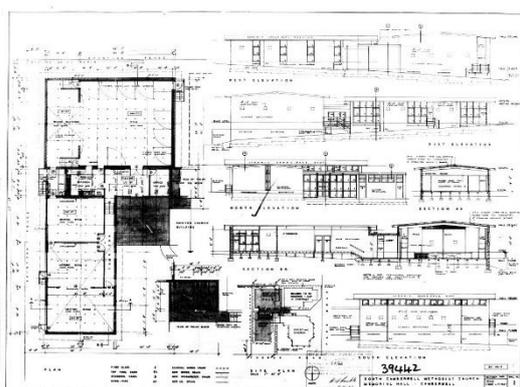
The church officially opened on Saturday 25<sup>th</sup> of October 1930. Reverend Heath delivered an address while the architect, Mr Brittingham presented a key to Mrs. E. Neale who then led the procession into the new church. Four services were held the next day (*Argus* October 27 1930:7).



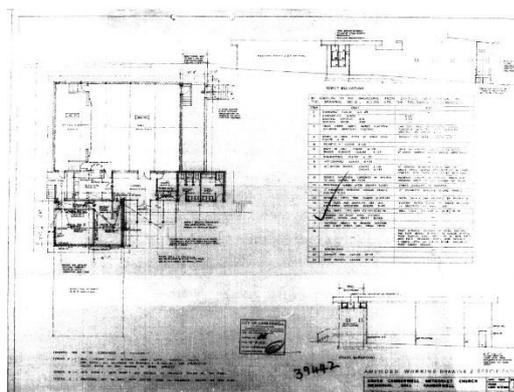
**Figure 3.** 1945 Aerial of Subject site showing the brick church, timber church hall and two residences on the current site. (Source: 1945 Melbourne Aerial Map)

As seen in the 1945 aerial (Figure 3), the site still contained the old timber church and two residences on the two adjacent sites to the east of the church site.

By 1953 additions and alterations to the church hall were undertaken by M.F. Fabarius and Son (BP12242). A new church hall was erected on the site in 1966 by W.A. Bruce (BP39443), to the architectural designs of J.M. McIldowie and Associates. As part of the works the original timber church hall was demolished to provide further car parking spaces. The full scope of work however was later amended and the overall size of the new church hall was reduced to its current size (Figures 4 & 5).



**Figure 4.** New church hall plans, 1966. (Source: BP 39442.)



**Figure 5.** Amended plan for new church hall, 1966. (Source: BP 39442)

Plans were put forward in July 2000 by Collier & Reid Architects for a major redevelopment of the site. These works have yet to be carried out.

Still in use today, the church serves as the South Camberwell Gospel Hall, a division of the Uniting Church.

***The Architect – Samuel Charles Brittingham***

Samuel Charles Brittingham (1860-1944) was a significant career architect with the Public Works Department (PWD), culminating with his tenure as Chief Architect from 1916-1922 (Willis 2012:287). He was best known for his designs in the Gothic revival style, garnered from his time in the State Schools Division and North-Western Division alongside long term colleague Samuel Edward Bindley (Trethowan 1975:91-104).

Starting at the PWD on the 19<sup>th</sup> of July 1875, aged 15, Brittingham made his way up the ranks. He and Bindley were prolific as the District Architects of north-west Victoria from 1885 till the early 20<sup>th</sup> century. Key works from this time include the Bourke Street Police Station (1888) and post offices in Parkville (1889), Camberwell (1889) and Footscray (1895), with strong similarities drawn between these and their work with state schools including forms and Gothic motifs (Trethowan 1975:91-104). Although attributed to Bindley, Brittingham would have also worked on the more classically inspired Crown Law Offices (1890) in Lonsdale Street and the Public Records Office (1899) in Queen Street (Trethowan 1975:91-104).

By the time he was appointed Chief Architect, Brittingham had already completed the designs of Central Telephone Exchange (1908, now demolished), the Veterinary Institute in Parkville (1910-11), the Mont Park Asylum (c1914) and the Bendigo High School (1913-14) (RAIA Collection, Australian Manuscripts Collection MS 94S4Y). Brittingham oversaw the use of varying styles with examples in late Federation, Queen Anne and Gothic revival styles, modes perfected over his time in the PWD.

A major undertaking ascribed to him while in this position was the Old Arts building at the University of Melbourne, 1919-1924. However, he retired before its completion in 1922 after 47 years of service in the PWD (*Australasian* August 5 1922:40).

Few examples of his private practice work are known; however he did complete the Horsham Base Hospital in 1925 (*Horsham Times* September 29 1925:6), collaborated with Oakley and Parkes on a large brick residence at Red Hill, Canberra (*Canberra Times* March 10 1927:9) and later the new South Camberwell Methodist Church, 1930 (*Age* June 9 1930:11), his only known church design.

In 1937 he retired from the profession having been a Fellow of the Royal Victorian Institute of Architects (Royal Australian Institute of Architects Collection, SLV), member of the Royal British Institute of Architect (*Ballarat Star* November 10 1906:10), president of the Victorian State Service Professional Association (*Ballarat Star* March 8 1915:2), vice-president of the Town Planning Association (*Age* May 23 1936:20; *Record* January 19 1929:5) and general social commentator (*Adelaide News* August 13 1925:13; *Record* January 19 1929:5; *Age* February 12 1937:10).

**Description & Integrity**

The Former South Camberwell Methodist Church is located on the corner of Toorak and Park roads, Camberwell. The site comprises a 1930 church and 1966 church hall.



**Figure 6.** Aerial view of the subject site shown in red (N-S): 1930 Church at the corner and 1966 Church Hall at the rear of the site. (Source: Google Maps, 2017)

### **Church**

The Former South Camberwell Methodist Church is a clinker brick and concrete structure in the interwar Gothic Revival style as is situated on the prominent north-east corner of the site.

The church roof has a Greek cross outline with tall intersecting gables clad in terracotta tiles. A lower vestibule extends north towards Toorak Road and a vestry to the south-east. Attached and projecting from the vestibule is a decorated square tower capped with a pierced spire. The church is polygonal in plan, a form developed and frequently used in suburban church design of the 1920s. The Greek cross plan is evident in the external form, with the main gable fronting the street offset by the angled bays that connect the transverse gable, forming the shape of the roof.

The main northern façade of the church (Figure 7) features a central gable with a lower vestibule. The entry vestibule is comprised of a central stuccoed segmental arch with a pair of timber panel doors with a glazed upper portion. A cast iron overhead lamp is set in the centre of the arch. Above the arch is a moulded stringcourse, inset stuccoed cross and stuccoed parapet formed into a jagged point. The flanking forms are divided from the entrance by clinker brick buttresses with stuccoed offsets, that rise through the parapet and are capped with stuccoed gables. A large tracery window with moulded architrave sits behind the vestibule set between the stuccoed offset buttresses. Filled with stained glass, the tracery mouldings themselves are of variant colour to the stucco used elsewhere. Above the large tracery window is a vent, with simplified window detailing.



**Figure 7. Northern façade. (Source: Trethowan Architecture, 2017)**

To the east (Figure 8), the stuccoed stringcourse forms a gable intersecting the parapet above. The gable features a central lancet window with stained glass infill. The architrave is stuccoed with quoining that extends at the base to each adjoining buttress and the pointed head is finished with a simple label mould and stop. The vestry entrance is attached to the south-east of the main church. This single-story form replicates some of the main entrance detailing however on a much smaller scale.



**Figure 8. Eastern side of church showing buttress detailing and vestry entrance with parapet and stuccoed cross. (Source: Trethowan Architecture, 2017)**

To the north-west (Figure 9), a square tower of three levels rises and is capped with a moulded pierced spire. On the ground level of the tower sits the foundation stone laid by F.J. Cato Esq., on June 7<sup>th</sup> 1930. At the first level, half the wall is stuccoed over, from which rises a broad window form with inset quatrefoil. At the second level as the buttress level steps in again, another stuccoed stringcourse wraps the structure. From here a pair of lancet windows rises on each face. Above these windows is a final scrolled moulding and a stuccoed parapet with prominent corner piers and balustrade-like infill with arched windows and a central smaller pier. Cracking is visible on the northern side of the balustrade. The spire rises from the parapet, with imitation dormer openings cast into the concrete.



**Figure 9. The church viewed from the northwest showing part of the western transept. (Source: Trethowan Architecture, 2017)**

Buttresses create a central bay on the main body of the church, infilled as described above. The buttresses to the angled bays sit at a similar height to the entry with the final offset at the height of the parapet. Each bay is punctuated by a central lancet window, with label moulding and quoining matching that of the lower tower windows in height and detailing. The bays are capped with a simple stuccoed parapet which rises from each side but does not intersect with the main gable coping.

The lower side gables are similar in detail, divided into three by matching buttresses, however these stop short of intersecting the gable coping and are offset into the face of the façade. Within the central bays, the large geometric tracery window with moulded architrave and quoining is repeated, also with vent above.

### ***Church Hall***

The 1966 church hall building is constructed of red and clinker brick with low pitched iron gable roofs over two main sections (Figure 10). Situated deep into the site, between carparking to the east and the west, the building's main façade and entry faces north to Toorak Road. A single timber framed feature window sits in the middle of the main elevation. It is made up of a painted timber white cross and infilled with various coloured

panes of glass. Other windows are generally timber. An elevated porch sits between the offices and the main church hall to the east.



Figure 10. Church hall viewed from north west of site. (Source: Trethowan Architecture, 2017)

## Comparative Analysis

### *Interwar Gothic Revival Architecture*

Throughout the first four decades of the twentieth century, and particularly during the interwar years, the use of revived medieval styles for ecclesiastical buildings was popular throughout Australia. The style was a continuation of the nineteenth century Gothic Tradition in Australia and elsewhere. Gothic revival in Australian suburbs and towns left a pattern of simple principled church buildings that is as pervasive as any other major pattern of architectural development (Logan 2012:282). Key ecclesiastical architects of the period included the American Ralph Adams Cram, whose designs featured recognisably modern qualities in a 'Modern Gothic' style and the Melbourne architect Louis Williams whose exceptional church designs showed great power and originality (Apperly, Irving & Reynolds 1989:198).

During the interwar years, the application of the style was restricted mainly to ecclesiastical and collegiate architecture, and the approach taken by architects was generally 'free' rather than academic or 'archaeological' (Apperly, Irving & Reynolds 1989:199). The polygonal plan church form developed in the 1900s, and reached its peak popularity in the 1920s. The plan form was frequently used in suburban church design and was favoured by Presbyterian and Methodist denominations during this period (Bick 1988-89).

Having trained primarily in the Gothic revival mode during his time in the PWD, Brittingham would have been comfortable with this undertaking.

### *Comparative Examples*

Two 1920s polygonal plan churches are identified within Heritage Overlays in Boroondara – the West Hawthorn Uniting Church (formerly Presbyterian) and Highfield Road Uniting Church (formerly Methodist). Only West Hawthorn Uniting Church is currently graded as *Significant* within its precinct. Both examples are larger in plan than the subject site and are varying examples of how church sites have been adapted over

time. Highfield Road Uniting Church has been substantially altered and is thus *Non-Contributory* to its heritage precinct.

West Hawthorn Uniting Church, 8-10 Power Street Hawthorn (Figure 11) is located within the Grace Park and Hawthorn Grove Precincts (HO152) and is graded *Significant*. The property is noted as an early example of the polygonal floor plan, constructed in 1910 (Bick 1988-89). Designed by H.W. & F.B. Tompkins it is set back in the site with the primary façade facing Power Street (ACCH 2016). The church is older than the subject site with the overall detailing similarly restrained. A small bellcote sits at the intersection of the gabled forms, while it is noted the subject site has a large tower with spire as a prominent asymmetric feature of the primary façade. The West Hawthorn Uniting Church has an adjoining Manse, a single fronted Edwardian dwelling that was described as a 'notable example of a quite affluent ... period house' (Bick 1988-89).



**Figure 11. West Hawthorn Uniting Church, 8-10 Power Street, Hawthorn, 1910, by H.W. & F.B. Tompkins (architect). (Source: Age, <http://www.theage.com.au/victoria/uniting-church-in-bid-to-raise-56m-20131009-2v8r0.html>, accessed online 14 November 2016)**

Highfield Road Uniting Church, Highfield Road, Canterbury (Figure 12) is located within the Maling Road Precinct (HO145) and is graded *Non-Contributory*. Whilst the building is one of the small group of polygonal plan churches constructed during the 1920s, it has undergone extensive and largely unsympathetic alteration. The finely detailed church has suffered as a result of this alteration, which includes reorientation of the original church entry (Bick 1988-89). By contrast, South Camberwell Uniting Church presents a considerably more intact version of the 1920s-polygonal plan, and is likewise considered a finely detailed example. Again, only a small bellcote was included in the design of Highfield Road's church.

The South Camberwell Uniting Church is distinctive compared to these examples in its inclusion of both a tower and a spire, and may be the only church of this plan to do so in Boroondara. Its interiors, including their intactness and position of the corner pulpit has also been previously noted, though not examined in this study (Hermes record for '906-912 Toorak Road, Camberwell').



**Figure 12. Highfield Road Uniting Church, 78 Highfield Road, Canterbury, 1920s, architect unknown. (Source: Highfield Rd Uniting Church, <http://www.canterburyhighfielduniting.org.au/contact.php>, accessed online 14 November 2016)**

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The former South Camberwell Methodist Church, Camberwell dates from 1930 and is of local historical significance. It is associated with the Methodist Church, established on the site in 1915. The site demonstrates the growth and development of the Church across the twentieth century, from the original wooden church building constructed on site in 1915, to the construction of the new church in 1930 and later expansion of the site and construction of the church hall in 1966. The site has been in continuous ecclesiastical use since 1915.

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

N/A

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

N/A

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

The former South Camberwell Methodist Church, Camberwell is of local architectural significance. It represents a highly intact version of the interwar Gothic style and polygonal church plan form with tower and spire, designed by noted architect Samuel Charles Brittingham. The building features a well resolved and finely detailed design that belongs stylistically to the Gothic Revival popularised in the interwar period for ecclesiastical buildings. It represents the refined restraint of an architect very comfortable in the style, having completed numerous examples across the state.

The site represents an intact church combined with a later church hall. The church hall derives its aesthetic restraint from the adjacent church, with modern inspired detailing.

The church hall is a reasonably intact post-war building by architect J. M. McIlldowie and Associates. It is representative of post-war utilitarian design put to ecclesiastic or public purposes. However, it does not present as a notable example of its class and therefore does not meet the threshold of local significance nor as a contributory building.

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

The former South Camberwell Methodist Church, Camberwell is of local aesthetic significance. The finely detailed geometric tracery windows, angled bays, and simply decorated vestibule parapet capping are of particular note. The introduction of an asymmetrically sited tower, with multiple levels and imitation pierced spire are a prominent and commanding feature of the corner site. The former South Camberwell Methodist Church is distinctive when compared with other similar polygonal plan formed churches in Boroondara through its inclusion of both a tower and a spire, and may be the only church of this plan to do so in the municipality.

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

N/A

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

The former South Camberwell Methodist Church is of local significance for its connection to the Methodist (now Uniting) Church community. The church and church hall remain in occupation by the Uniting Church, which collectively demonstrate the ongoing ecclesiastical use and evolution of the site over the past 100-plus years.

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

The former South Camberwell Methodist Church site is associated with noted architect Samuel Charles Brittingham, previously chief architect of the Public Works Department (PWD) 1916-22. Brittingham was best known for his time in PWD, where he practised Gothic revival styles in the State Schools Division. The former South Camberwell Methodist Church represents one of the few known examples of Brittingham's private practice work and his stern adoption of the Gothic revival style.

## Statement of Significance

### *What is Significant?*

The polygonal plan form, brick church, formerly known as South Camberwell Methodist Church (1930), Camberwell, is significant. Designed by architect Samuel Charles Brittingham, it is currently in use as the South Camberwell Uniting Church.

The 1966 church hall is *Non-Contributory*.

### *How is it significant?*

The former South Camberwell Methodist Church is of local historical, aesthetic, architectural and socially significance to the City of Boroondara.

### *Why is it significant?*

The former South Camberwell Methodist Church is of local historical and social significance. It is associated with the Methodist Church established on the site in 1915 and represents the growth and development of the Church across the twentieth century. The church is still in use today and demonstrates the ongoing use of the site for ecclesiastical purposes. (Criteria A and G)

South Camberwell Methodist Church is of aesthetic/architectural significance as a highly intact version of the Interwar Gothic style and polygonal church plan form, designed by noted architect Samuel Charles Brittingham. The building features a well resolved and finely detailed design that belongs stylistically to the Gothic Revival popularised in the interwar period for ecclesiastical buildings. The building is finely detailed with tracery windows, angled bays, and simply decorated vestibule parapet capping are of particular note. The church with its polygon plan form is distinctive within the municipality for the inclusion of a tower and spire, and may be the only church of this plan to do so in Boroondara (Criteria D, E and H).

