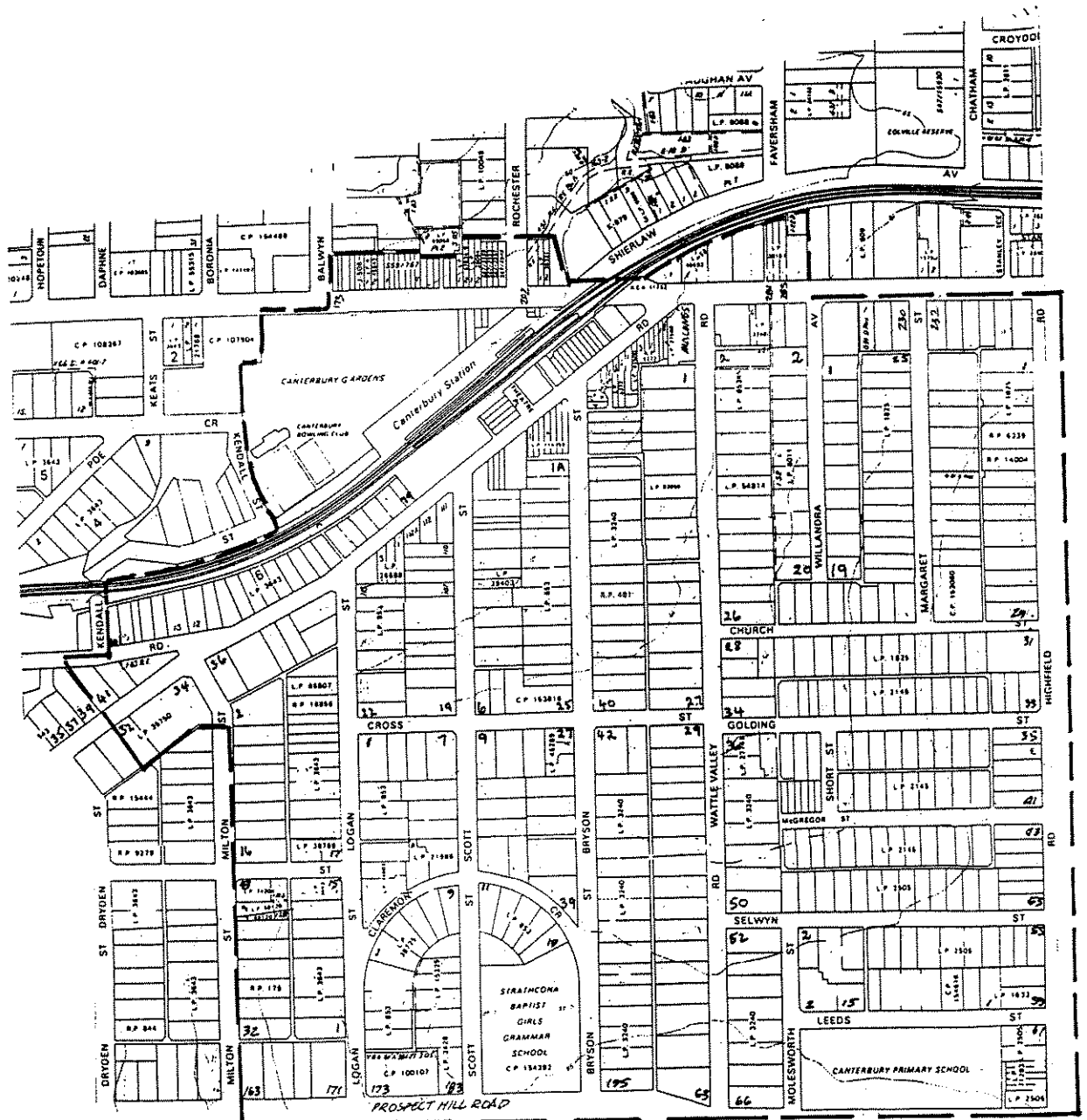


Precinct 22, Maling Road Shopping Centre and residential environs



CITY OF CAMBERWELL URBAN CONSERVATION STUDY
1986, 1991

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

Precinct 22, Maling Road Shopping Centre and residential environs

History

(Refer Canterbury Shopping Centre Environs Urban Renewal Guidelines (CSCEURG), 1981).

