

## **Precincts 26, 27, 28, 29, 31 Camberwell's 19th & early 20th Century Residential Areas**

### **Introduction**

#### **Physical Boundaries**

Physical Factors as well as development period determine the segregation of areas into distinct character groups.

The Outer Circle and Lilydale - Belgrave Railway cuttings, by their physical presence and the wild associated landscape belt along their banks, divide otherwise similar, albeit stylistically transitional, residential areas. Other boundaries have been formed by major roads; not by the potentially transient high traffic volumes they accommodate but the particular type of development (and redevelopment) the presence of that traffic flow has encouraged. The heterogeneous (in period) commercial development in Burke Road, and the associated large parking areas behind, has replaced the once largely Victorian period shops and housing which lined Station Street and Fairholm Grove.

The resulting concentration of commercial use along Burke and Riversdale Roads, is an obvious departure from the character represented by the housing surviving in Avenue Road and St. Johns Avenue. Hence these are definite area boundaries; Canterbury Road being less obvious, as the northern perimeter to the two Victorian and Edwardian areas which adjoin the railway.

North of Canterbury Road some post First War development and along the road itself are large houses which have evolved with its role as a major road since the first government subdivision. Those large properties which have survived and their relatively greater distance from the railway stations, than those to the south, has ensured that the pressure for subdivision of their grounds has been comparatively low. Hence the road's north side is of a later period. The scale of surviving buildings from the Victorian and Edwardian period is relatively larger than those set in cross-streets adjoining and this provides an additional factor to demarcate the area's northern boundary.

South of Riversdale Road, apart from the pocket of Victorian and Edwardian housing which is contained by Trafalgar Road, there is a dominance of Post First War housing. This changes from the Bungalow extension to some old Victorian subdivisions (Judd's Reserve and Trafalgar Park, 1888-9), to the homogeneous late 1920s and early 1930s housing in the Golf Links Estate (1927). The transition of this latter estate, to recent housing along its south-eastern boundary, is consequently less dramatic than at its northern and western perimeter. The dominant Bungalow style of Bellett Street is also as self-contained by its street pattern as is the Golf Links Estate. This is achieved by the introverted nature of its street access, where many houses are accessible from one main feeder road in each case (Bellett and Christowel Streets).

Camberwell Road, as an original government surveyed route, is, by its commercial and civic uses, as much a divider as is Canterbury and Burke Roads; the gardens, large civic and commercial buildings and associated parking areas providing dramatic scale and spatial changes to that of the surrounding residential development.

Early and large houses are found, predictably, on the higher side of Camberwell Road, and so since the 1870's (Bryson's and Newham's). Hence in the study area (bounded on the south by Alma Road) there are large Victorian houses (33 Alma Road, 1888) of the Seymour Park Estate (1883) south of the town hall, but the succeeding post First War housing has dissipated this character. Consequently the positive boundaries consist of Camberwell and Inglesby Roads (and less positively Burke Road), with the South boundary of the study area as more of an academic constraint.

#### **Development in the Victorian and Edwardian Periods.**

An analysis of the study area was undertaken to establish the percentages of types of dwellings in streets or the percentage of type compared with significant building numbers.

Strong expression of these two important growth eras may be seen contained by the former Outer Circle Railway reserve, Burke and Riversdale Roads. Pockets of these two eras are evident South of Riversdale Road, particularly in Avenue Road (90% of identified houses) and St Johns Avenue (91%). Adjoining streets in Judd's Reserve are a transition to the dominantly 1925-35 detached villa development of the Golfs Links and Camberwell Links Estates, with mixed Edwardian and post First War housing.

Dominant streets which highlight this pervasive Victorian and Edwardian character include Broadway (91% of identified buildings), Moorhouse Street (90%), Kintore Street (96% and 90% on an overall street basis), Victoria Road (86%) and west side of Trafalgar Road (dominantly Victorian), Kingsley Street (81%), Russell Street (85%), and the Royal Crescent precinct (q.v.).