## Proposed Heritage Overlay Boundary



**Figure 12.** The proposed Heritage Overlay boundaries are identified in yellow with a 5m curtilage around the main church structure and vestry. (Source: Google Maps, 2017)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Context Pty Ltd

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## Halcyon

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

927 Toorak Road, Camberwell

<b>Name:</b> Halcyon	<b>Survey Date:</b> 10/01/2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> Joshua Edward Stephenson
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1925



**Figure 1. Subject site from front driveway viewing the south-eastern portion of the dwelling. (Source: Trethowan Architecture, 2017)**

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of

Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke Roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

Reflecting the growth of the suburb during the twentieth century, shopping strips located elsewhere expanded to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). A new style began to typify Camberwell from the early 1900s, which was neither defined by small cottages nor grand mansions. Many vacant blocks from 1880s' estates were filling up with single-storeyed residences in the Queen Anne style, adaptations of English styles and also Edwardian villas, which gradually increased in scale to include attic storeys (Butler & McConville 1991:18). These were largely occupied by businessmen and professionals, in addition to workers often financially assisted by building societies (Butler & McConville 1991:19). Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the suburb's remaining former farmlands had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

As was the case with the opening of the Lilydale and Outer Circle railways in 1882 and 1891 respectively, improved public transport greatly influenced Camberwell's interwar growth. Tramlines were established through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (Butler & McConville 1991:60-61). A new intermediary station was also added to the southern section of the Outer Circle line at Hartwell in 1906 (Built Heritage 2012:63). Close proximity to public transport was used by land agents to market the new estates, as was the case for the interwar 'Sunnyside Estate' and 'Golf Links Estate' and many others.

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

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

## History

In 1920, Robert Carson West of Range Road, Camberwell owned allotment number 24, a vacant block, measuring 58 X 150 with a NAV of £6 (RB 1920-21).

By 1923, Mr West sold the site to Ina Lum of 261 Swanston Street, Melbourne, with the NAV increasing slightly to £10 (RB 1923-24). The Lum family constructed a dwelling on the site in 1925 and the NAV increased to £85 (RB 1924-25). The builder was listed as Joshua Edward Stephenson, of 34 Neerim Road, Caulfield (PSP 927).

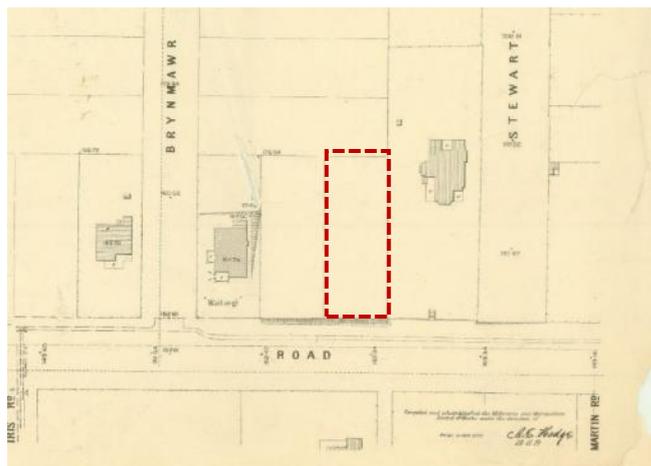


Figure 2. Subject site shown vacant and in red on extract of MMBW Plan No. 2070, Dated 20/11/1919. (Source: SLV)

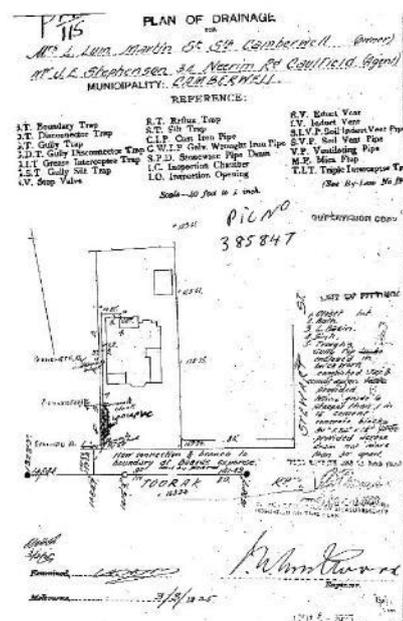


Figure 3. Property Service Plan (PSP) dated 3/3/1925 showing arrangement of existing building without building to the rear. (Source: Yarra Valley Water, PSP 927 Toorak Road)

Mr Stephenson originated from Ararat where he was in partnership with his father and brother as Stephenson and Sons (*Ararat Advertiser* March 9 1916:3), until moving to Malvern with his brother in 1916 (Electoral Roll Malvern East 1916). However, by 1925, only J. E. Stephenson is listed as a builder (S&Mc 1925). Mr Stephenson was also buying up land at this time, presumably to sell off as speculative homes (RB 1924-25).

The site address changed ad hoc and was listed as 37 Toorak Road in the rate book of 1926-26 and 45 Toorak Road in the electoral lists of the same period. It was in these early years that the family named the residence 'Halcyon' (*Argus* June 25 1927:11), still use in the 1940s (*Age* June 26 1942:8) and displayed at the property on the address

plate. Numbering configurations along Toorak Road have since changed and the address is now 927 Toorak Road, Camberwell. A remnant of one of its past numbers, 39, remains attached to the fence as seen in Figure 5.

From as early as 1919, Mr Henry Lum was listed as a furniture manufacturer based out of 22 Market Lane before moving to 136 Little Bourke Street and 12 Corrs Lane, the corner site of both streets, in 1922 (S&Mc 1919-35). Henry Lum was the proprietor of the *Melba Furnishings Company*, based out of 261 Swanston Street (*Argus* December 17 1923:11). The entire showrooms contents were sold off on the 25<sup>th</sup> of August 1924, with an extensive list of modern furniture advertised, owing to the end of the lease but also interestingly coinciding with the timing of the construction of the Lum family's new Camberwell residence (*Argus* August 20 1924:2). Upon his passing in 1943, the home was still known as 'Halcyon' and would later be passed to their only daughter, Constance, residing at the address till as late as 1954 (Age June 26 1943:8).

### Description & Integrity

The Californian Bungalow style dwelling is set back from the street, up the slope of the site, with a driveway running along the eastern side of the block.



**Figure 3. The subject site outlined in red, note similar size and arrangement to original PSP layout. (Source: Google Maps 2017)**

The roof is made up predominantly of gables, and is clad in concrete tiles. Prominent gables face south to the street, east to the driveway and north to the rear of the site. Two distinct hip sections depart from the southern gable to create a lower roof line over two separate verandah areas; one on the east and west side, and create an alignment across the façade with the central gable. Exposed rafter ends and panelling can be seen in the deep overhanging eaves. Brackets extend from the edge of the hipped roof and attach to the main gable. Timber shingles adorn the front gables and tall and narrow vent details sit at the top of the southern gable. Two chimneys are located on the northern side of the dwelling, each with simple capping details. These features contribute to a picturesque effect.

The walls are constructed of clinker bricks and tuck pointed with black mortar. A curved bay window is located on the principal façade and comprises timber sliding sash windows with a Japanese inspired flat roof of deep eaves and exposed rafters. Rock-faced concrete blocks, also complemented by the black tuckpointing, piers support the two side verandahs and a rock-face balustrade, with voids and coping stone, encloses the space with a curve.



**Figure 4.** Note the various materials and features such as the bay window, shingles, rough cut concrete blocks and extended and exposed eaves. (Source: Trethowan Architecture 2017)



**Figure 5.** Note the name and two different numbers present. Also of note is the deterioration of the concrete blocks and the joints. (Source: Trethowan Architecture 2017)

The front boundary wall and vehicular gateway is also constructed out of the rock-faced concrete blocks matches to that of the verandah walls. Two 'Halcyon' name plaques are attached to the main gateway piers, with a more modern '927' sitting below the western side and a former number, '39', also remaining.

A steep concrete driveway runs from the gateway to the eastern side of the dwelling, which retains evidence of the central lawn strip, typical of the era, now infilled.

Overall, the exterior of the dwelling appears to be in good condition, while the front boundary wall needs repair, especially to the joints and the need to arrest the deterioration of the rock-faced concrete blocks. The property has been extended out to the northwest, effectively infilling the rear veranda and extending out.

## **Comparative Analysis**

### ***Californian Bungalow Style***

The plan and roof forms seen at the dwelling are reminiscent of the earlier Federation era, where the complex roof form, use of brick and imitation stonework, and flanking verandahs provides a comparison to the Federation Queen Anne and Arts and Craft style residences. While the subject site is not as picturesque as the Queen Anne, neither does it fully adopt the Arts and Crafts aesthetics, the simple massing, broad roof planes and use of brick does provide a link.

Adoption of the Californian Bungalow style means the dwelling is representative of the increased influence the United States was having on Australian life and culture during the interwar period. Japanese influence also played a big part in the early evolution of the style. Such influence is evident in the fabric of the house in the flat roof over the bay window and deep eaves. In the early 1920s, Australian speculative builders had fully embraced the interwar Californian Bungalow idiom, however had also begun to follow a standardised Australian approach with brick and chunky carpentry details. This earthy quality and embrace of natural materials and finishes, presented a homely character that was unpretentious and popular among all strata of society (Apperly 1994:206-209). Such trends are evident in the fabric of the house through the use of rock-faced stonework.



**Figure 6. 10 Donna Buang Road, note the arrangement of the dwelling on the site and the position and size of the verandah. (Source: Google Maps, 2017)**



**Figure 7. 38 Highfield Road, although heavily obscured by the tall hedge gable details and supports can be made out. (Source: Google Maps, 2017)**

A good example of a Californian Bungalow in the municipality is seen at 10 Donna Buang Road, Camberwell (HO174). Designed by architect Lesley Perrott, the dwelling demonstrates the Japanese influence on the style. Built in 1917, the dwelling is an early example of the style, complete with a very low roof line that once accommodated Malthoid roof cladding (now replaced). The concrete construction of this dwelling is complemented with tapered rubble columns. Offset on a 45 degree angle to the street, a verandah wraps the street elevation to create an extended entrance. Similarities can be drawn between the Japanese influence and entry sequence however, the subject site uses a rock-faced block rather than the rubble field stone to the piers and verandah wall, and also alters the typical straight form to further accommodate the porch space.

38 Highfield Road, Canterbury (Significant within HO145) was built in 1927 for and by L. Padgham (Bros.). This Californian Bungalow is a good and complete example of a common basic form with all the key markers of the style. It does however have a distinctive oriental tone with the Japanese verandah brackets sitting prominent in the front elevation. These influences can be compared with the subject site, with the expressed rafter ends in both the porch and bay window detail, with the addition of the subject site also having fine vent details within the main gable.



**Figure 9: 9 Berkeley Street, Hawthorn. (Source: Google Maps 2017)**

The house at 9 Berkeley Street (figure 9), Hawthorn, constructed c.1924-25, is another unusual fusion of bungalow exteriors and Federation planning. Like the subject site, it incorporates clinker brick relief, but with rough cast stucco rather than stonework. It has Japanese-style gables and unusual rendered chimney slightly offset from the meeting of the ridge and hip lines. The front gable incorporates elements lattice work that evokes an English Revival effect or a hark back to Edwardian gable treatment.

Together with the subject site, these comparable examples of transitional Californian Bungalows in the City of Boroondara demonstrate a range of individual adaptations of design elements in the transition between the Edwardian and Californian Bungalow styles.

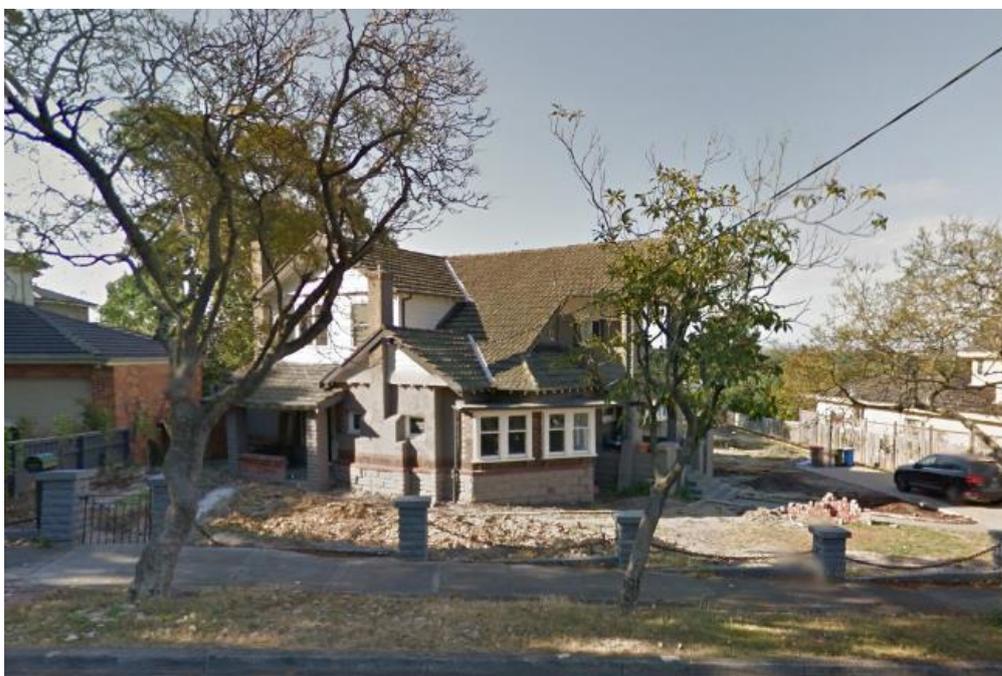
### **Concrete Blocks**

A range of concrete block construction systems became prevalent in the early years of the 20<sup>th</sup> century with methods coming from Britain and the United States. By 1905, rock-faced blocks were common in Australia, with several concrete moulding machines offering this feature as an option. So close was the effect that closer inspection of pattern and repetition was required to ascertain the materiality. From 1914, advertisements exist of the “US Standard” machine, which produced blocks of both 16 inch and 24 inch and the “Ideal” Concrete Machine, with its large variety of face moulds (Lewis 2015:18-2; *Leader* January 17 1914:3).



**Figure 8.** Note the varying faces of the concrete block fence of 42 Lisson Grove, Hawthorn. (Source: Google Maps, 2017.)

Investigations found an early example of concrete block construction in the fence at 42 Lisson Grove, Hawthorn. Although a later addition to the 1880s-garden villa, the concrete block fence is an early (c1910) simulated stone fence, depicting a natural appearance. The construction method has also been used in an inventive manner with planter boxes formed into each of the piers. It is also of note that this was then displayed as a crucial element of the subject site.



**Figure 10:** 3 Second Avenue, Balwyn. (Source: Google Maps 2017)

The house at 3 Second Avenue (figure 10), Balwyn, constructed in 1924, also incorporates rock-faced stonework into its construction, alongside clinker brick relief and rough cast stucco. It is an example of an interwar Bungalow with an Arts & Crafts style,

with intersecting cross-ridged gables, exposed rafters, stucco rendered chimneys, and shingled weatherboard and lattice panel cladding at gable ends. The stonework is incorporated into an imposing double-storey gabled porch. The house opposite at 2 Second Avenue Figure 11), almost certainly constructed as a pair with 3 Second Avenue (demonstrates similar aesthetic qualities of the interwar Arts & Crafts style and asymmetric planning, incorporating rock-faced stonework into a double storey gabled porch accessed via arches.



**Figure 11: 2 Second Avenue, Balwyn. (Source: Google Maps 2017)**

The high degree of rock-faced stonework in the fence, porch, and relief of the subject site is comparable to 3 Second Avenue. Unlike 3 Second Avenue, the subject site is single story, giving the rock-faced concrete stone work greater dominance in the overall composition of the house. The house at 3 Second Avenue also makes greater use of stucco rendering, whereas the subject site instead uses more clinker brick to provide contrast with the grey stone. The subject site is also distinguished from 3 Second Avenue by the curved bay and distinctive curved stonework porch under the straight eastern eave.

### **Summary**

In summary, the subject site is regarded as a fine example of a transitional building in the Californian Bungalow style. The form is based on the Federation Queen Anne and the strong gable and adoption of detailing are from a later Californian Bungalow style. The extensive use of the rock-faced concrete blocks compares favourably to other examples of rock-faced stonework currently protected in the municipality in a range of houses. However, the subject site is distinctive for its use of rock-faced stonework within a single storey form with a more instantly recognisable Californian Bungalow style.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

927 Toorak Road is an intact example of an interwar bungalow demonstrating the intense residential development of Camberwell in the interwar period as the municipality continued to attract professionals and businessmen who desired homes combining emerging and popular styles with individual architectural expression in picturesque settings.

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

N/A

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

N/A

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

927 Toorak Road is a notable and intact example of a transitional dwelling in the municipality that successfully combines the characteristics of the earlier Federation Queen Anne with the later Californian Bungalow style to produce an interesting interwar dwelling type.

The dwelling is a representative example of the influence of aspects of American life and culture, mixed into the Australian context. Adapted for its location on a sloping site, it was designed and constructed for owners that had the means to adopt the emerging styles and thus create a home that reflected their ideals.

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

Halcyon is of aesthetic significance as it successfully combines materials not commonly seen in the municipality, and rarely combined with the Californian Bungalow style. The use of rock-faced concrete blocks creates a unified theme across the site and contributes to the aesthetics of the dwelling.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The dwelling and fence of 927 Toorak Road, Camberwell is significant to the City of Boroondara as an interwar dwelling constructed in 1925 for the Lum family.