Content:

The Maling Road Shopping Centre and the largely Edwardian villa development to the south and east. Some shops also date from the Edwardian era, but the post-war residential growth appears to be reflected in further Maling Road shop development in that period.

History:

The railway's advent to the area in 1882 provided for Victorian era retail development along Canterbury Road, but the redevelopment of Canterbury Railway Station and the elevation and electrification of the line

over Canterbury Road in the 1920s¹ became the basis for retailing in Maling Road where previously there had been a few residences.²

Key buildings, such as Malone's Hotel (1889), The Block (1907), the Post Office (1908-) and Canterbury Hall, later Picture Theatre (1912)³ provided the lure for continued retail development.³

Early this century a row of new houses (69-77 Maling Road) extended along Maling Road south-west from the Station Master's quarters at 81 Maling Road, but otherwise the west side of Maling Road was vacant until Canterbury Road. Only three houses occupied the east side between Logan Street and Malone's Hotel.⁴

Reputedly the Canterbury Cricket Club constructed their first pitch (c1888) south of the hotel between Scott and Bryson Streets.⁵



CANTERBURY ROAD SHOPPING STRIP, THE 19TH CENTURY CENTURY SECTIONS TO THE EAST OF THE RAILWAY AND THE EDWARDIAN SHOPS TO THE WEST, AS VIEWED HERE FROM THE RAILWAY STATION.

- 1 Environmental History draft, p.45
- 2 See MMBW DP1974, c1907
- 3 CSCEURG loc.cit.
- 4 MMBW loc.cit.
- 5 Canterbury History Group. *Historical Walk Canterbury*

Residential lots, to the south, had been created as early as 1883-5 in the form of the Logan's paddock estate.¹ The Heights of Canterbury was the c1888 estate which took in most of the northern blocks east of Wattle Valley Road². Streets there included Margaret and Church. Golding, parts of Highfield and all of McGregor were in an 1888 estate declared by M. Terry, to the south³. Perhaps because of their distance from the railway station, these sites were developed in the Edwardian period, rather than the Victorian.

Further south was Claremont Park, (c1885?)⁴. Villa groups occurred along Scott, Logan and Bryson Streets, also Wattle Valley Road (then Sutherland Street). Estates further south included the Highfield Estate, sold in 1886, (Leeds, Selwyn),⁵ which only developed in the Edwardian era.

Estate sale plans described it as "Overlooking and with THREE MINUTES WALK of the CANTERBURY RAILWAY STATION." Its surveyor, William Bryson, appears to have lent his name to nearby Bryson Street.

Every Person who has been on the Lihydale Railway has perceived the grand and beautiful Hill to the South of the Canterbury Station, which Hill gradually rises up from the Station, and overlooking same and the surrounding Country. No other such commanding situation in the immediate vicinity of a Suburban Station exists near Melbourne. This Hill, subdivided as per Plan, is now offered to the Public.

A CHANCE WHICH CANNOT AGAIN OCCUR IN VICTORIA.

Today the Edwardian era dominance is complemented by a sprinkling of Victorian and Bungalow era houses, presumably, like the shops, also inspired by the electrified rail service. Dominant Edwardian streetscapes are in Wattle Valley Roads (11-43) and those of the Victorian and Edwardian eras in Bryson Street (1-25).⁶ Notable houses include 20 (1900) and 42 (1901) Bryson. Number 9 Wattle Valley Road survives from the Victorian era, built in 1889 for a Mr. Stevens where, this century, a bowling green at the rear raised money for charity. The local dairy was run from 8 Golding Street by a Mr. H.G. Goddard, and others, during the 1920s-60s.

Of the commercial architecture, Canterbury Road provides the earliest examples. Those from the Victorian era include 121-203 (1891) and 281-285 Canterbury Road, but the more dominant shop construction period was Edwardian. Examples include 175, 179- 183 and 198 Canterbury Road.

Visual confinement induced by the railway bridge gives the Canterbury Road strip a distinctive character. More so is that provided to the Maling Road precinct. Signposted by the towering Malone's Hotel on the east,

the street has as its western flank the notable Canterbury Post Office. With its curved form, this building relates well to its corner site and provides an ideal entry building for the precinct. Other major buildings or groups provide further architectural emphasis along the street, in particular, the 1912 former Canterbury Theatre (111-119 Maling Road), 123-125 Maling Road and the 1907 Block (80-92 Maling Road). The last major building on the south side (Maling Theatre, 72-78 Maling Road) provides a distinctive Moderne style example from a different period to that of the street but, because of its parapetted form and finishes, has some visual affinity.