#### **Individual Groups**

Individually notable groups occur within the precincts, namely the Sefton Place-Broadway east group of highly notable Queen Anne style villa development; the similarly evocative Royal Crescent group, which is enhanced by its distinctive street plan and duplex building forms; and areas within Broadway, Victoria and Kintore Streets. Buildings of high individual importance include the area's oldest and most important, John O'Shanassy's Tara (1859), in Berwick Street, which is supported by the general surrounding development period unlike the important but contrasting, Moderne styled Second Church of Christ Scientist, in Cookson Street.

#### **Architects**

High style architecture began under John M. Barry in 1859, when the Renaissance revived Tarra was designed. Subsequent architectural emphasis, however, has been on the Queen Anne, where the style's arch practitioners, Ward and Carleton, Christopher Cowper, H.W. & F.B. Tompkins and Ussher and Kemp, are all represented in the Sefton Place-Broadway group. Local councillors, T.H. Braim (Bruford & Braim) surveyed the Royal Cres-

cent precinct (and many other Camberwell subdivisions), and may have designed some of the unusual Queen Anne duplexes seen here and also in Broadway (17- 19). However, another local builder-designer, Henry Hutchinson & Son, was also active in both localities.

#### Builders

Henry Hutchinson (& Son) appears to have been a prolific builder in Camberwell and particularly in this area.

Royal Crescent (23) and Broadway (17-19, 1) show the contemporary contrasts in the style of his construction. Most famous for his triple gabled villas, after the Beswicke manner, Hutchinson uses this mode 20 years after Beswicke and, ten years later appears to have taken up the equally distinctive Queen Anne duplex form seen in both the Broadway and Royal Crescent.

Other builders included the builder-designer, Eisendel (95 Broadway) who also built Queen Anne in Essendon and Frederick Green (782 Burke Road).

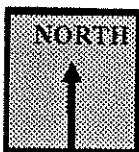
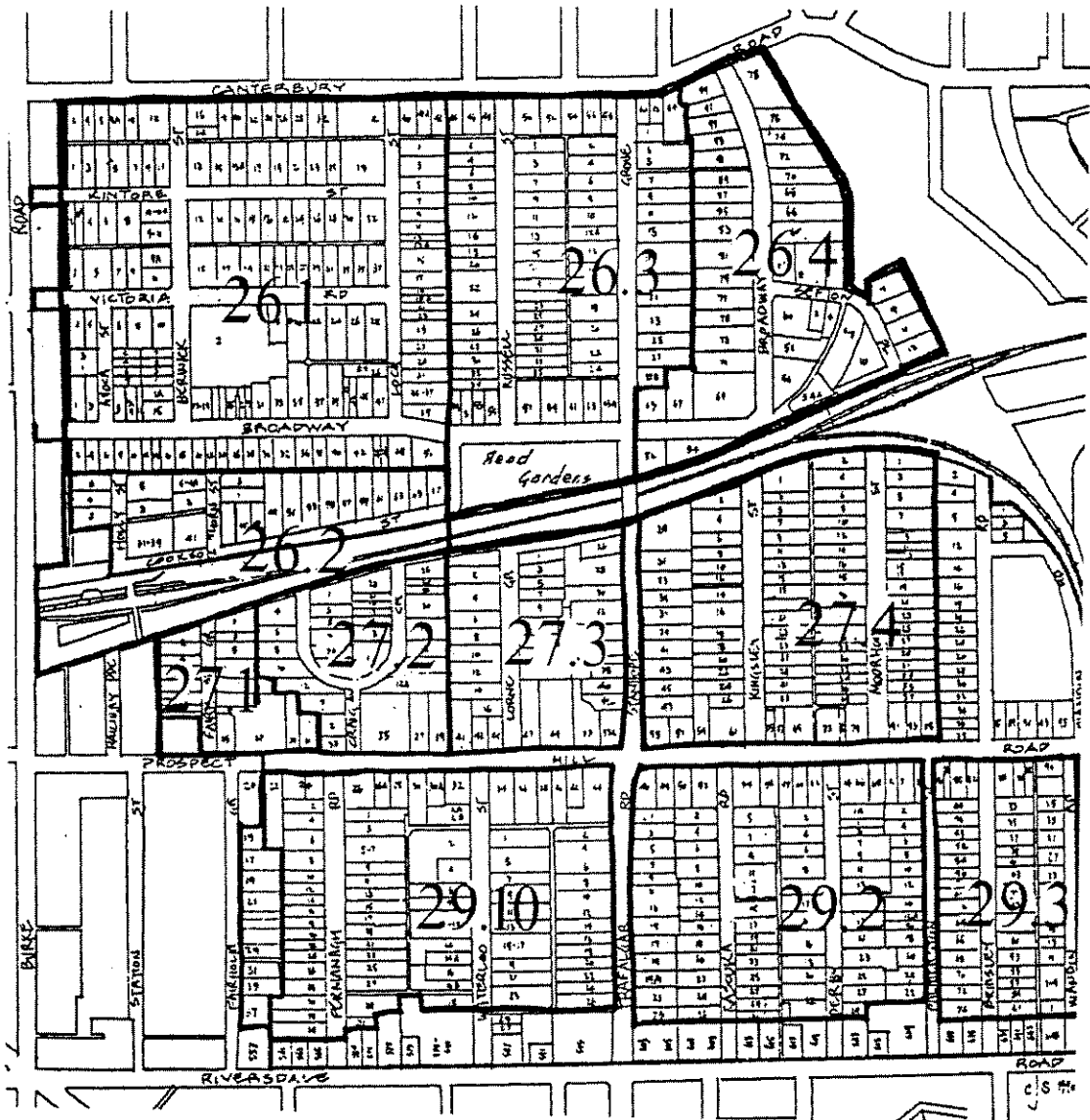
#### Streetscapes