### *How is it significant?*

927 Toorak Road, Camberwell, is of historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

927 Toorak Road is historically significant as it demonstrates the growth and residential development of Camberwell during the interwar period. (Criterion A)

927 Toorak Road is architecturally significant as an intact example of a transitional interwar bungalow that successfully combines the characteristics of the earlier Federation Queen Anne with the later Californian Bungalow style to produce an interesting interwar dwelling type. As an intact California Bungalow, the dwelling is an example of the influence of aspects of American life and culture, mixed into the Australian context. (Criterion D)

The building is aesthetically significant for its adoption and successful use of rocked-face concrete stonework, unusual to Californian Bungalows within the municipality. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fence
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Context Pty Ltd

## References

*Age*, as cited.

Apperly, R 1989, *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*. Sydney: Angus & Robertson.

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*The Argus*, as cited.

Building Permit card for 927 Toorak Road, Camberwell (BP).

Butler, G 1991, *Camberwell Conservation Study: Vol 4*. City of Boroondara, p 115-116; 131-132.

City of Camberwell and Waverley Municipal Rate Books (RB), as cited.

Electoral Roll: Kooyong, Camberwell, as cited.

Kooyong, Camberwell Electoral Roll, as cited.

*Leader (Orange)*, as cited.

Lewis, Miles 2015, *Cement & Concrete: Blocks*, Vol. 7.06, p18-21

*New South Wales Police Gazette*, as cited.

Property Service Plans for 927 Toorak Road, Camberwell as cited (PSP).

Sands and McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

## Harwin Lodge

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

930 Toorak Road, Camberwell

<b>Name:</b> Harwin Lodge	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1920



Figure 1. View of Harwin Lodge from northern side of Toorak Road. (Source: Trethowan Architecture, 2017)

### Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell Roads and the Outer Circle Railway (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the suburb's remaining former farmlands had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles.

Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

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

## History

Prior to 1918, the Victorian Permanent Building Society owned a 44 acre portion of land on the south side of Toorak Road between the Mann residence of 'Ohpii' and the Preece residence (RB 1917/19). This land was the 'Staughton Estate, Camberwell' (*Argus* November 2 1918:16). The 75 subdivided allotments bounded by Toorak Road to the north and Keen Street to the south was put auction on Saturday the 9<sup>th</sup> of November 1918 by estate agents, Duncan and Weller (*Hawthorn, Kew, Camberwell Citizen* October 25 1918:2). The estate was advertised as being situated on the highest part of Toorak

Road, within walking distance to the electric trams and with 'panoramic views from every lot' (*Argus* November 2 1918:16)

Allotments 1 and 2, beside the existing residence, 'Ophii', were purchased by Henry Beecher Waterworth (RB 1919/20), as seen in Figure 2, fronting Toorak Road and to the west of Martin Road. Each allotment was 56 x 160 and had a NAV of £7. In contrast to the corner sites of the adjacent Martin Road, allotments 3 and 4 which had a NAV of £8. At this time, Mr Waterworth resided at 'Kuranda', 633 St Kilda Road (*Argus* May 18 1918:13) but by 1920, had constructed himself a 9-roomed brick residence which is shown by the increase in value to £65 (RB 1920/21).

In 1921, Mr Waterworth is listed as a traveller at the address 46 Toorak Road, Camberwell (ER 1921). He was an international representative of Lamson Paragon Limited, a store services company, having joined the company at its inception in 1899 (*Argus* July 23 1937:10). A frequenter of London, Mr Waterworth was also a well-known member of the Commercial Travellers Association (*Argus* July 23 1937:10) and had earlier been the secretary of the Dagonet Club of Swanston Street (*Table Talk* June 3 1892:16).

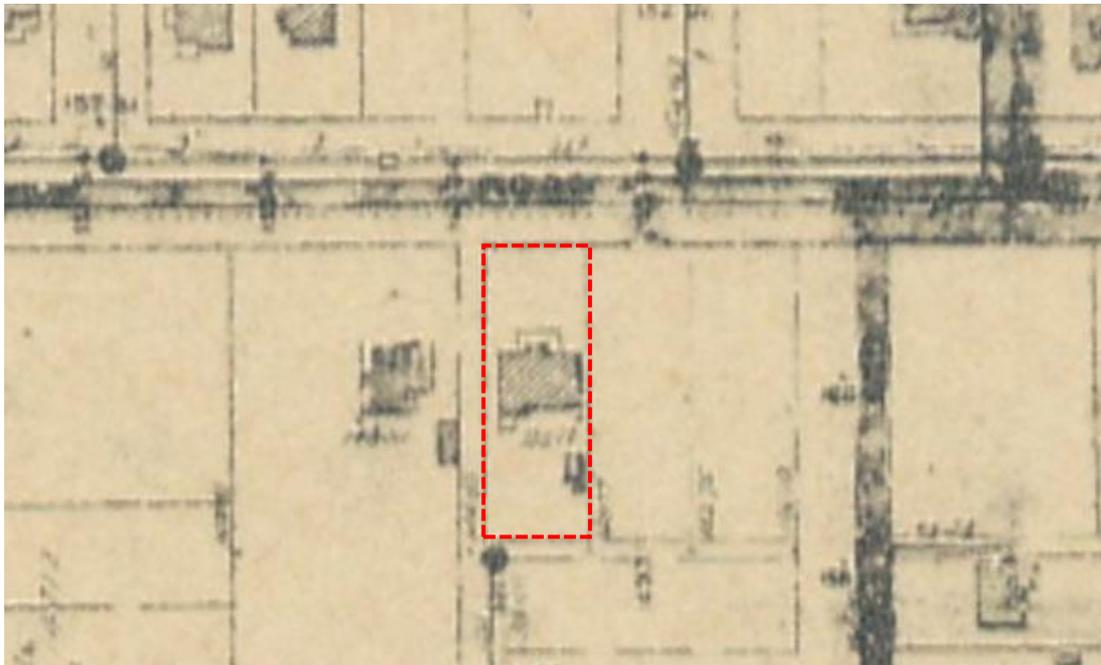
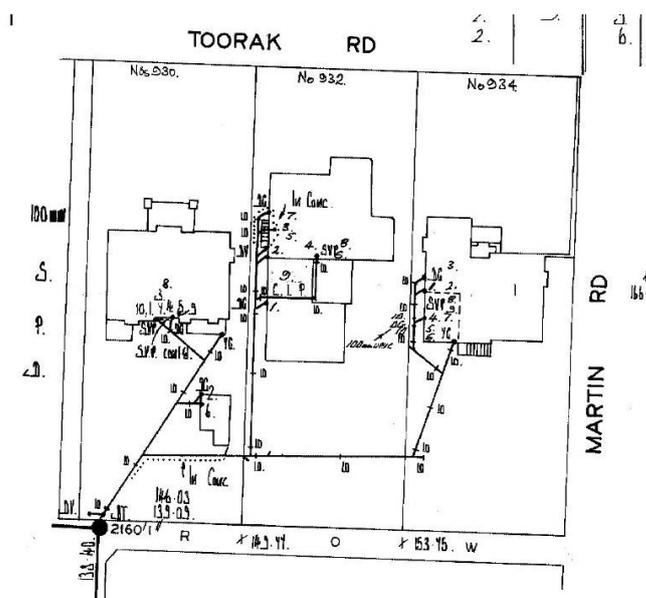


Figure 2. Extract from MMBW Plan No. 76 c1930, subject site shown in red, adjacent to 'Ophii'. (Source: State Library of Victoria)



**Figure 3. Extract from Property Service Plan for 930 Toorak Road, Camberwell, date unknown. (Source: Yarra Valley Water)**

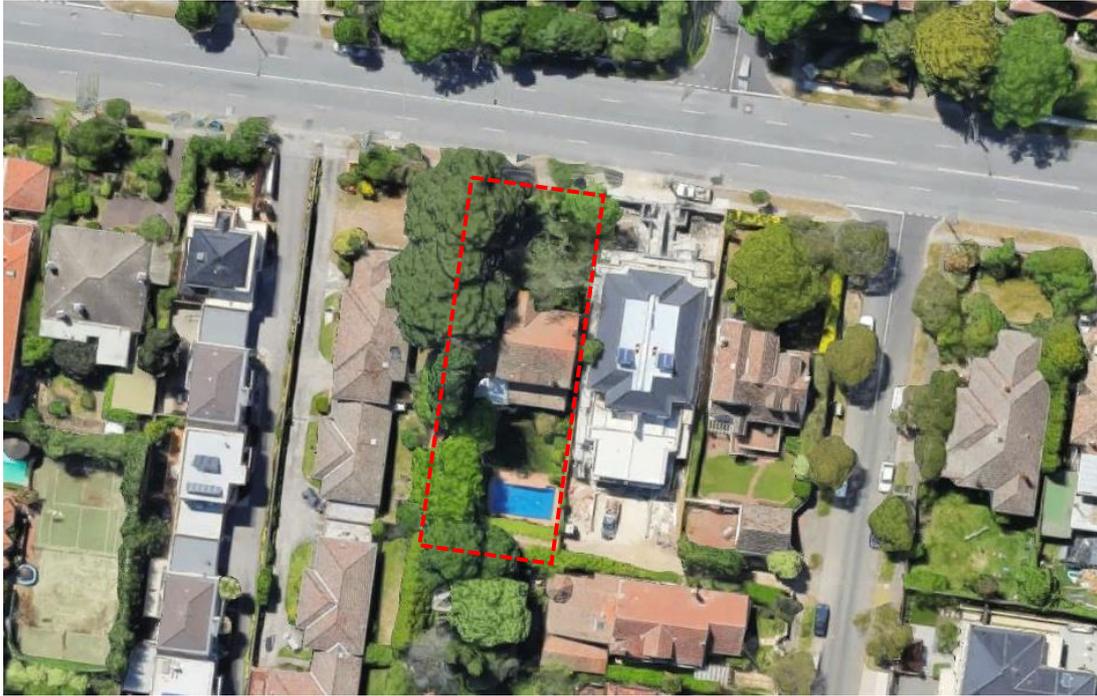
Based on comparison from the current street elevation to Figures 2 & 3, work must have been undertaken to the primary façade whereby an original entry porch, centred with an extruding entrance, was replaced by the two storey gabled form and cat-slide roof continuing to the west and containing a new staircase to the first floor. This work appears to be completed during the interwar period. It is unknown how much further alteration took place during this time with the existing position of chimneys and number of rooms appearing to remain very similar.

Upon his death in 1948, the estate was passed to his two sons (a salesman and an architect) and wife, Elizabeth Winifred. At the time of his wife's passing in 1950 the home was known as 'Harwin Lodge', 44 Toorak Road, South Camberwell (*Argus* March 31 1950:10).

Later additions to the residence include a sleepout, an outdoor pavilion, a separate studio, a carport and a pool, all on the rear of the site. The fence abutting Toorak Road is not original.

### Description & Integrity

The dwelling at 930 Toorak Road is of a picturesque Old-English domestic revival style situated within its own grounds. The residence is set back in the site addressing the changing slope of the site away from the street. Located on the southern side of Toorak Road, the north facing dwelling is asymmetrically massed through a two-storey projecting gable that fronts the street. A single-storey section is located on the south, with a pavilion structure to the southwest corner of the house. The building features half timbering, exposed brick and rendered surfaces to combinations of half or whole facade surfaces.



**Figure 4.** Subject site shown in red, with row of pines along the western boundary. (Source: Google Maps, 2017)

The principal roof form comprises a large traverse gable with an intersecting gable to the north (Figure 5). A lower built form extends out to the west extension, repeating the gable form, and a single-storey lean-to extends out to the south. The roof is predominantly clad in Marseille terracotta tiles with rafter ends exposed. The pavilion structure has a corrugated metal roof with a southern facing gable. The transverse gable at the front features a cat slide roof over a stair hall (Figure 6), which unusually adopts a curved pitch rather than a straight form. Two brick chimneys are visible from the street, with a third servicing the former kitchen to the rear. The larger principal chimney on the east elevation features two flues and has simplified corbel detailing while the single flue rear two chimneys feature exposed brick to the roof line and are rendered below.



**Figure 5.** Northern façade and transverse gabled wing with quatrefoil window detailing. (Source: Realestate.com.au 2017)



**Figure 6.** Cat-slide roof of transverse gable and mock Tudor timbering on the western facades. (Source: Trethowan Architecture, 2017)

The walls are predominantly of clinker brick with various applications of half-timber detailing in the Tudor fashion, and unusual application of render to the recessive ground floor sections. The first-floor window on the northern wing and the oriel window to the east (Figures 7 & 8) feature quatrefoil motifs. A variety of painted timber windows include sashes and casements and have clear diamond lead-lighted glazing. The long vertical window that sits under the cat slide roof contains a coat of arms motif with angled bands and a lower central circle. (Figure 6).



**Figure 7.** View of eastern façade gable with the oriel window. (Source: Google Maps, 2017)



**Figure 8.** Subject site with a recent tall brick boundary wall in foreground. (Source: Trethowan Architecture, 2017)

A tall brick boundary wall separates the house from the street and there is a row of mature Cypress trees down the western boundary. A bricked driveway runs from the front gate down the eastern side of the house, with a curved alcove parallel to the street created at the front of the residence with pedestrian path to the entrance.

The rear garden is landscaped and includes an outdoor entertaining area, pool, carport and studio.

## **Comparative Analysis**

### ***English Domestic Revival Styles***

Often referred to as Tudor revival, interwar Old English had its roots in the English Arts and Craft Movement of the mid to late nineteenth century. The revival of this style, along with many other English and American revival styles became popular with the upper end of the housing market. With its proximity to public transit, Camberwell established itself as a prime location for the new professional of the 1920s and '30s, where owners had the means to adopt emerging styles and create homes that reflected their ideals and allowed the display of wealth through such ostentatious revival styles.

The use of red or clinker brick was typical of Old English architecture. Brick nogging or half timbering in gables of upper storeys, modelled chimneys and terracotta roof tiles were also typical. Steeply pitched gable roofs were preferred over hipped, though it was common later in the period to have more eclectic examples. Picturesque asymmetry was pursued with multiple fronts and offset massing.

Old English styled houses evoked the 'Home country' in the British Empire, using the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' styles began to fade in popularity. Within Victoria through the 1920s, architects such as Rodney Alsop, Frederick Klingender and Robert Hamilton were early proponents of the style but by the next decade prolific building designers such as Edgar Gurney were exploiting this display

of status while designing speculative homes for A. V. Jennings (Garden & Goad 2012:304-305).

The City of Boroondara has many examples of the Old-English revival style dwellings covered by a Heritage Overlay, with individual sites and those within precincts providing a good representation. The houses at 7 Muriel Street, Glen Iris (HO398), 92 Mont Albert Road, Canterbury (HO178/H1399), 458 Camberwell Road, Camberwell (HO373) and 660 Riversdale Road, Camberwell (HO402), provide the following comparison with the subject site.

The above listed houses are all detached two-storey dwellings except for 7 Muriel Street, Glen Iris which is listed as 2-3 storey. (Figure 9) All of them are constructed of brick and adopt a degree of applied half-timber detailing to either part or all of an aspect of the façade. They all represent the larger Tudor-style houses and demonstrate the eclectic nature of the residential designs that were being built in Camberwell in the 1920-30s.

7 Muriel Street, Glen Iris is important as a later work of Harold Desbrowe Anear. Constructed in 1932, the house is unusual in having a split (double) gable and the bold patterning in its half-timbered south elevation. Known as the *Gair* house, it was originally approached from the east, with the Muriel Street elevation being the rear. Transverse gables project from both the front and rear elevation, albeit of different sizes. Although generally intact, the southern wing has been altered, obscuring this aspect and as such is only graded B. The subject site exhibits a much more intact example of the style and is also of earlier date. (Lovell Chen 2005)



Figure 9. 7 Muriel Street. (Source: Hermes photo record for '7 Muriel Street, Glen Iris')



Figure 10. 'Colinton'. (Source: Hermes photo record for '92 Mont Albert Road, Canterbury')



Figure 11. 'Stratford', note the adjoining garage and herringbone brickwork. (Source: Google Maps, 2017)



Figure 12. 660 Riversdale Road. (Source: Google Maps, 2017)

Regarded as a notable Boroondara example of the style, a recognition that is reflected in its VHR listing (VHR H1399), *Colinton*, 92 Mont Albert Road was built in 1926 to the design of Barlow and Hawkins and was highly publicised at the time of its construction. The large dwelling is picturesquely located within its extensive garden setting and complimented by the sweeping drive from the grand street entrance. The large garden allows all four elevations to be appreciated. The building has all the hallmarks of the style and at the time of its listing was highly intact (Figure 10). In comparison to the subject site this property is much simpler in its use of the Tudor motifs. The subject property is aesthetically more pleasing with the employment of the cat slide roof, quatrefoil detailing, oriel windows, lead-lighting and stained glass.