Period Expression

Street period expression of identified sites from the era pre 1915 with those from the era 1916-25 in brackets:

Bryson Street 77% (13%)
 Claremont Crescent 42% (28%)
 Cross Street 77%
 Logan Street 45% (20%) also 35% 1926-30
 Milton Street 47% (38%)
 Warburton Road 82% (15%)
 McGregor Street 92% (4%)
 Margaret Street 66% (33%)
 Golding Street 92% (4%)
 Selwyn Street 63% (9%)
 Church Street 80% (20%)
 Highfield Road 30% (51%)⁷
 Wattle Valley Road 64% (22%)⁸

Sites in Willandra Avenue were 87% from between the two world wars.

Historic Themes:

- (i) changes in urban form, land tenure and subdivision
- (ii) transport links and modes and their impact on residential and commercial development
- (v) typical residential lifestyles and their physical expression
- (vi) commercial or industrial centres, their development and physical expression
- (ix) landmarks, sites identified as significant to the city's residents

Description

(see also History above)

Wattle Valley Road

Edwardian (north end) and post-War (Bungalows at 26-30) housing development, both brick and weatherboard with notable examples such as 62 (q.v.) which displays unusual Tudoresque revival styling with weatherboard and picturesque gables. Number 60 is a more typical Queen Anne style and Number 57 also displays

1 CSCEURG loc.cit., cites SLV Vale Collection, Vol.vi, fol.134 and Haughton Collection, Vol.4, p.54
 2 LP1825; CCL McWilliam estates plan
 3 LP2145
 4 CCL McWilliam estate plan
 5 LP1505, CCL Sale Plan 74
 6 See Site Schedule
 7 long street average only
 8 long street average only

some English Bungalow stylistic attributes but in stucco. Some new developments are sprinkled throughout but extensive landscape and street trees (Plane) soften the effect of intrusions. There is also some 1920s development, such as Number 36, which is complementary to the gabled form of the Edwardian bias seen throughout. Another example of the Bungalow style is Number 30 which is stucco and clinker brick. Similarly Number 28 complements the precinct with its broad gables, relating to the steeper gables of the Edwardian era.

A distinctive house in the area is Number 10, which is Italianate in style and of polychrome brick. Malone's Hotel is the visual corner stone of the commencement of the street but perhaps the best streetscape is between Prospect Hill Road and Cross Street, on the west side. New or altered sites include: 58, 47, 46, 45, 14, 12, 9A, and 7 Wattle Valley Road.

Bryson Street

The street commences at the Maling Road Shopping Centre with a dominance of late Victorian houses at that end which are intermixed with some Edwardian houses as the street progresses further to the south. There is a combination of brick and timber construction while notable examples including Number 20, which is a multi-gabled Victorian era polychrome brick house.

Number 34, a Californian Bungalow, is complementary to the main period of the street and the distinctive 42 Bryson is a major corner element in the precinct. There is some intrusive unrelated development on the west side north of Claremont Court, as a prelude to the major unrelated development which is the large school complex on the west side fronting Prospect Hill Road.

Scott Street

This street has a Strathcona school complex, on the east side, which includes housing from the 1920s absorbed into the complex. On the west side, north of Prospect Hill Road, there is a mixture of Edwardian and much later development. This area is not part of the precinct. North of Claremont Crescent, Edwardian examples include Number 26. Italianate examples include Number 25. The Victorian Edwardian mixture is more prevalent, with later examples such as Number 22 in the Old English style being complementary.

North of Cross Street, there is an Edwardian & Victorian emphasis, with some Bungalow development, some new development. Many fences and minor details have been altered but with signs of some restoration occurring. An unusual group is numbers 4 and 6: row houses, a verandahed and polychrome pair.

Maling Road

West of the shopping centre, there is basically Edwardian and Victorian era housing, with an unusual example at Number 75 (an Edwardian house and shop, with original shopfronts). There are some alterations in detail and cladding throughout the area. The street's contribution to the precinct ends at Milton Street.