Homogeneity of style, siting, scale and period representation is evident in Royal Crescent, Avenue Road, the Broadway, Kintore and Victoria Streets, Russell Street, St Johns Avenue, and Trafalgar Road west.



Fairholm Grove north- Queen Anne style duplexes, an unusual building form.

# Precinct 26.1, Tara Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 26.1, Tara Estate

### History

O'Shanassy's Tara estate was controversial because of the assumed gains he made in the subdivision of the land around his mansion, Tara (q.v.), which benefited from the route taken by the new railway through Camberwell decided by his government<sup>1</sup>. The subdivision plan was lodged in 1890 by THE 'land-boomer' solicitors, Fink & Co., for some 169 lots averaging 54 feet by 153 feet in size<sup>2</sup>. Estate posters described the land as 'close to the Camberwell railway station... trains every 10 minutes'<sup>3</sup>. Hopetoun street became Berwick Street in 1928 and Burwood Street changed to Broadway in 1903<sup>4</sup>.

Street period expression:

The following is the percentage of Victorian and Edwardian era sites identified as representing their construction period and the percentage of these sites compared to the whole street in brackets:

Kintore Street 96% (90%)  
Victoria Road 86% (51%)  
Broadway 91% (63%)  
Loch Street 94% (46%)

### Description

#### Loch Street

The north-south streets in this precinct have reduced housing content by one side being taken up by the side frontages of other streets (Loch Street) as well as large complexes taking extensive frontages (Berwick Street). As a result, the east-west streets, Broadway, Kintore Street and Victoria Road give this subprecinct its character, being largely Edwardian and Victorian era brick or stuccoed villas. Only the west end of Broadway offers any major visual diversity from this with Victorian era row houses, Bungalows and Edwardian villa pairs on the north side i.e. 7-9 Broadway.

#### Loch Street

Loch Street has the east side built up with houses of mainly detached brick Victorian & Edwardian villa types, but with unusual examples like 33-37, which is an Edwardian row-house type, unusual both in Camberwell and the metropolitan area. Examples like this create visual diversity within the Edwardian type. Original fences survive for instance at 27 Loch Street, but new masonry fences have also intruded into the streetscape, as in 23 and 25. Number 21 has an original timber-capped picket fence,



Loch Street- shows an Edwardian brick villa complete with mature landscape and distinctive original brick fence.