*Stratford*, 458 Camberwell Road, Camberwell (HO373) was built in 1933 by builder C. J. Smith as a commission. Houses of this period often had side gates linked to the main house form with a masonry arch, but this house is somewhat atypical in having a carefully integrated garage in its front elevation. The use of tapestry brick dressing is common in this area and in Glen Iris, but is more usually set against white or pale-painted roughcast wall rendering rather than brick (Figure 11).

660 Riversdale Road, Camberwell (HO402) is similar in its presentation to the street as the subject site. The difference being 660 has a hipped roof, a prominent and more decorative chimney that provides more interest to the façade, the vivid tapestry brick, interspersed with relieving bricks in burnt sienna and blue clinker bricks collectively produce a more aesthetically pleasing product. Constructed in 1938 by a building designer as a family commission, the design is more developed than the subject site (Figure 12).

A number of examples are also covered by precinct overlays and located off the main thoroughfares and a number of comparisons can be made with those contained within Reid Estate, Balwyn (HO192) and Riverside Estate and Environs, Balwyn North (HO231). The progress of these and similar interwar estates, although typically subdivided by the early 1920s, saw most of the development occur throughout the 1930s.

No. 13 Cascade Street, Balwyn North (HO231) presents to the street with near symmetric massing, with a central extruded entrance bay and first floor gable that intersects with main gabled roof form (Figure 13). On each side of the entrance, the roof level steps down to two different heights with similarly detailed timber sash windows under each section. Attached to the east of the dwelling is a lower gable, and includes a garage. The form and massing is similarly arranged to the subject site however with much less applied detailing of the style. Built c1941, this is a much later example of the style applied to an internal street of an estate.

No. 23 Parkside Avenue, Balwyn (HO192), was built c 1940, in the later period of the establishment of the estate. The dwelling fronts both Chatfield Avenue and Parkside Avenue with the primary frontage to the former. The primary elevation features a pair of nestled gables and cat-slide over the entry porch (Figure 14). These gabled forms are decorated with half-timbering at the first floor level and exposed brickwork elsewhere. The intersecting gable retains the height of the primary elevation, however contains minimal decoration with the exception of a dormer window towards the west. A number of features are shared with the subject site and though the half-timbering is more prominent, the subject site is a more finely detailed example. The precinct, having been developed from 1922, still contained predominantly vacant allotments by 1927, having seen the boom of the 1930s finally infill the estate.



**Figure 13.** 13 Cascade Street, Balwyn North, within HO231. (Source: Google Maps, 2017)



**Figure 14.** 23 Parkside Avenue, Balwyn, within HO192. (Source: Google Maps, 2017)

The subject site at 930 Toorak Road represents the earliest example of the style applied to a main thoroughfare of Camberwell and compares favourably with other examples of the style in the municipality, as applied to large residences. Though alterations were undertaken on the primary façade, these works appear to have been complete during the interwar period and as such don't detract from the intactness of the dwelling. Although it lacks the same degree of picturesque setting, whereby the house is set at an angle to the street, the house is distinguishable by the successful employment of typical and unusual characteristics of the Tudor-style. The application of render to the ground floor only and retaining brickwork above is unusually in that it commonly seen the other way around (render over brick). While cat slides are seen on many examples, they are mainly of a flat pitch, not curved as seen on the subject building. The oriel window is a further feature that is again not commonly seen in the municipality on a residential building. The only unsatisfactory aspect of this features is that it is located to the side and doesn't make much of an impact to the street. Despite this, the subject site is an aesthetically pleasing example of the style.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

N/A

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

N/A

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

N/A

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

Built in 1920, Harwin Lodge at 930 Toorak Road is the most early and intact example of an Old-English domestic revival style residence within a garden setting. The dwelling embodies the principal characteristics of the style through its large asymmetrical massing and set of well executed detailing, some of which is not commonly seen on other examples.

The dwelling is a representative example of a revival style that was designed and constructed for its location, and for owners that had the means to adopt emerging styles and thus created a home that reflected their ideals.

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

Harwin Lodge is of aesthetic significance as the most early and externally intact example of an English revival style residence within a garden setting. It employs typical and unusual detailing that sets it above the other examples already seen in the municipality. These include the characteristic half timbering to the western elevation, the cat-slide roof and the bay window to the east.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The dwelling and setting of Harwin Lodge, 930 Toorak Rd, Camberwell is significant. Built in 1920, Harwin Lodge is the earliest and most intact example of an interwar house executed in the Old-English domestic revival style.

### *How is it significant?*

Harwin Lodge, Camberwell is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Harwin Lodge is of architectural and aesthetic significance as the most early and intact example of an English revival style residence within a garden setting. The dwelling embodies the principal characteristics of the style through its large asymmetrical massing and set of well executed detailing, some of which is not commonly seen on other examples. (Criteria D & E). The dwelling is a representative example of a revival style that was designed and constructed for its location, and for owners that had the means to adopt emerging styles and thus created a home that reflected their ideals. (Criterion D)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Context Pty Ltd

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**BURNIE BRAE**

Prepared by: Trethowan Architecture in association with Context Pty Ltd

**Address:**

1245 Toorak Road, Camberwell

<b>Name:</b> Burnie Brae	<b>Survey Date:</b> 10 <sup>th</sup> January 2017
<b>Place Type:</b> Residential	<b>Architect:</b> Unknown
<b>Grading:</b> Significant	<b>Builder:</b> Unknown (House) A.M. Phillipson (Garage) J. Slade (Addition, shed and fence)
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1921 (Unknown) 1930 (A.M. Philipson) 1939 (J. Slade)



**Figure 254.** Principal elevation, 'Burnie Brae', 1245 Toorak Road, looking north-west. (Source: Trethowan Architecture, 2017)

## Historical Context

The suburb of Camberwell sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Also within its boundary is the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

In 1841, like many other suburbs of Melbourne, Camberwell was first subdivided for farmland by the Crown, into allotments varying in size from ten to 200 acres (Butler & McConville 1991:1). Land in the southern part of Camberwell was sold off by the Victorian Government in 1853. It retained a predominantly rural character in the following decades, which changed rapidly in the western part of the suburb during the Land Boom of the 1880s. Victorian-era subdivisions and development initially clustered around the railway station, in the area bounded more or less by Burke, Canterbury and Camberwell Roads and the Outer Circle Railway (Built Heritage 2012:128).

A new style began to typify Camberwell from the early 1900s, which was neither defined by small cottages nor grand mansions. Many vacant blocks from 1880s' estates were filling up with single-storeyed residences in the Queen Anne style, adaptations of English styles and also Edwardian villas, which gradually increased in scale to include attic storeys (Butler & McConville 1991:18). These were largely occupied by businessmen and professionals, in addition to workers often financially assisted by building societies (Butler & McConville 1991:19). Unlike Hawthorn to the west, much of Camberwell was not sewered until the interwar period, and in some areas even later. The few MMBW detail plans prepared between 1904 and 1906 show that residential settlement was concentrated northeast of Camberwell Junction, indicating that the suburb remained ripe for subdivision well into the twentieth century (Built Heritage 2012:128).

While the City of Camberwell underwent intense residential subdivision during the Edwardian and interwar periods, much of this development comprised large estates on previously undeveloped land, with relatively few examples of the 'infill estates', carved from nineteenth century mansion properties (Built Heritage 2012:130). The pace of land sales quickened after 1914, despite the War, and by 1920 much of the suburb's remaining former farmlands had been obtained by land agents and auctioned for house sites (Butler & McConville 1991:3). A range of building designs appeared in interwar subdivisions, contrasting earlier Victorian and Edwardian villas with Californian and English styles. This period also saw the introduction of flats to Camberwell, which had 'mushroomed' in neighbouring suburbs during the 1920s and among other reasons, emerged as a counterbalance to rising building costs (Butler & McConville 1991:22-23).

As was the case with the opening of the Lilydale and Outer Circle railways in 1882 and 1891 respectively, improved public transport greatly influenced Camberwell's interwar growth. Tramlines were established through Camberwell in 1915-16 and electrification of the railways occurred in 1920-24 (Butler & McConville 1991:60-61). A new intermediary station was also added to the southern section of the Outer Circle line at Hartwell in 1906 (Built Heritage 2012:63). Close proximity to public transport was used by land agents to market the new estates, as was the case for the interwar 'Sunnyside Estate' and 'Golf Links Estate' and many others.

Ultimately, it was twentieth century residential expansion across much of the City of Camberwell – namely, its suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn – that brought the municipality its reputation as the quintessential middle-class interwar residential area (Built Heritage 2012:128). Just as MMBW maps of the municipality provide a useful overview of patterns of residential expansion at the turn of the century, aerial photographs taken in 1945 give a comparable picture of settlement in Boroondara by the mid-twentieth century. These aerial photographs show fairly dense settlement in central Camberwell, Canterbury, Glen Iris, Hartwell, Balwyn and Surrey Hills, contrasting with huge portions of Ashburton and Balwyn North still only partly developed.

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

The area that constitutes the south-east extent of Camberwell was originally established as the Village of Hartwell, at the junction of Camberwell and Norwood Roads; Norwood Road now forms the extension of Toorak Road. The name Hartwell was recorded as early as July 1854 with the opening of the Hartwell Congregational Church on Camberwell Road. A Common School followed in 1858 and, by the early 1860s, three nurseries, stables, shops, post office, a slaughter house and a few houses are known to have existed. An area of higher ground to the north-east of the village became known as Hartwell Hill (Age 13 February 1906:6).

The area developed exponentially following the establishment of the Outer Circle railway. From 1914, what had previously constituted 37 acres of foreclosed land (Argus 16 September 1914:2) was realised as the 117 lot 'Highfield Estate' subdivision, at the corner of Highfield and Norwood (Toorak) Roads (*Camberwell and Hawthorn Advertiser* 28 November 1914:5) developed by the Victorian Permanent Building Society. Following the necessary approvals and development, the subsequent sale of the estate occurred at auction, by estate agents Duncan and Weller of Queen Street and J.C. Adams of Camberwell, on 14 October 1916 (*Argus* 9 September 1916:2).

### **'Burnie Brae', 1245 Toorak Road, Camberwell**

In 1920, Dr Hildred Irving Carlile purchased Lots 5 and 6 of the 'Highfield Estate' subdivision which had been initially auctioned in 1916. These allotments were purchased from Francis Ellen Parker who had presumably purchased them at the original estate auction. Following his purchase, he merged the two allotments to create a single allotment (Lot 5) and constructed a six-roomed brick dwelling thereon 1921 (RB 1916, 1917, 1918, 1919, 1920, 1921, 1922). Carlile no doubt named his property 'Burnie Brae' (Figure 255) as a reference to his ancestry, the Carlile family hailing from Houston, Scotland (Gibbs 2017).

Hildred Carlile was the son of Sir Edward Carlile, Q.C. of 'Yarraby', Domain Road, South Yarra (UNSW 2016), a parliamentary legislation draftsman. He was one of five siblings: three sisters and an elder brother (Gibbs 2016). Carlile's career began in the medical arm of the Australian Imperial Force (AIF), being a qualified medical practitioner upon his enrolment in 1914. He subsequently saw service in Gallipoli (1915) and France (1916-18), reaching the rank of Major prior to his termination from the AIF in January 1919. During his residency at 'Burnie Brae', Carlile was the medical superintendent of the Melbourne

Benevolent Asylum at Cheltenham (1919-26) following which he moved to Western Australia (1926-28); further relocations to and from Victoria would see Carlile's eventual return to the state in 1942 (Gibbs 2016).

In 1922, Carlile sold 'Burnie Brae' to Dr Frank Elliot Trenoweth True, popularly known as Dr Elliot True, previously of Gaynor Court Park, Malvern (ER 1917). True was the son of Mr and Mrs F.W. True of 'Caringa', Adelaide Street, Malvern (*Table Talk* 6 February 1919:24). Like Hildred Carlile, True was a medical practitioner in the AIF where he reached the rank of Captain and received the Military Cross following the Battle of Passchendaele (Waymouth 2006) in 1918:

'For 'conspicuous gallantry and devotion to duty. He moved forward with the assaulting troops under very heavy fire, established his aid post and organized his stretcher-bearers, and was the means of saving many of the wounded. He carried out his duties under heavy fire with great skill and courage' (Anzacs online 2013).

Following his return to Australia in 1919, True purchased 'Burnie Brae' in 1922 and took over the existing medical practice at the property in what was then called Norwood Road, Burwood (*Shepparton Advertiser* 2 July 1923:2).

'Burnie Brae' served as the premises of what True built into a large general practice (Waymouth 2006), with Dr John Sweeting joining as partner in 1945 (*Age* 8 December 1945:2). In addition to his 'Burnie Brae'-based practice, True maintained a separate practice as an obstetrician and gynaecologist in Collins Street (Waymouth 2006). His expertise in the area extending to involvement in the Royal Women's Hospital, where he was appointed to the Honorary Staff in 1926 and an honorary inpatient surgeon in 1947 (Waymouth 2006). True's involvement with hospitals extended to the Children's Hospital where he was actively involved in the Royal Children's Hospital Auxiliary (RCH), established in 1922 (About RCH Auxiliaries). 'Burnie Brae' hosted the inaugural meeting that resolved to establish the Burwood and Hartwell branch (*Age* 22 August 1929:12) of the Auxiliary in February 1925 (*Age* 10 February 1925:7). This makes it the second oldest RCH in the City of Boroondara after the Hawthorn Auxiliary in 1922 (*Argus* 12 July 1947:10). 'Burnie Brae' continued as a venue for the Auxiliary's activities in Burwood, including a concert performed by the Royal Diggers Company in April 1925 (*Argus* 31 March 1925:22). Following his retirement from the Royal Women's Hospital in 1951, True continued to practice medicine while he and his wife Molly travelled extensively, much of which was as a ship's surgeon. True retired from medicine in 1964 (Waymouth 2006). True's medical registration also included New South Wales, being registered in that State as late as 1957 (GGNSW 18 January 1957:125).

True undertook a series of alterations and additions at 'Burnie Brae', including to the land holding. This saw the purchase of the land behind 'Burnie Brae', fronting Highfield Road, potentially in 1922-23; explaining a jump in the value of the property (RB 1922, 1923). True went onto extend the 'Burnie Brae' property across half of this allotment including the construction of a tennis court by 1945 (Figure 256). Building works saw additions to what had consisted of only the house and an outbuilding, presumably Carlile's surgery, by 1925 (Figure 255). Works included the sympathetic extension of the surgery to the east, incorporating a garage, by builder A.M. Phillipson in 1930 (BP 1862) and the sympathetic extension of the house toward the north-east by builder J. Slade in 1939. These works also included the addition of a shed, presumably these being additions to the west elevation of the surgery and garage and the front fence (BP 12470). Originally addressed as Norwood Road, Burwood, by 1936 'Burnie Brae' was re-addressed as 293 Toorak Road, Burwood (*Dandenong Journal* 12 March 1936:8). The present address of 1245 Toorak Road was adopted after 1945 (*Age* 8 December 1945:2).

By 1957, True had sold 'Burnie Brae', moving to nearby 35 Lithgow Street, Burwood (GGNSW 18 January 1957:125).

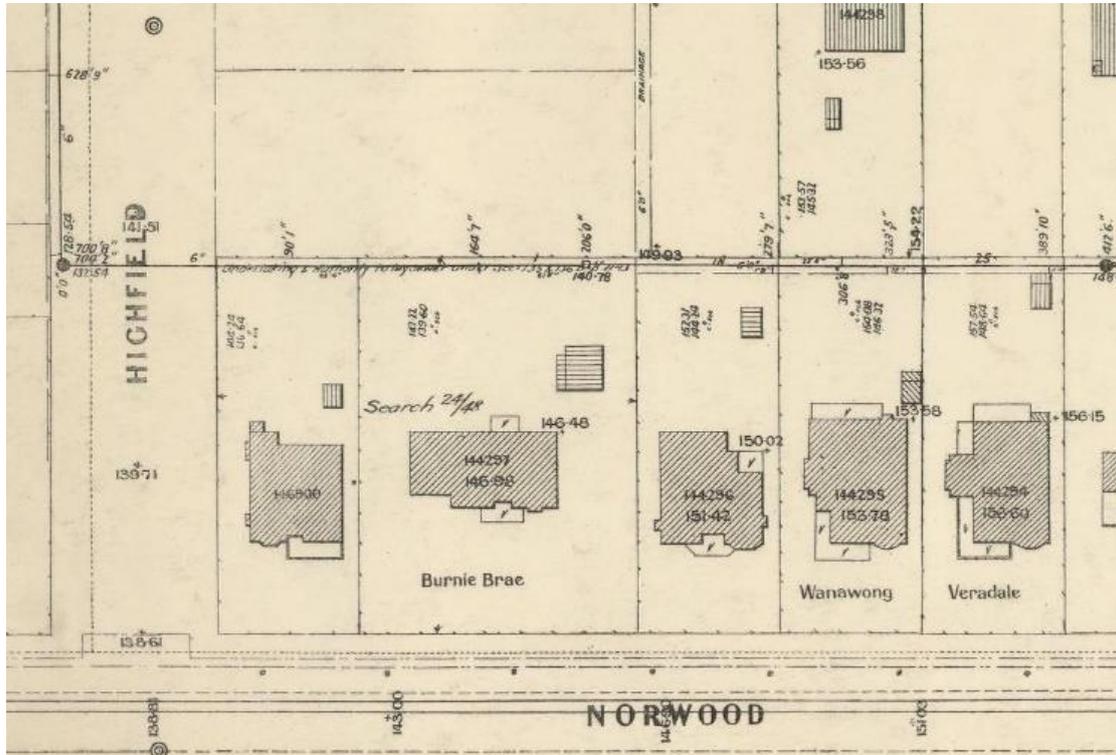


Figure 255. Extract from the 1925 MMBW Detail Plan No. 3010, Municipality of Camberwell. The subject property, noted as 'Burnie Brae' is the second house from the intersection of Norwood and Highfield Roads. (Source: State Library of Victoria)



**Figure 256. Extract from a 1945 aerial of the Hartwell / Burwood area. 'Burnie Brae' is indicated in red. Note the tennis court immediately north of the house. It is noted that a tennis court remains in this position. (Source: Jeffrey 2015)**

### **Description & Integrity**

The subject property comprises a single-storey residence with detached garage, both within a garden setting. The garage is accessed via a gravelled driveway off Toorak Road, along the east boundary of the property. The pedestrian entrance is located toward the south-west corner of the property (Figure 257).