Logan Street

At the north end, there are Edwardian timber houses on the east side with Bungalow period houses intermixed

on the west and east, further to the south. Also, new development unrelated to the precinct character.

Individually notable examples include number 17, a large Edwardian house, and the Bungalow style house, Galaschiels, which occupies a large site. There are mature exotic trees, including Silver Poplars and Camphor Laurels on the corner of Claremont Crescent (north-east corner). Housing south of Claremont Crescent has a strong Edwardian character.

Prospect Hill Road

This street has similar housing, with the exception of the visually unrelated number 173, the Mont Calm Institution.

Claremont Crescent

This street has mainly Bungalow era housing in the east section, north side. The south side is occupied by the Strathcona school complex. There is a further mixture of Bungalow and Italianate era houses which are each individually notable ie. Numbers 3 and 5.

Its crescent form is distinctive and comparable with Edwardian subdivisions such as at Royal Crescent, Camberwell, as well as early Victorian era surveys such as Emerald Hill. Its form lends distinction in turn to the precinct.

Cross Street

This street has Victorian examples, such as Numbers 3, 5 and 7. Walls are of timber and stucco. A row of Victorian houses extends to the east, on the north side: some are altered, as part of a private hospital. Basalt pitched back rear lanes are evident, as are asphalt footpaths and basalt kerbs.

Milton Street

The east side has a strong Edwardian character but the west side has much redevelopment. The development mixture becomes more obvious south of Matlock Street and this section is not in the precinct. The two southern corners with Maling Road have major Edwardian houses on them, and set the key note for the street. The Maling Road part of the precinct ends at that point.

Warburton Road

There are small section of Edwardian timber houses running along the north side. They have potential for the precinct but many are altered in detail.

Margaret Street

Combination of Edwardian (no.16), Victorian and Bungalow-era (no. 18) houses, set in a short street leading to Church Street where the red brick St. Paul's church is contemporary with the housing and a visual focus for the streetscapes.

Church Street

St Paul's is a dominant element with Edwardian houses (timber) dominant to the west but in patches only to the east of the church (ie. 19 and 17 refaced, new kindergarten visually unrelated). Number 1A Church street is a Bungalow-era example.

Selwyn Street

Timber Edwardian houses dominate, some are notable, with 1920-30s brick housing interspersed. The mansion Eyre Court at the west end lends character to the street.

Highfield Road (north, west side)

Timber Edwardian houses dominate south of Church Street until Prospect Hill Road.

Leeds Street

Mostly redeveloped on north side, school to south side - not part of precinct.

McGregor Street

Edwardian mainly timber houses with some Victorian-era sites. The row houses on the north side, west end are unusual for Camberwell. Alterations include 5 McGregor Street.

Golding Street

Timber Edwardian houses provide a dominant character in this street with some Victorian villas. There is one new building at 13. There are some 1920-30s houses in the minority.

Willandra Avenue

The east side has many good Old English styled houses with some 1920s sites such as 2, 11 and 16 and some Edwardian, such as 15. New or altered sites are: 19, 12, 6, 4

Lanes

Typical of the 19th century estates, the rear night-soil lanes are basalt pitched.

Significance

Like the Camberwell junction residential areas, the housing part of this precinct is the city's other major Victorian & Edwardian era centre which arose from the railway's arrival in the Victorian era and developed further in the Edwardian era. As such it presents a highly representative Victorian & Edwardian Era residential domain with high visual cohesion and individually notable houses, differing from the Camberwell areas by the dominance of timber construction. It adjoins and supports the notable Maling Road retail area and contains distinctive street patterns which are axial to the railway station and the Maling Road strip.

The Maling Road commercial strip has few equals in the metropolitan area among other Edwardian era strips because of the individually notable designs, the strong visual cohesion and integrity of component buildings, and the entry landmark structures such as the post office and Malone's Hotel.

An important representative example of Camberwell's development between 1880 and 1914, the role of the railway in creating a new commercial centre is registered in the location of the Canterbury shopping precinct and the comparative wealth of the area can be seen in the many commercial buildings. Many of these were and still are landmarks. This precinct is a special example of the important link between railways, commercial and residential development and the house lay-out and commercial buildings of the precinct express the superior suburban style of Camberwell in the period c1888-1914.