1 see Tara citation, Berwick Street  
2 TO LP2928  
3 SLV map collection (76)  
4 TO LP2928

while 17 Loch Street has a new reproduction fence sympathetic with the period. Another type is the Edwardian duplex seen at 13-15 Loch Street, another unusual type that is seen in Camberwell more so than in other suburbs.

Eras represented stylistically range from the late Victorian Italianate type as in 9 Loch Street to the typical Edwardian era Federation or Queen Anne styled gabled and terra-cotta tiled examples such as 13-15. Examples like 7 Loch Street which is in the Old English style, although not in harmony with the period of the street, provide some empathy with the gabled form and detached nature of the design. An Edwardian era brick fence at 1 Loch Street, with lancet-like openings, moulded bricks and gently-swagged capping, is notable.

Taken as one continuous elevation, Loch Street east side, has a high integrity to the late 19th century and early 20th century period, exemplifying a number of different house types from that period, each designed in a distinctive manner and each relatively well-preserved (see also Broadway).

#### Kintore Street

The east end of Kintore Street has two individually significant houses acting as the eastern portals to the street. Number 29 Kintore Street, a large two-storied stuccoed house with original fence and extensive garden, is on a corner block and is a substantial property and distinctive design which contributes to both Loch and Kintore Streets. The Federation Bungalow at 32 Kintore Street is also on the corner, has empathetic colour schemes, is well-preserved and has a new but empathetic picket fence which extends along two frontages. The fretted detail in the porch arch of this house is valuable and its side incorporates a side verandah, hence also addressing both streets. Its junction with Burke Road has meant new development at the other end with the opposite visual effect.

Kintore Street has both a typical Edwardian, late Victorian, Italianate mode, with hipped roof with slated finish which has been combined with that distinctive multi-gabled bay pattern developed in Camberwell and Hawthorn and as seen in examples like 26 Victoria Road. There is also the plain gabled protruding bay of the more typically Edwardian villa, most houses being in brick with stuccoed trim. The street is outstanding, particularly at its east end, as an example of continuous development of substantial villa houses each with distinctive detailing and design aspects including many original or empathetic fences and plantings.

#### Canterbury Road

This street frontage to the precinct has different styles displayed in different forms, two-storey and one-storey, with intermittent Italianate Victorian-era villas and many 1920s and 30s detached houses. The character is diverse and in part unrelated to the core of Precinct 26.1.

#### Broadway

The street has diversity within the era of c1895 to the 1920s, including different house types such as the Edwardian duplex at 35-37 Broadway, with some of the original

fencing. There is the typical Edwardian brick and stuccoed villa at 38 and the individually notable examples such as the towered 37 Broadway and the more conservative No. 39 with its original capped and picket fence. Two attic style Bungalow form houses at 31 and 33 create a distinctive node at this point, which is complemented by a series of duplexes extending from 29 to the corner of Eric Street, again producing a house form that is unusual in the metropolitan area. There is also the row-house type, which is not seen preferably in Camberwell or in the middle suburbs generally, seen at 7-9 with its heavily ornamented parapet using Italianate Renaissance detail, and the detached row-house type single-fronted house at No. 11, which has a grand pedimented porch for its small scale. Individually notable sites in Broadway include 17-19 (1911), 33 (1920).

#### Avoca Street

The street is dominantly Edwardian with duplex and single villa development, some with minor alterations.

#### Victoria Road

The street has the typical mix of Edwardian and Italianate styled villas in brick and stucco, but unlike Kintore Street some new development is apparent, albeit in the minority. Redevelopment has occurred at 24 and 29 Victoria Road, which is not in harmony with the prevailing character of the street. Individually notable examples include No. 22 and its extensive garden, palms and conifers, the house being a distinctive Queen Anne styled house, while a more typical Italianate form Edwardian houses extend along the north side, intermixed with some Edwardian houses approaching Berwick Street. Further redevelopment has occurred at No. 11 Victoria Road, but the balance of the street to the west is relatively uniformly of the precinct period until the intrusion of the service station at Burke Road.