The design is based on a double fronted plan with central entry to the principal facade, with a recessed extension located on the eastern elevation. It is constructed from red pressed bricks with painted cement render window surround details, and a terracotta Marseille tile hipped roof incorporating a transverse gabled porch. A prominent face-mounted brick chimney is located adjacent to the porch, with an unpainted render and brick capping detail that incorporates a mini buttress; the chimney extends through the eave of the main roofline overhead. A projecting wing constructed c.1939 at the rear of the residence, extends toward the north and conceals several later additions of varying dates that are apparent in aerials (Figure 255 and Figure 257).

The transverse gabled porch at the centre of the principal elevation is Japanese-inspired with timber detailing, supported on brick and render piers. Low rendered walls flank the steps leading up to the porch. The front door is asymmetrically located adjacent to a side window and a high-level window that carries a similar glazing detail to the main windows seen throughout. The façade windows are divided into two separate sashes by a central mullion. The sash is further divided into two with a vertical glazing bar, with the top third horizontally divided and then vertically divided into four smaller panes. The sashes are operated by lifting vertically into a cavity above the window. Examples of this kind of sash were detailed in a 1926 issue of *The Australian Home Beautiful* (12 January 1926:52; Figure 261). An unusual corner window is seen on the southeast, which comprises the same arrangement on both faces with the corner delineated by a post. On the east elevation, the c.1939 wing incorporates a secondary entrance that appears to adopt similarly detailed cement moulding and timber side lights as those on the principal elevation.

An outbuilding to the north-east houses a garage and additional internal spaces. The hipped roof and red brick walls match that of the dwelling. A short, curved parapet on the roof suggests a later addition. The principal façade faces south and houses the original timber garage door and another corner window to the west. A soil vent pipe extending from the roof suggests an internal WC.

The front landscape features garden beds and a gravel-laid driveway. A tall hedge obscures views to the house from the street, however it is pierced by pedestrian and vehicular entrances to the property. A low clinker brick wall extends along the base of the wall, with openings flanked by piers.

While the house has been extended at the rear, confirmed by Council building records, it is apparent that the principal façade remains intact to that constructed in 1921, the footprint of the house according with that extant on the MMBW plan of 1925. As such, the presentation of the residence and outbuildings to Toorak Road are largely intact to their 1920s appearance.



**Figure 257.** Aerial view of 'Burnie Brae', 1245 Toorak Road, Camberwell. The original house and 1939 addition are outlined in red and yellow respectively; the present garage is outlined in blue. Subsequent additions to the house are later. The tennis court was established by the True family by 1945. The pedestrian gate to Toorak Road is indicated by the red arrow. (Source: Google Maps, 2017)



**Figure 258.** View of the property from Toorak Road, looking north-west. The front fence, at the base of the hedge, was constructed in 1939. The house is visible behind the hedge. (Source: Trethowan Architecture, 2017)



**Figure 259.** View of the property from the driveway entrance to Toorak Road. The section at right, denoted by the door with smaller chimney immediately above, were constructed as a three-room addition in 1939. The presence of an external door in this location suggests that this may represent a new surgery constructed by Dr Elliot True considering his growing general practice. (Source: Trethowan Architecture, 2017)



**Figure 260.** View of the principal elevation of the garage from the driveway entrance. The window at left forms part of the original outbuilding commissioned by, and potential surgery of, Dr Hilfred Carlile. The building was extended to incorporate the garage in 1930. (Source: Trethowan Architecture, 2017)

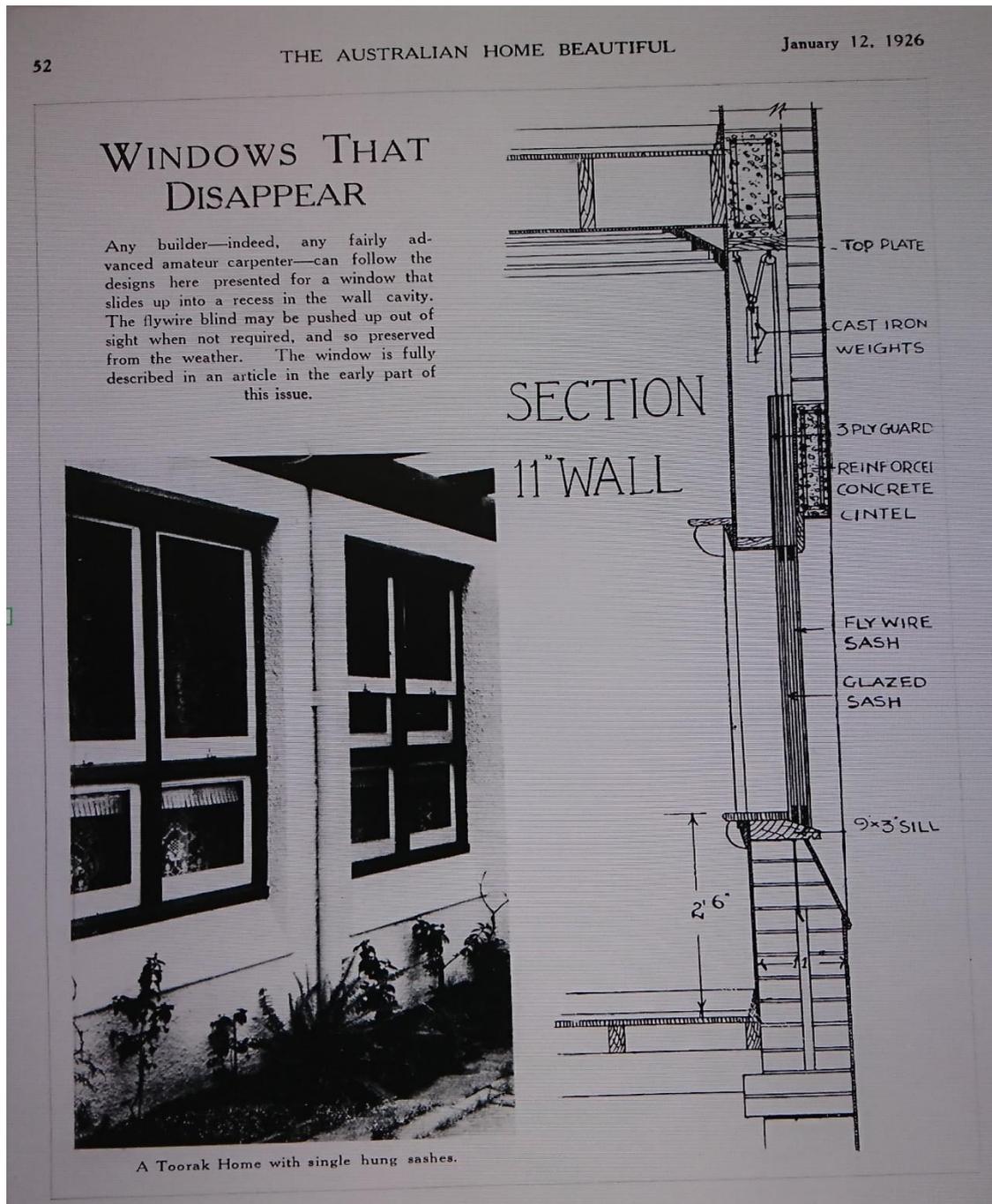


Figure 261. Upward sliding sash detail from the pages of *The Australian Home Beautiful* 12 January 1926, illustrating an example in a Toorak home of the period. Source: State Library of Victoria)

### Comparative Analysis

#### *Interwar bungalows*

In Australian architecture, the progression of the twentieth century saw the increasing influence of American popular culture. California presented a glorified image of the American way of life through the Hollywood-based motion picture industry that constituted a major source of entertainment within Australian society during the period. A combination of these cultural influences and its similarities of topography and temperate climate was

naturally translated into the Australian architectural context after World War I (Apperly, Irving & Reynolds 1989:206-208).

During this period, a distinctive type of domestic architecture was evolving in suburban Los Angeles, the leading exponents being the practice of Greene and Greene, where houses expressed a lifestyle for relaxed outdoor living favoured by Californians. A derivation of the English Arts and Crafts movement, the bungalow typology was low-slung and expressed in 'earthy' materials, with Japanese influence in its architectural expression and adoption of timber construction details. Low spread eaves and the encouragement of free movement of both air and people between inside and outside were trademarks of the style. By the 1920s, speculative builders had embraced the style and built houses on a large scale throughout the Australian suburbs. However, despite the differentiations of architectural style, construction details were representative of those undertaken in Federation era houses, expressed red brick with chunky timber details readily incorporated (Apperly, Irving & Reynolds 1989:206-208).

Utilising red brick and render dressings reminiscent of the Federation era, 'Burnie Brae' references the emerging Californian Bungalow style through the demarcation of the front entrance while utilising Arts and Crafts influences regarding the prominence of the chimney detail to the principal façade. As such, the house expertly demonstrates the architectural transition between the Federation and Californian Bungalow styles.

Within the Boroondara context, outstanding and considerably earlier examples of the amalgamated Federation to Bungalow style exist, such as 'Galashiels', 10 Logan Street, Canterbury (Significant in HO145 Maling Road Shopping Centre and Residential Environs) designed by A.H. Carleton, of architects Ward and Carleton, in 1915 (Figure 262). Retaining the plan form and utilising the red brick from the Federation era, Carleton did away with the typical dressings seen in this period and looked towards the emerging Californian Bungalow style for its decorative treatment to the gables (Butler 1991:19) and use of bracketed eaves. The Arts and Craft influence, also in vogue at this time, is seen through the prominence and detailing of the chimney in the gabled wall to the street, arches to the verandahs / former sleep out, and the stepped buttress to the verandah corners. The house and its amalgamation of forms and styles expertly demonstrates the architectural transition from Federation to Bungalow styles. Many similarities are seen in the details of this residence and the subject site, and provides an understanding of how the Bungalow style developed in Boroondara. Burnie Brae by comparison is far more advanced in this transition to the California Bungalow style.

### ***Doctors' houses and surgeries***

The City of Boroondara is well regarded for a high number of doctor's residences. These are primarily located within the areas of Hawthorn and Kew, the earliest known examples existing in the commercial hub along Burwood Road from as early as 1860. Elsewhere in the municipality, numerous examples were constructed along main thoroughfares close to commercial areas in the early twentieth century, however the practice became less common after World War II (Built Heritage 2012:192-3).

A Victorian era example is 6 Hepburn Street, Hawthorn (HO164 – Leslie Street Precinct), constructed in 1888, behind the Burwood Road commercial area, for physician John Sayer Nicholl (Figure ). Despite Sayer's death soon after its completion in 1891, the house and surgery continued under successive physicians until the 1960s (Butler 1983:149). Representing a typical double-storey Victorian Italianate residence oriented toward dual street frontages located within tranquil gardens, the incorporation of a corner pedestrian entrance (at the junction of Hepburn and Minona Streets) allowed for clear differentiation between the entrances to the doctor's residence and surgery at either end of the verandah. While the surgery entrance is well signposted upon arrival, including a leadlight top light and signed door pull, the building's design emphasised the residential component rather

than equally that of the residence and surgery. The ease in locating the surgery was enabled by the landscaping rather than the building itself. Locating combined residences and surgeries on street corners continued to prove popular into the 20<sup>th</sup> century. However, greater resolution in location, and design of, residences on allotments saw the rise of surgery entrances oriented toward minor street frontages, thereby creating greater differentiation between the entrance of residences vs. those of surgeries while not devaluing the public face of the service provided within. Later examples within commercial precincts incorporating this approach include the Queen-Anne style residence at 733 Glenferrie Road (HO491 – Glenferrie Road Commercial Precinct; Figure ), commissioned by Dr Ferguson Lemon in 1903-04 and a large 1911 English Revival bungalow at 174 Union Road, Surrey Hills (Figure ), the latter continuing to operate as a doctor's surgery to this day (Built Heritage 2012:193).

Away from commercial areas, and the opportunities presented by locations at the junctions of major thoroughfares, residences adopted a more standard approach consisting of dual entrances. Both were located on the sides of buildings to provide equal acknowledgement of both, with neither the visitor to the residence nor to the surgery feeling as if they were being ushered through the back door. This approach appears to have been adopted by architect Arthur W. Plaisted in his design of 9 Rochester Road, Canterbury (HO185) for physician H. Darby Thomas in 1924 (Figure ). Designed in the Spanish provincial idiom of Mediterranean style architecture briefly popular in Melbourne in the late 1920s. Like 6 Hepburn Street the property served as the residence and surgery of successive physicians until the 1960s. A real estate sales plan of the property indicates a pair of porches, one to either side of the property, denoting the potential for a surgery residence (Realestate.com.au *Property history for 9 Rochester Road, Canterbury*).

In comparison to other residential surgeries, 'Burnie Brae' is a distinctive example in the municipality. Possessing what appears to have originally been a free-standing surgery, constructed by Dr Hildred Carlile, prior to the extension of that building in 1930 by Dr Elliot True to accommodate a garage. From this time, it appears that the standard approach of incorporating a new surgery within the main house, albeit with a separate entrance off the main driveway, was adopted as the most straightforward solution. Considering this, the property is representative of a class of successively occupied and operated doctor's residences, albeit initially with a free-standing surgery from 1921 until the expansion of the surgery's facilities with its incorporation into the main house in 1939.



**Figure 262. 10 Logan Street, Canterbury, 1915, by A.H. Carleton. The house and its amalgamation of forms and styles expertly demonstrates the architectural transition from Federation to Bungalow styles. (Source: Google Maps, 2017)**



**Figure 10. 6 Hepburn Street, Hawthorn, 1888, by an unidentified architect. The door visible at the right of the image, on the lower ground floor of the verandah was the surgery entrance, denoted by overhead leadlight signage and a signed door pull at right of the door. (Source: Google Maps, 2017)**



**Figure 11.** 733 Glenferrie Road, Hawthorn, 1903-04, by an unidentified architect. The principal façade of the residence is oriented toward Glenferrie Road, at left of the image, while an entrance to the surgery is located at right of the image, off Chrystobel Crescent. (Source: Trethowan Architecture, 2017)



**Figure 12.** 174 Union Road, Surrey Hills, 1911, by an unidentified architect. The principal façade of the residence is oriented toward Union Road (at right of the image) while the surgery entrance continues to be accessed from the minor street frontage of Guildford Road. (Source: Google Maps, 2017)



**Figure 13. 9 Rochester Road, Canterbury, 1924-26 by Arthur W. Plaisted (architect).** (Source: Google Maps, 2017)

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

'Burnie Brae' is important as it illustrates the pattern of development of combined doctor's residences and surgeries and the provision of health services within the burgeoning suburbs during the early twentieth century. Constructed as a doctor's residence and surgery, the property demonstrates a pattern of service of this type of health care as it served as the home and place of work of multiple doctors during its history. The property is uncommon in that while it is apparent that the main house accommodated the surgery as did many doctor's residences from the nineteenth century onwards, there is evidence that the surgery was originally accommodated in a specific stand-alone building prior to its being extended to incorporate a garage in 1930.

The building is also historically significant in its association with the work of child welfare and fundraising in Boroondara. The founding of the Burwood and Hartwell branch of the Royal Children's Hospital Auxiliary and associated fundraising events thereafter occurred at this property. This association is a direct link with the second resident doctor of the property, Dr F. Elliot True.

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

N/A

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

N/A

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

The main house constructed in 1921 is important as a notable and early example of the Californian Bungalow style within Boroondara that exhibits key traits associated with the style and its transition from earlier styles. Significant elements of the California Bungalow style include the California double fronted plan with central entry, Japanese-inspired transverse gabled porch and hipped roof. The main house also demonstrates the key characteristics of a combined doctor's residence and surgery, that being the main entrance to the residence offset by a side door for access to the doctor's surgery.

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

The 1921 main house is a fine and externally intact example of the Californian Bungalow style with Federation undertones in the use of red brick and render dressings. There are Arts and Crafts influences in the chimney detail to the principal façade and the render work reveals to the window openings. Significant bungalow details include the timber work front porch that exhibits Japanese influences in its carpentry details. The house also incorporates the published, but limited physical example of, the single sash window, where the sash retracts into a wall cavity above the window opening.

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

N/A

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

N/A

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

'Burnie Brae' was occupied from 1922 to 1957 by Dr Frank Elliot Trenoweth True. Dr True was a medical practitioner in the AIF, receiving a Military Cross in 1918. He went on during his residence at Burnie Brae to establish a large general practice as well as playing significant roles in both Melbourne and local hospitals and auxiliaries. True's occupation at 'Burnie Brae' left significant marks on the fabric of the place, including the purchase of land, construction of the tennis court and extensions to the surgery. However, 'Burnie Brae' was not built by Dr True, who sold it in 1957. The association with Dr True was one of several medical practitioners such as Hildred Carlile in its early history and may be better understood through its historical and cultural significance as a doctor's surgery and residence under Criteria A and D. For these reasons the association is only of local interest.

## Statement of Significance

### *What is Significant?*

'Burnie Brae', 1245 Toorak Road, Camberwell, including the main house and surgery /garage, built in 1921 for Dr Hildred Carlile, with additions, including a new surgery, and hard landscaping undertaken by subsequent owner Dr F. Elliot True from 1930.

### *How is it significant?*

'Burnie Brae' is of local historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

'Burnie Brae' is significant as it illustrates the pattern of development of combined doctor's residences and surgeries and the provision of health services within the burgeoning suburbs during the early twentieth century. Constructed as a doctor's residence and surgery in 1921 for Dr Hildred Carlile, the property demonstrates a pattern of service of this type of health care as it served as the home and place of work of multiple doctors during its history. This included Dr Elliot True, who based his general practice there from 1923 and extended it to incorporate a surgery. The property is uncommon in that while it is apparent that the main house accommodated the surgery as did many doctor's residences from the nineteenth century onwards, there is evidence that the surgery was originally accommodated in a specific stand-alone building prior to it being extended to incorporate a garage in 1930. Dr True's significant roles with hospitals, most notably the Royal Women's Hospital as a member of the Honorary Staff and honorary inpatient surgeon, saw him play a key role in the establishment of, and ongoing fundraising for, the Burwood and Hartwell branch of the Royal Children's Hospital (RCH) Auxiliary in 1925, being the second oldest RCH Auxiliary in the City of Boroondara after that of Hawthorn established in 1922 (Criterion A).

The 1921 main house is aesthetically significant as a fine and externally intact example of the Californian Bungalow style with Federation undertones in the use red brick and render dressings and Arts and Crafts influences in the prominence of the chimney detail to the principal façade and the render reveals to the window openings. Significant bungalow details include the timber work front porch that exhibits Japanese influences in its carpentry details. The outbuilding, incorporating the garage and former surgery of Dr Carlile, exhibits similar render details as the house. Additional details of note include the little-known application of the single sash window, the detail of which saw the sash retract into a wall cavity above the window opening. (Criteria D and E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b>	No

<i>Does an Incorporated Plan apply to the site?</i>	
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

### Identified By

Context Pty Ltd

### References

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## Riversdale Railway Station and Signal Box

Prepared by: Context Pty Ltd

**Address:**  
2R Wandin Road, Camberwell

<b>Name:</b> Riversdale Railway Station and Signal Box	<b>Survey Date:</b> August 2018
<b>Place Type:</b> Community	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See extent map	<b>Construction Date:</b> 1915, 1916 & 1924



**Riversdale Station Signal Box (right) and Switch House (left).**



**Riversdale Station building of 1915, on east side of tracks.**

### Historical Context

The origins of Melbourne's metropolitan railway network can be traced back to September 1854, when a private company known as the Melbourne & Hobsons Bay Railway Company opened a line between the City of Port Melbourne (then known as Sandridge). The railway network began to extend eastward, towards the study area, from February 1859, when the Melbourne & Suburban Railway Company opened a rail service between Princes Bridge and Richmond. At that time, it was proposed to extend the line to Hawthorn and then to Kew. Shortly after the opening of a temporary terminus, known as Pic-Nic Station, in the Richmond Survey Park in September 1860, a further extension to Hawthorn was completed the following year. Needless to say, the opening of the railway became a potent stimulus for residential and commercial development in the immediate vicinity.

However, the original plan to continue all the way to Kew was abandoned because, as Vaughan noted, "the finances of the company were not sufficiently strong to carry it out". Further development was delayed for more than fifteen years until 1878 after the unification of private companies into a single entity; the Melbourne & Hobsons Bay United Railway Company.

In 1878, all of Melbourne's private railway companies were taken over by the State Government to become part of the Victorian Railways. The *Railway Act 1880* was enacted, authorising the construction of 23 new lines in the Melbourne metropolitan area and regional Victoria. Camberwell was directly influenced by this grand scheme, with at least two new routes being proposed: the extension of the existing railway line from Hawthorn to Lilydale via Camberwell (1882) and Outer Circle Railway Line, connecting East Malvern to Fairfield, via Ashburton, Balwyn and Kew East (1891).

Following the *Railway Act 1880*, the rail service from Hawthorn to Camberwell officially commenced on 3 April 1882, with two intervening railway stations initially known as "Glenferrie Road" and "Auburn Road". This was followed, six months later, by the opening of the remainder of the new line from Camberwell to Lilydale.

The concept of an "outer circle railway line", linking existing radial railway lines in Melbourne's east, was first mooted in the early 1870s, but, like many similar schemes to expand the network, it was not realised until the passing of the *Railway Act 1880*. The unique development of the rail network proposed to run from the Oakleigh line (west of Hughesdale station), cross the Lilydale line near present-day East Camberwell station, continue north-westerly through Balwyn and Kew, cross the Yarra River, then join the Heidelberg line at Fairfield Park station. While many local property speculators invoked the Outer Circle Line in publicity for new residential subdivisions during the 1880s, its construction did not commence until 1888.

The ambitious Outer Circle line opened in sections during the 1890s, however, it proved a failure simply because it failed to attract sufficient patronage in underdeveloped areas. The section between Camberwell and Fairfield was closed on 13 April 1893 and the southerly section, between Camberwell and Ashburton, was closed on 10 December 1895. Both sections of the Outer Circle line were subsequently re-opened within a decade: the southern portion in July 1898, and the northern portion (albeit only as far as Deepdene) in May 1900. The portion of the Outer Circle line north of Deepdene remained steadfastly closed, despite local agitation in the early twentieth century to re-open it.

Another major project undertaken by the Victorian Railways in the early twentieth century was the electrification of the suburban network. The electrification of the railway line from Flinders Street to Box Hill, crossing the whole area of the City of Boroondara, was

completed in December 1922, and the southern part of the old Outer Circle rail line was also electrified on 1 November 1924.

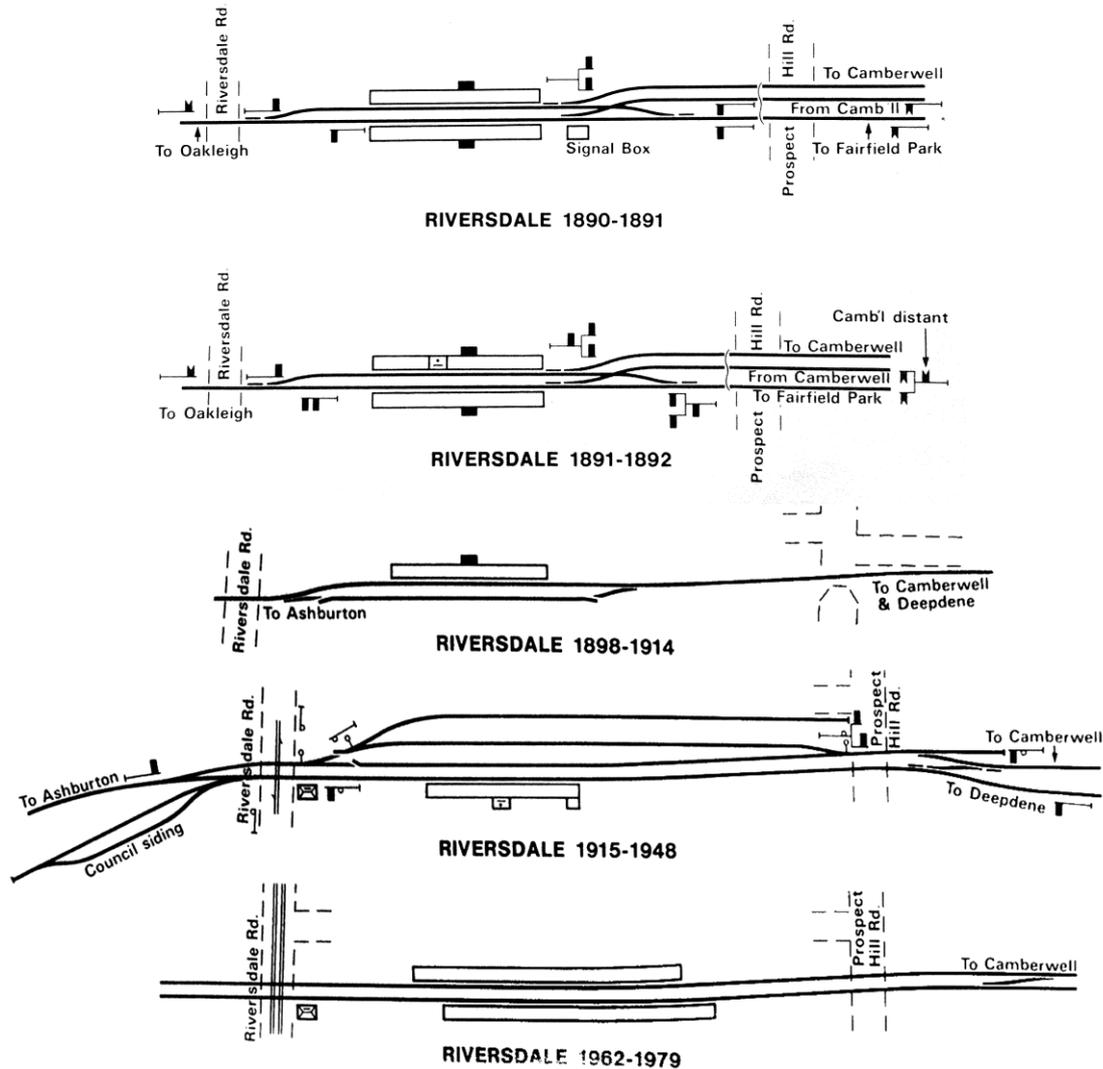
Electrification of the rail network in 1924 was preceded by the expansion of the electric tramways. In the City of Camberwell, discussions to establish an electric tram route were as early as 1902. The first two electric tram networks across the City of Camberwell, one running along Riversdale Road to Wattle Park and another along Camberwell Road towards Burwood, were introduced in 1915, soon after the passing of the *Melbourne to Burwood Tramway Act 1914*.

*Unless otherwise noted, the history of railways in Boroondara is drawn from the City of Boroondara Thematic Environmental History, Built Heritage Pty Ltd, 2012, pp. 77-90.*

### **History**

Riversdale Railway Station opened on 30 May 1890. An interlocked signal box with 18 levers (now demolished) was erected at the Up end near Prospect Hill Road on 24 May 1890 prior to the opening of the station. It was later called Signal Box A, to distinguish it from a second signal box (the subject building) erected on the Down end of the platform in 1916 (Beardsall & Herbert:80).

Since its opening as a two-platformed intermediary station of the Outer Circle line, Riversdale Station experienced several major changes in early years. On 18 June 1893, the double line to Camberwell was reduced to a single line and the Down platform on the east side of the line was closed (See figure 1). Although the failure of the Outer Circle line resulted in a brief closure of the station along with the section from Camberwell to Waverley Road, on 1 May 1897, the station reopened due to the public outcry on 4 July 1898 as a double-line station. The northwards section from Riversdale to Deepdene was also reopened later, on 14 May 1900 (Beardsall & Herbert:80).



**Figure 263. Changes to rail lines and platforms at Riversdale Station between 1898 and 1979. (Source: Beardsall & Herbert:89-90)**

The current station building on the east or Down side of Riversdale Station was built shortly after 8 February 1915, when the platform was moved from the west to the east side of the line in order to make room for a new crossing loop (Beardsall & Herbert:80).

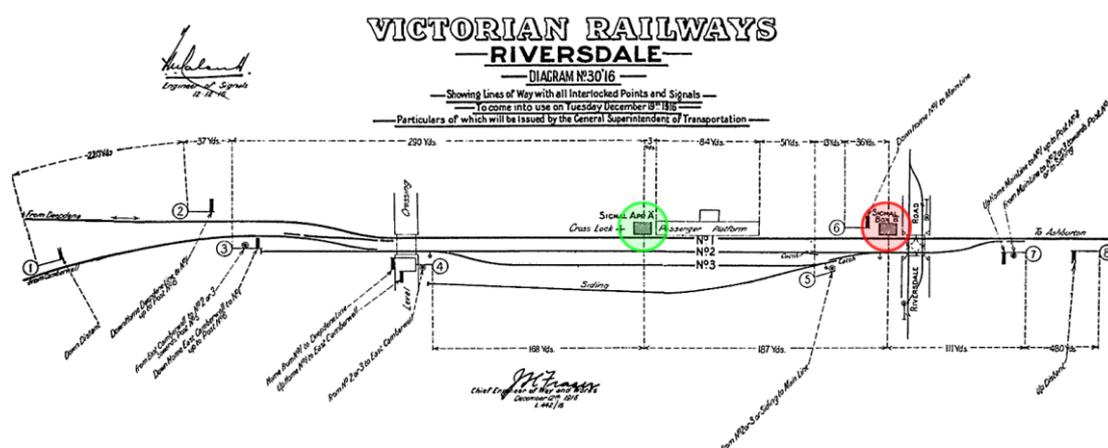
The Down side station building appears to be one of the portable station buildings constructed in the early 1910s, which are called Group B buildings in the *Victoria's Railway Stations: An Architectural Survey* of 1982. The Group B design contains an office, open lobby, waiting room and ladies' yard toilet.

The 'portable' type station buildings were commonly erected on the outer-suburban and country railway lines rapidly established in the late 19<sup>th</sup> and the early 20<sup>th</sup> century. To meet the high demands, the standard portable type was produced as standard module of 12 feet by 20 feet on plan, and could be expanded or combined freely with necessary parts to suit each location. Internally, these station buildings contained a waiting room, office and/or ladies' yard toilet (Ward & Donelli 1982 v4 pt2:3-5). The office space had a fireplace and external chimney, and the ticket window was often provided on either side of the building. Built on red gum stumps, the portable types were meant to be temporary

(Ward & Donnelly v4 pt2:2), but many of them remain in place 100 years later, including at Riversdale Station.

The Up or west side station building was built much later, when a new Up platform on the west side reopened in July 1955, when the line between Riversdale and Hartwell was duplicated (Beardsall & Herbert:82). The former office space in this building has been renovated to house a café.

On 16 October 1916, a new tramline commenced running along Riversdale Road, crossing the Outer Circle line. Following its start, the new Signal Box B was brought to Riversdale Road to control the tramway level crossing, and began operation on 25 December 1916. Signal Box B operated the tramway catch points and disc signals that regulate tram movements. Another lever was added to Signal Box B in March 1926, to complement an extra pair of catch points on the tramway on Riversdale Road, which was duplicated in July 1926. Apart from controlling the tramway level crossing, it was also assigned to control the station signals and the railway points at the Ashburton end of the loop (Beardsall & Herbert:81-82).



**Figure 264. Signal box A (marked in green) & B (marked in red) respectively on the north and south ends of the passenger platform, 1916. (Source: SDAP 2017)**

Signal Box B at Riversdale station is of 'Type C1' design (VICSIG 2017), one of the standard models produced by McKenzie & Holland Ltd, British railway signal and interlocking engineering company (Hinson n.d.). With their factory in South Kingsville, Victoria, McKenzie & Holland were deeply engaged with Victorian railway signals (Hobsons Bay HO274).

An important change was made to the Riversdale Station and Signal Box B in 1924. On 30 October 1924, the section from Camberwell to Ashburton was electrified (Beardsall & Herbert:80). Electrification of the suburban railway system introduced the complexity of intersecting overhead wires at different voltages – 1500 Volts DC for the trains, and 600 Volts DC for the trams. At the intersection, the rail and tramway overhead wires are at the same level and are fixed to rigid framework, known as the overhead square. This area of wiring is isolated and supplies current at either 1500V or 600V DC via a switch interlocked to the position of the level crossing gates through a lever frame in the signal box. When the gates are locked in the clear position for the railway, 1500V current is provided to the overhead square. At all other times, the overhead square is live with 600V DC. An indicator in the signal box confirms the strength of the current by showing either 'Railway' or 'Tramway' (Jones 2016).

A corrugated iron-clad Switch House for interchanging different voltages for railway and tramway was erected on the north side of the Signal Box B, presumably in 1924 when the railway was electrified.