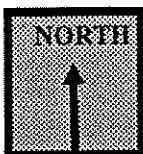
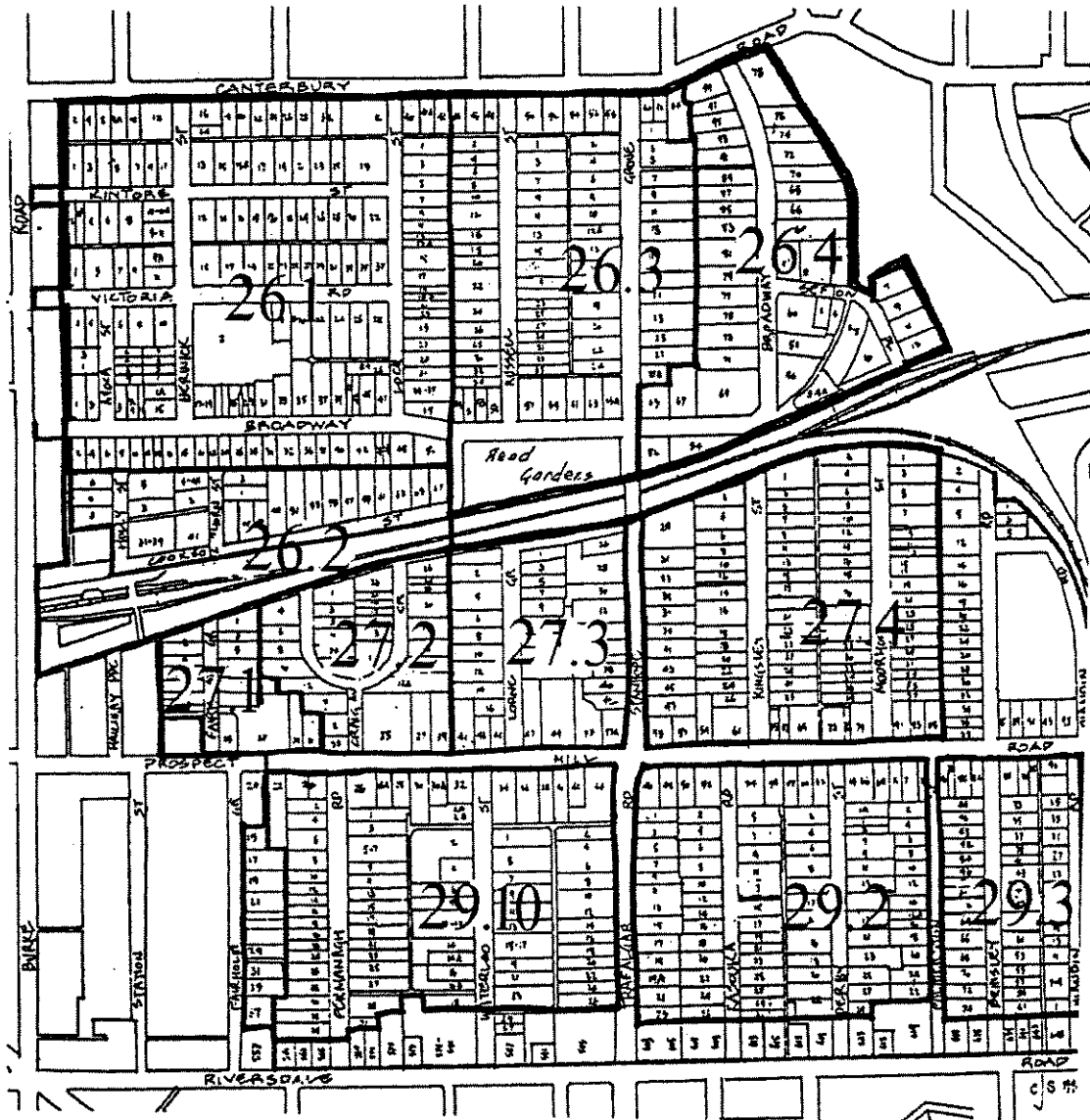
#### Significance

Of all of the Victorian era estates in Camberwell, this is by far the most complete and distinguished architecturally. Each house has a high degree of integrity and often has been custom-designed to achieve an unique variation on the prevailing Italianate and Federation styles. Similarly, scale, form, materials and siting vary little within a narrow range promoting a high degree of visual cohesion and consequent strong period expression.