Either Signal Box A or B was damaged by fire in June 1939. The *Argus* reported that the upper floor of a signal box at the Riversdale Station was severely damaged by fire, though the equipment was saved, but whether it was box A or B was not clarified in the article (*Argus* 15 June 1939:2).

The signal boxes at the Riversdale Station were altered to control different signals and points time to time, according to the changes and re-orientations of railway tracks and sidings. With the installation of a new through line from Camberwell to Ashburton for goods trains in the mid-1920s, Signal Box B was altered to control the distant and home signals from Camberwell, whereas Signal Box A was mainly apportioned with the upwards movements of engine-operated trains to Deepdene, where was excluded from the electrification scheme due to the low traffic (Beardsall & Herbert:82).

Signal Box A was removed from the site in November 1953. It failed to survive mainly because goods services to the northern section of the Outer Circle line came to a complete end in 1943 (Beardsall & Herbert:67, 82). On the other hand, although all signals to the south of Riversdale was controlled by an automated signalling system by the 1950s, Signal Box B was retained for on-going manual operation of the tramway square (Beardsall & Herbert:82).

Later changes to Signal Box B include the addition of new boom gates on 10 October 1963. The previous manually operated gates had divided arms of which the top section bent down as the barriers opened up to allow clearance for the overhead tram wires in the tramway square (Beardsall & Herbert:82).

In 2017, the Riversdale tramway square is one of three surviving of its kind in the Melbourne area where tram lines cross the railway on the level, along with those at Kooyong (Stonnington HO473) and Glenhuntly railway stations (Jones 2016).

### McKenzie & Holland

The Semaphore Iron Works was established in 1878 at Spotswood to manufacture railway signals and equipment. It was later known as McKenzie and Holland. With the construction of several major suburban and country lines through the western suburbs of Melbourne in the 1850s and the pre-existing engineering and manufacturing industry, the logical location for railway workshops was in proximity to these lines. As well as the actual railway facilities, private engineering contractors took advantage of this situation from an early date. The Semaphore Iron Works was established in 1878, primarily as its name states, to build semaphore style railway signals. It also manufactured other railway equipment such as points and railway gates (VHD record for 'McKenzie and Holland Factory Complex (Former)').

The firm was registered under the name McKenzie & Holland in March 1899 and continued under that name until 1950. The company amalgamated with the British firm of Westinghouse and Brakes Signals (which was already operating from an adjacent site) in about 1900. Westinghouse patented a number of railway safety innovations and by 1935 the firm was one of the major suppliers of signal equipment for the electrification of the Victorian suburban railway network (VHD record for 'McKenzie and Holland Factory Complex (Former)').

By the 1970s, the company included Westinghouse Brake & Signal Company (Aust) Pty Ltd who were manufacturing engineers, exporters and importers, with branches in most

states. Their products included automotive parts, bolts, automotive and railway brake equipment, compressed air equipment and a large range of railway-associated parts. The Spotswood branch had been the Signal & Rectifier Division under the management of RS Scott (VHD record for 'McKenzie and Holland Factory Complex (Former)').

Westinghouse Signals Australia is now a member of Invensys Rail, a worldwide group of railway companies that also includes Westinghouse Signals Limited (incorporating Signalling Control U.K.), Safetran Systems (incorporating Burco Services), Dimetronic Signals, and Westinghouse Brakes Limited Australia. As part of Invensys Rail, all the companies share their technology and resources. WSA supplies and supports many Invensys Rail group products in Australia. These signalling companies are said to form one of the largest railway technology groups in the World. The company now has over 50 Railway Signal Engineers working in their offices on design of all types of railway signalling systems. Among their designs are the largest regional SSI system for the Brisbane Metropolitan area; the largest rail network using Westrace interlockings in Indonesia; and many small and large relay interlockings (VHD record for 'McKenzie and Holland Factory Complex (Former)').

### **Description & Integrity**



**Figure 265. Riversdale Signal Box & Switch House viewed from the west (Context, 2017).**



**Figure 266.** Close-up of the southwest corner of the signal box (Context, 2017).

Riversdale Railway Station is located on the north side of Riversdale Road, near the intersection of railway and tramway lines. It is accessed from Wandin Road on the west side. As the land around the Riversdale Station is higher on the west side, it has a good view of a low-rise neighbourhood to the east.

The Signal Box (formerly known as Riversdale Signal Box B) is located at the north-east corner of the railway and tram intersection in Riversdale Road. The two-storey signal box follows a standard Victorian Railway design, characterised by a gabled roof, decorative king-post trusswork and bargeboards to the gables, and weatherboard walls framed by stop-chamfered timber posts. Windows are provided on all four elevations, forming a horizontal band along south, west and half the north elevations to provide clear view of the railway and tramway square. On the east side is a smaller timber framed window which appears to be original. The entrances to each level and a staircase to the upper storey are on the north side. The roof is red corrugated iron (or Colorbond) cladding.



**Figure 267.** A view of the Signal Box in 1974, showing the original windows. (Source: Weston Langford 1974)

The Signal Box is in a fairly original condition, apart from changes to the windows. A view of the Riversdale tramway square from 1974 shows part of the west elevation with a 6-pane lower-level window (most likely one of a pair), which has been removed (Langford 1974). The timber sash windows with two small panes at the top have also been removed at the upper level, and replaced with sliding aluminium units. According to a later view taken in 2009, the timber finials (currently one missing) on the north and south elevations are recent replacements (Culverston 2009). The metal stairs on the north side appears to be a modern replacement.

The Switch House, which is another remnant of interwar suburban rail & tramway expansion in metropolitan Melbourne, is located to the north of the Signal Box. It is a small corrugated iron-clad building with a simple utilitarian structure and form. It sits on a mass concrete foundation and has a red corrugated iron (or Colorbond) gable roof with wide eaves. It has one four-pane timber-framed window on the east elevation and two on the west. A timber-framed doorway (with a modern flush-panelled door) and concrete steps are on the north side. There is no sign of any alterations or additions to the exterior of the Switch House.



**Figure 268.** View of Riversdale Down side station building from the Upside platform. (Context, 2017)



**Figure 269.** View of Riversdale Down side station building from the north-west, showing the brick chimney and former ticket window. (Context, 2017)

The Down (east) side station building from c.1915 is also of interest. As noted in the History, it follows the typology of Victorian Railway's portable buildings that were prefabricated in standard sections and joined at the site. The Riversdale Down platform building has the typical elements of the portable station building. These include walls clad in vertical lining boards; a verandah with timber posts on the station side of the building; a gable roof with corrugated iron cladding; and a simple brick chimney with an external chimney breast adjoining the office space. It contains two offices on the north side and a waiting room on the south, with a separating under-roof lobby in between them. On the north elevation is a former ticket window, a wall vent above it and external ventilation posts that appears to be original.

Although the original view of the Down side building is not known, there are a number of obvious modern alterations observed. The walls on the north and east sides of the waiting room have been replaced with fibro-cement sheet. The brick of the chimney breast has been overpainted in cream. The bottom of five grey-painted verandah posts have been elevated from the ground level and fixed to the asphalted platform ground with steel stirrups. The doors to the two offices are modern flush-panel doors.

### Comparative Analysis

The Signal Box (formerly Signal Box B) at Riversdale Station is a rare surviving example of a type C1 signal box, as many have been demolished or decommissioned with the advance of railway signalling operation systems and the removal of level crossings. The Riversdale Signal Box is the only example of its kind in the City of Boroondara, and also on the Alamein Line.

Outside the City of Boroondara, other type C1 signal boxes still standing include examples at Flemington Showground Junction (1888), Bacchus Marsh (1890), Spotswood (1912), Sandringham (1915), Kooyong (c.1913), Gardiner (c.1917), Ramsden Street, Clifton Hill (c.1901), Upfield Railway Precinct (1890s), and Geelong A (1917). Most had been decommissioned, except for the Kooyong and Sandringham examples. The earlier signal boxes on the Upfield Line are protected in the Victorian Heritage Register as part of the larger line (VHR H0952), and other signal boxes have individual heritage overlays at: Spotswood (Hobsons Bay HO135), Sandringham (Bayside HO360), Clifton Hill (Yarra HO316), Kooyong (Stonnington HO473) and Gardiner (Stonnington HO481) railway stations. The Riversdale Signal Box is more intact than the examples at Spotswood and Clifton Hill, but the replacement of its windows make it less intact than the others listed.



Figure 270. Kooyong Station Signal Box & Switch House.



Figure 271. Sandringham Station Signal Box.

The Riversdale Signal Box compares well with the example at Kooyong Station (Stonnington HO473). While the Kooyong example is slightly more intact at the lower level and other minor details, the two signal boxes are similar in design, age and continuity of use. These signal boxes at tramway squares require a switch house associated with the interchanging of voltages. The Switch House at Riversdale Station is an important representation of this particular type of railway infrastructure. Made of corrugated iron, the utilitarian interwar-era switch house is now quite rare, joining the brick switch house at Kooyong Station.

The Riversdale and Kooyong signal boxes are two of only three surviving tramway square signal boxes. The other example at Glenhuntly Railway Station is a modernised signal box and switch house built in 1987, so is not of heritage significance. The Gardiner Station signal box and switch house (of identical designs to Kooyong) was another close comparison in terms of the design and function, but the Gardiner signal box was decommissioned and moved to an off-road site in 2016 following the Burke Road level crossing removal.

As noted in the place history, the Down side station building at the Riversdale Station of c.1915 is an increasingly rare surviving example of a railway portable building. It is one of the Group B portables, which consist of a lobby, offices and a waiting room. Most of the station buildings built for the Gheringhap to Maroona Line, opened in western Victoria in August 1913, belong to this group: Wingeel, Pura Pura, Maroona, Inverleigh and Lismore. Portable buildings in rural area are often in dilapidated condition without any heritage protections.



**Figure 272. Irymple Railway Station, 1995 (Source: VHD).**

Two portable type stations still surviving in metropolitan Melbourne are the Down side platform building at Glenhuntly Railway Station (Glen Eira HO112) and the Diamond Creek Railway Station building. The Diamond Creek building is smaller in scale without a verandah, while the Glenhuntly example is more comparable to the subject building in its scale and retained verandah.



**Figure 273. Glenhuntly Station Down side building.**

The other stations on what is now the Alamein line were appointed with rudimentary stations consisting mainly of galvanised iron shelters when the Outer Circle Line first opened. The station buildings were generally removed in the 1890s as a result of the failure of the Outer Circle Line to live up to expectations. Today, the majority of the station buildings date from the 1920s or later. The two known exceptions are the Riversdale Down side station building of 1915, and the Hartwell Station building which was constructed c1910 in Walhalla and moved to its present site in 1938.

The Signal Box at Riversdale Station is one of a small number of intact C1 signal boxes that survive in the metropolitan area. As a functioning pair with the Switch House, it is a very rare example that demonstrates the safe working practices of railway/tramway level crossings, and it compares well in the intactness and continuity of use with the Kooyong example in the Stonnington Heritage Overlay.

The Down side station building at Riversdale Railway Station is an increasingly rare surviving example of a standard railway portable building, once widespread during the railway boom period. It is more substantial than other modest examples in rural Victoria, and compares well in both scale and function with example at Glenhuntly Station in the Glen Eira Heritage Overlay.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Signal Box at Riversdale Railway Station is historically significant as an evidence of the impact of the extension of the electric tram network through the municipality in the 1910s. The Switch House is historically significant for its association with the electrification of the suburban rail network in the 1920s.

The Down side station building at Riversdale Station is of historical significance as one of the earliest station buildings associated with the short-lived Outer Circle Railway Line and its subsequent incarnation as the Alamein branch line.

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

The Signal Box, the adjacent Switch House and the Down-side station building provide rare evidence of the early character of the Outer Circle railway line. Along with the switch house, the signal box is the only surviving example of its kind in the City of Boroondara, and one of only two original signal boxes still serving its function at a level crossing in the Melbourne metropolitan area.

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

N/A

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

Architecturally, the Signal Box is a substantially intact example of an early 20<sup>th</sup> century Victorian railway building.

The Down side station building is also architecturally important as an increasingly rare surviving example of a standard railway portable building, once widespread throughout the suburban and rural rail systems established during the railway boom period in the first two decades of the twentieth century.

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

N/A

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

Technologically, the Signal Box is important for its ability to demonstrate the safe working practices at tramway squares. The Signal Box and Switch House are of technological significance with its association with the control of one of only three tramway squares – at level crossings of tram and train lines - remaining in metropolitan Melbourne, and one of only two to retain its original building.

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

The Down side station building (1915), the Signal Box (1916), and Switch House (1924) at Riversdale Railway Station, Riversdale Road, Camberwell, are significant.

### *How is it significant?*

They are of local historical, architectural and technological significance to the City of Boroondara.

### *Why is it significant?*

The Signal Box at Riversdale Railway Station is historically significant as an evidence of the impact of the extension of the electric tram network through the municipality in the 1910s. The Switch House is historically significant for its association with the electrification of the suburban rail network in the 1920s. The Down side station building at Riversdale Station is of historical significance as one of the earliest station buildings associated with the short-lived Outer Circle Railway Line and its subsequent incarnation as the Alamein branch line. (Criterion A)

The Signal Box, the adjacent Switch House and the Down-side station building provide rare evidence of the early character of the Outer Circle railway line. Along with the switch house, the Signal Box is the only surviving example of its kind in the City of Boroondara, and one of only two original signal boxes still serving its function at a level crossing in the Melbourne metropolitan area. (Criterion B)

Architecturally, the Signal Box is a substantially intact example of an early 20<sup>th</sup> century Victorian railway building. The Down side station building is also architecturally important as an increasingly rare surviving example of a standard nineteenth century railway portable building, once widespread throughout the suburban and rural rail systems established during the railway boom period. (Criterion D)

Technologically, the Signal Box is important for its ability to demonstrate the safe working practices at tramway squares. The Signal Box and Switch House are of technological significance with its association with the control of one of only three tramway squares – at level crossings of tram and train lines - remaining in metropolitan Melbourne, and one of only two to retain its original building. (Criterion F)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b>	No

<i>Are there outbuildings and fences which are not exempt from notice and review?</i>	
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

Boroondara City Council

**References**

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**Redcourt**

Context Pty Ltd

**Address:**

134 Wattle Valley Road, Camberwell

<b>Name:</b> 'Redcourt'	<b>Survey Date:</b> May 2016
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1908-09

**Historical Context**

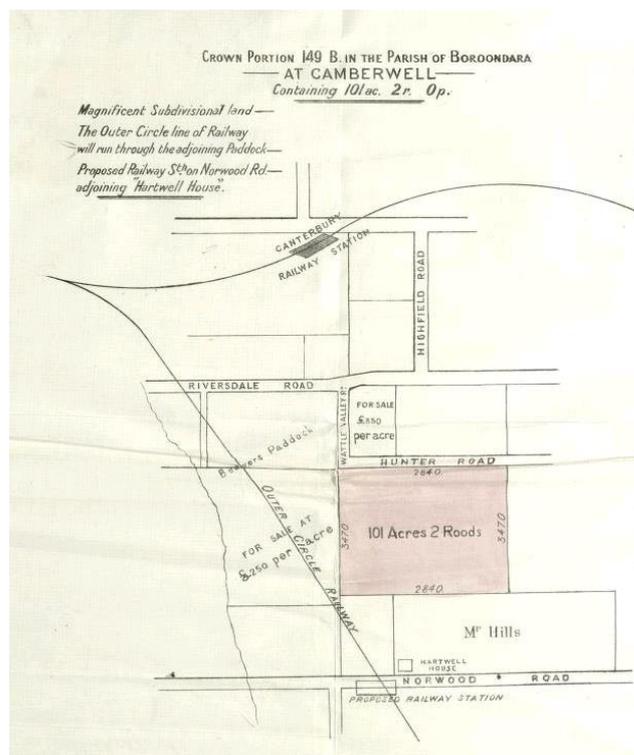
The land boom era of the 1880s and early 1990s speculative residential subdivision grew exponentially across Melbourne's inner suburbs. However, the development ended abruptly with the collapse of the Land Boom in 1891 (Built Heritage 2012:53). Prior to c.1905 residential development within Camberwell had been focussed to the north-east of Camberwell Junction. Much of the residential subdivision within Camberwell occurred later, during the interwar period. This development radiated out from the Junction toward the north, east and south. Interwar development saw the establishment of new residential estates on farming land in these areas (Built Heritage 2012:128-130).

In 1874 the land east of Wattle Valley Road, stretching from Hunter Road in the north to present day Nevis Street in the south, a total of ninety-eight acres, was farmland belonging to farmer Thomas Hillard (CT: V712/F273). In 1881 the land was subdivided and the section of land adjacent to Wattle Valley Road was purchased by wool merchant

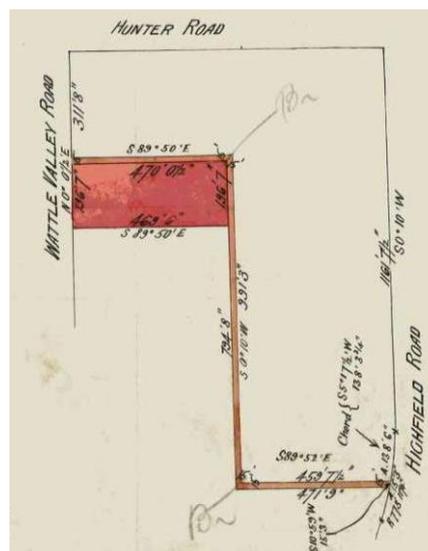


## History

The house at 134 Wattle Valley Road was built c.1908-09 for the Bucknill family and reflects the Edwardian/Federation era development phase on Wattle Valley Road. Charles W Bucknill was living in Brinsley Road, Camberwell in 1906. In September 1907, Amy Edith Bucknill, 'of Brinsley Road Camberwell, spinster', first purchased the land at portion 149B, Parish of Boroondara, County of Bourke (CT: V3236/F037). At this time the future Wiringa Ave was only a 'right of carriageway' south of Hunter Road.