Historically, the estate's first house, Tara, survives as an indicator of the area's historical development and the precinct villas which followed it, perpetuated its architectural pretensions, albeit on a smaller scale. Because of its high integrity to the late Victorian & Edwardian eras, the precinct provides a strong sense of period which is further underscored by its near island nature, with busy traffic routes on all boundaries isolating the estate.



## Precinct 26.2, The Hollies Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## **Precinct 26.2, The Hollies Estate (Cookson Street)**

### **History**

Land fronting Cookson, Thorn and Holly Streets was subdivided in the early 1920s. Declared by surveyor, G. Parsons in July, 1920, the Lodged Plan was stamped at the Titles Office on November 25, 1921.<sup>1</sup> Development began soon after and was completed by 1930.<sup>2</sup> G.W. Lewis, Stanley Holder, Mrs. Florence Howden and George Sherwood were among the first residents and remained in Cookson Street until after 1945.<sup>3</sup> The precinct has had a stable residential population, the majority of whom occupied their residences for 10 years or more.<sup>4</sup>

### **Description**

Wedged between the railway and the mainly 19th century residential street, Cookson Street east presents a dominant 1920- 30s residential character, many of the houses being large to medium sized. Of the 15 sites identified here, 80% are dated from between the two World Wars.

The precinct commences on the west with Cloville Flats, which provide a mock Edwardian-period empathy to the surrounding residential development and nearby commercial strip. This Edwardian character is interrupted by the individually significant Second Church of Christ Scientist building, on the corner of Thorne Street, which is unrelated to its environment.

From Thorne Street to the east (43 Cookson Street ), begins a row of substantial 1920s and earlier, mainly brick villas. Many have original fences and gardens. For example 49 Cookson Street has a swagged rough-cast stucco fence between brick piers with a pergola portal at the driveway which leads to the garage at the rear. The house itself is an attic-style Federation bungalow with shingling, red-brick (tuck-pointed) and unusual arching in the porch and adjacent entry hall window. Number 51 Cookson Street is an Arts & Crafts Bungalow style, reflecting the transition in stylism from 49 to later designs. It also has fence and garden elements, including the crepe myrtle tree which is distinctive for its Japanese origin and twisted form. Number 55 Cookson Street is a more typical Californian Bungalow while 57 is of the Federation Bungalow style.



Cookson Street- showing the type of distinctive Bungalow style house which typifies the precinct.. with basalt kerbs, gardens and front fences.

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1 TO LP8578  
2 D1925; D1930  
3 D1925; D1944-5  
4 D1925-50

A slightly later advent is 63 Cookson Street with its ar-caded porch indicating the Mediterranean villa style which in this case is Italian flavoured. It has a low textured stucco fence with piers either end adorned with rough-cast domes echoing the parapet motif of the central porch in the house.