**Figure 277. Crown Portion 149B, c.1890s. Source: SLV**



**Figure 278. The original title plan of 'Redcourt' in 1907. Source: CT: V3236/F037**

Ownership of the land was transferred to Charles William Bucknill in 1908, and back to Amy Edith Bucknill in 1909. Catherine Bucknill was the first Bucknill registered as living in Wattle Valley Road in the 1908 Electoral Rolls. By 1909 Sarah Anne Bucknill, widow of Charles Bucknill, was registered on the electoral roll at Wattle Valley Road, alongside Catherine, Mabel and Charles William Bucknill, indicating a substantial family home had been established there by this time. This dates the house to c.1908-09, in accordance with its appearance as a Federation era house of this era (ER 1908-1909).

Charles William Bucknill continued to reside there, with the address appearing as his residence in the 1912 Sands & McDougall directory. A marriage notice in 1919 (Argus 24 May 1919:13) reported the marriage of Charles William Bucknill, 'elder son of the late Charles Bucknill and of Mrs S.A. Bucknill, of Redcourt, Wattle Valley road, Canterbury' to Mary Florence Bagnall.

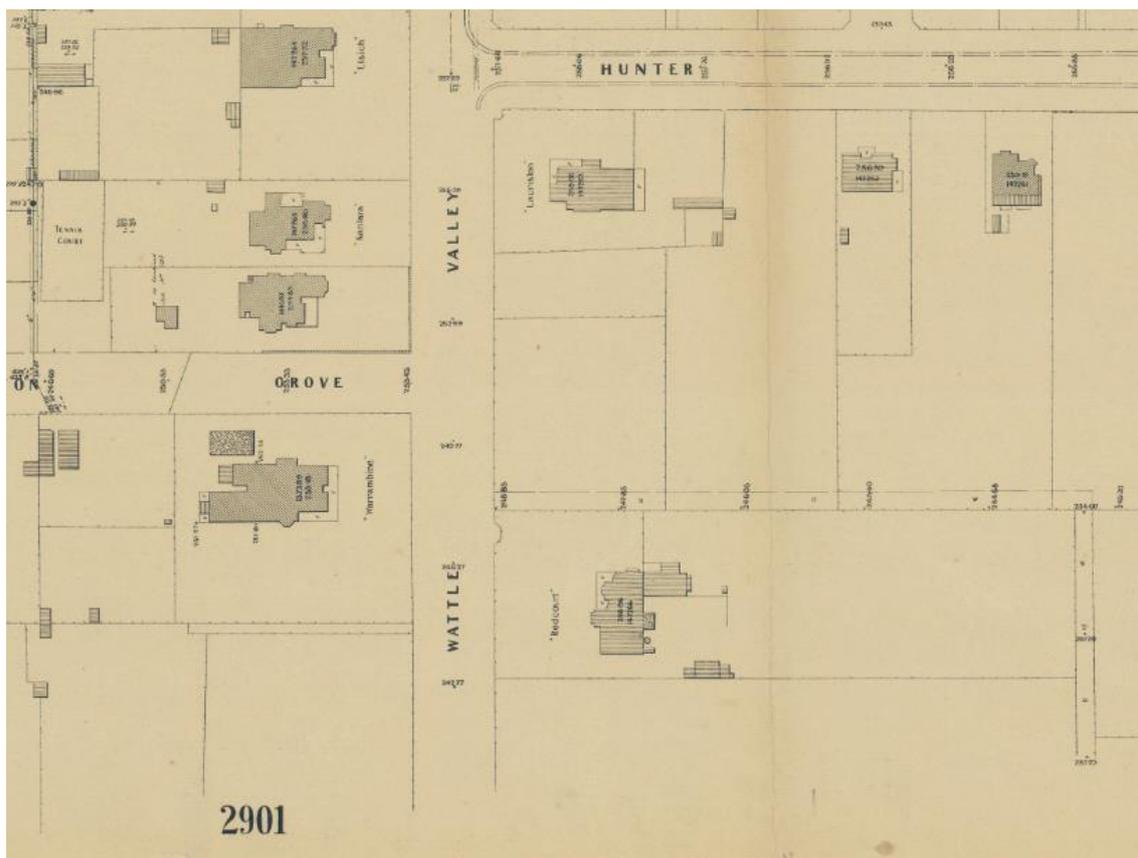


Figure 279. 1927 MMBW Plan showing the footprint of ‘Redcourt’ and surrounding lots. Source: SLV 1927.

The council building permit index for 134 Wattle Valley Road shows that works were carried out in 1928, adding one room to the family home, further additions in 1935 added four new rooms, and a sunroom was built in 1937. The original drawings have been lost (BP). Initially comprising a sizeable allotment of over two acres, the land was subdivided in 1957 to provide for the smaller properties fronting on to Wiringa Avenue (CT: V8112/F706). In 2015 a new extension replaced what is believed to have been the sunroom dating from 1937 (BP).

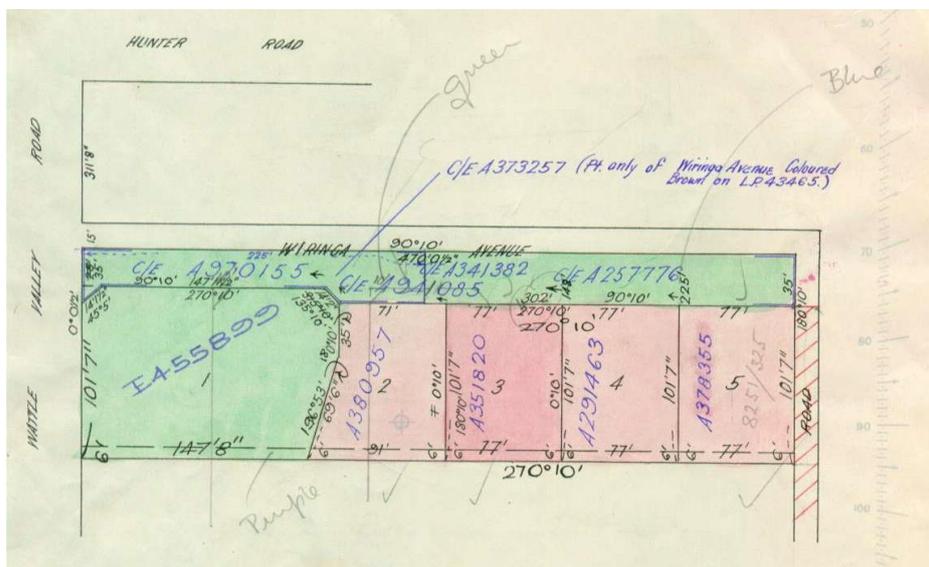


Figure 280. Title Plan of the 1957 subdivision. Source: CT: V8112/F706.

### Description & Integrity

'Redcourt', 134 Wattle Valley Road, is a single storey, asymmetrical Federation Villa, dating from c.1908-09. The original lot was subdivided in 1957, reducing the side set back to create Wiringa Avenue. However, the front setback facing Wattle Valley Road is intact, with examples of mature trees. The garden is defined by a modest contemporary timber picket fence.

The villa has two sections with two separate entrances, one facing Wattle Valley road, and a smaller entrance facing Wiringa Avenue to the north. The timber fence separates the two sections of the house. The MMBW plan from 1927 reveals a similar layout, with a fence separating the sections. The asymmetrical composition addresses its corner siting and double entrances; however, the principal facade is to the west with a secondary elevation to the north. The exterior is weatherboard, with a roughcast frieze. The gable ends are also roughcast, featuring a combination of half timbered and scalloped shingle details. The gabled roof is clad with Marseilles pattern terra cotta tiles, with terra cotta ridge cresting and finials. The chimneys are red brick, corbelled, with a rendered cap.

The fenestration is irregular, and includes a rectangular bay window, transoms and sidelights flanking a side entrance on the north elevation, as well as casement windows grouped in three or four. All windows have timber frames; some retain their original rectangular pattern leadlight. Some of the windows have timber awnings supported by timber brackets. Both the verandahs are intact and feature thick timber verandah fretwork, sturdy arches and turned timber posts. The verandahs are, typical of the era, deep and prominent in design, being an integral part of the house. The terra cotta tiled roof extends above the verandahs, flaring slightly. The verandah facing Wattle Valley Road returns down the north side. The asymmetrical design is enhanced by multiple overlapping gables.

At the south west corner sits an early flat roof extension, from the late 1920s or early 1930s. A more recent 2014 extension replaced what is believed to have been the 1937 sunroom. The 2014 extension consists of a gabled roof, weatherboard cladding, and a rendered and half timbered gable end to match the original details. The extension also features glass doors, larger in size than the original windows.

The level of intactness is generally high, the earlier extension at the south west corner complements the original dwelling in detailing and material. The 2014 extension is equally sympathetic in its use of materials. The house is a picturesque example of the informal and asymmetrical Federation design, with typical timber detailing.



**Figure 281.** 134 Wattle Valley Road seen from Wiringa Avenue. The 2015 extension seen to the left. Source: Context Pty Ltd 2016.



**Figure 282.** The earlier flat roof extension at the east elevation, demolished and replaced in 2015. The original chimney has also been lost. Source: Google Maps.



**Figure 283.** An early extension at the south west corner has a flat roof with a weatherboard and roughcast exterior. Source: Context Pty Ltd 2016.

### Comparative Analysis

'Redcourt', 134 Wattle Valley Road, can be compared with a number of Federation era villas constructed throughout the City of Boroondara. The majority of these in the Heritage Overlay are constructed in brick. Timber examples, like 134 Wattle Valley Road, are relatively few. The federation bungalows and villas built during the later years of the Federation period, around 1910-1915, are not listed in the Comparative Analysis below as 134 Wattle Valley Road is an earlier example and generally compares well to these.

There are three examples of timber Federation villas in the Heritage Overlay that stylistically compare most closely to 134 Wattle Valley Road. The first one is 17 O'Shaughnessy Street, Kew (HO327), built 1907-08. The house is a single-storey double-fronted timber Federation villa. It has a similar asymmetrical form to 134 Wattle Valley Road. The expansive hipped and gabled roof scape has been reclad with terracotta tiles with terracotta ridge cresting and finials. Gables are finished with carved barges with fretwork screens. Similarly to 134 Wattle Valley Road, the asymmetrical weatherboard facade is screened by a return verandah with timber posts, fretwork frieze and floor. Fenestration is irregular and includes faceted and rectangular bay windows. 17 O'Shaughnessy Street is smaller in massing, resulting in a more modest expression by comparison to 134 Wattle Valley Road.



**Figure 284.** 17 O'Shaughnessy Street, Kew. (Source: Lovell Chen Architects & Heritage Consultants)

The second one is 48 Foley Street, Kew (HO302), a single storey asymmetrical double-fronted Federation timber house dated to 1907-08. The weatherboard walls feature shingled boards to dado height and a roughcast frieze. The gabled roof is clad with slate and features terracotta ridge cresting. Gable ends are bracketed and finished with roughcast and carved timber fretwork screens. The verandah has a timber floor, turned timber posts and arched fretwork. The timber details are equally, if not more, ornamental compared to 134 Wattle Valley Road, but done in a smaller scale and with less variation. The front fence is timber-framed with woven wire panels and wrought iron gates, probably not original but sympathetic.



**Figure 285. 48 Foley Street, Kew. (Source: Lovell Chen Architects & Heritage Consultants)**

The third is 'Kloa' at 57 Pakington Street, Kew (HO328), built 1898-99. This earlier example is a single storey timber villa designed in a transitional mode on an asymmetrical plan. The complex hipped and gabled roofscape is clad with red-brown slate. In a detail recognisable from 134 Wattle Valley Road, the gable ends are half timbered with roughcast infill. The walls are clad with weatherboards and feature a roughcast frieze to the facade and a shingled frieze to the sides. Timber details are prominent also here, with one original timber finial, a fretwork screen to the porch and arched fretwork to the side verandah. The fenestration is irregularly placed, however the windows consistently contain timber-framed casement sashes with multi-paned highlights and arched transoms. The house is highly intact, besides from a small timber garage.



**Figure 286. 57 Pakington Street, Kew. (Source: Lovell Chen Architects & Heritage Consultants)**

134 Wattle Valley Road compares well to these three examples. The Federation Villas constructed in timber tend to be more modest in massing than the brick variant. 134 Wattle Valley Road is more substantial in size and is comparable in detailing to all three examples. The ornamentation of 134 Wattle Road is achieved by timber detailing; a combination of fretwork, scalloped timber shingles and half timbering, creating a varied and picturesque expression.

There are a number of more substantial brick examples of the Federation style in the Heritage Overlay. 'Noorat' 534 Tooronga Road, Hawthorn (HO477), built c.1900, is a single storey, asymmetrical villa with a return verandah. The two attic style villas at 311 Barkers Road, Kew (HO272), and 52 Walpole Street, Kew (HO352), dated 1908 and 1907 respectively, are more vertical in massing and grander in both scale and detail. Similarly, both 138 Canterbury Road, Canterbury (HO376), built 1909 and 73 High Street, Kew (HO312) dated 1906, are also more vertical in massing. Others have more of a Queen Anne expression, such as 1293 Toorak Road, Burwood (HO407), dated early 1900s, with a varied roof scape and a corner tower. Due to its timber construction, 134 Wattle Valley Road compares well to all of the above mentioned examples.



**Figure 287. 311 Barkers Road, Kew, a larger attic style brick Federation villa. (Source: Lovell Chen Architects & Heritage Consultants)**



**Figure 288. 52 Walpole Street, Kew another example of the larger attic style brick Federation villas in the heritage overlay. (Source: Lovell Chen Architects & Heritage Consultants)**

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

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

Historically, 'Redcourt', dated 1908-09, reflects the early twentieth Century development of the City of Boroondara. The late nineteenth Century subdivisions, which in this case laid out Wattle Valley Road, shaped the suburb of Camberwell. The large corner lot is set next to more regular twentieth century subdivision patterns, which in combination exemplifies the transition from semi-rural to a suburban setting.

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

N/A

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

N/A

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

Architecturally, 'Redcourt' is a relatively intact example of a single storey timber Federation villa, displaying the typical features of this type, such as the asymmetrical form with multiple gables and bays, the complex roof form, the deep verandah with turned timber posts, and a variation of decorative timber details.

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

Aesthetically, the house is a picturesque example of a timber Federation villa. At a time when brick was preferred, the house is particularly substantial in size compared to other timber houses of the same era, which tend to be more modest than their brick counterparts. The multiple gables are ornately decorated with a combination of materials, half timbered, scalloped shingles, and roughcast. The asymmetrical form highlighted by the irregular fenestration and variety of timber detailing. The roof, clad with Marseilles pattern terra cotta roof tiles, is adorned with terra cotta ridge cresting and finials adding to the elaborate expression of the Federation style.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant?*

'Redcourt', 134 Wattle Valley Road, Camberwell, and its setting including the front and side garden is significant. The house was built c.1908-09 for the Bucknill Family of Camberwell.

### *How is it significant?*

134 Wattle Valley Road is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, 'Redcourt', dated 1908-09, reflects the early twentieth Century development of the City of Boroondara. The late nineteenth Century subdivisions, which in this case laid out Wattle Valley Road, shaped the suburb of Camberwell. The large corner lot is set next to more regular twentieth century subdivision patterns, which in combination exemplifies the transition from semi-rural to a suburban setting. (Criterion A)

Architecturally, 'Redcourt' is a relatively intact example of a single storey timber Federation villa, displaying the typical features of this type, such as the asymmetrical form with multiple gables and bays, a complex roof form, the deep verandah with turned timber posts, and a variation of decorative timber details. (Criterion D)

Aesthetically, the house is a picturesque example of a timber Federation villa. At a time when brick was preferred, the house is particularly substantial in size compared to other timber houses of the same era, which tend to be more modest than their brick counterparts. The multiple gables are ornately decorated with a combination of materials, half timbered, scalloped shingles, and roughcast. The asymmetrical form highlighted by the irregular fenestration and variety of timber detailing. The roof, clad with Marseilles pattern terra cotta roof tiles, is adorned with terra cotta ridge cresting and finials, adding to the elaborate expression of the Federation style. (Criterion E)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would</i>	No

<i>otherwise be prohibited?</i>	
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**

McConville, Dr Chris & Graeme Butler, *City of Camberwell Conservation Study*, Volume 3, Precinct 7, 1991.

**References**

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*The Argus*, as cited.