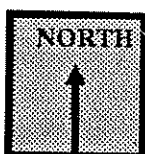
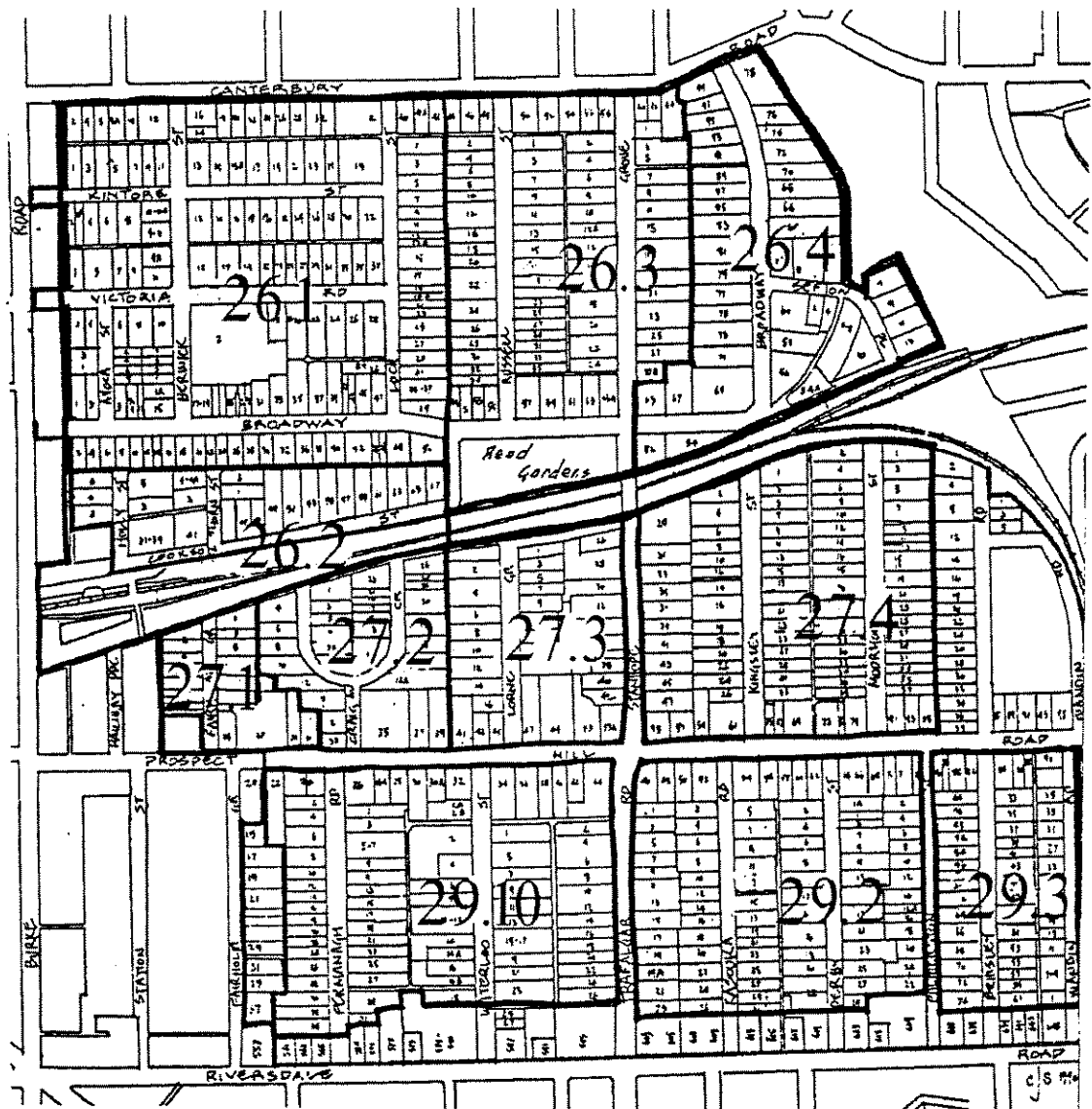
Number 65 Cookson Street is a Californian Bungalow painted with sympathetic colours, while 67 is a Broadway sited on the corner, facing the Reid Gardens, with broad attic gables and a privet hedge running along the original chain-wire fence.

#### **Significance**

The street has a strong Bungalow era character which is expressed by the individually designed and large houses, each possessing some aspect of the Bungalow style's development and each being individually significant. This collective character is enhanced by the c1920 landscaping surviving along the railway. Historically this has been a stable residential population which may explain the high integrity to period who evolved during Camberwell's major growth period when it eclipsed every other suburb by the late 1920s<sup>1</sup>



# Precinct 26.3, Russell Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 26.3, Russell Estate- Russell Street & Stanhope Grove

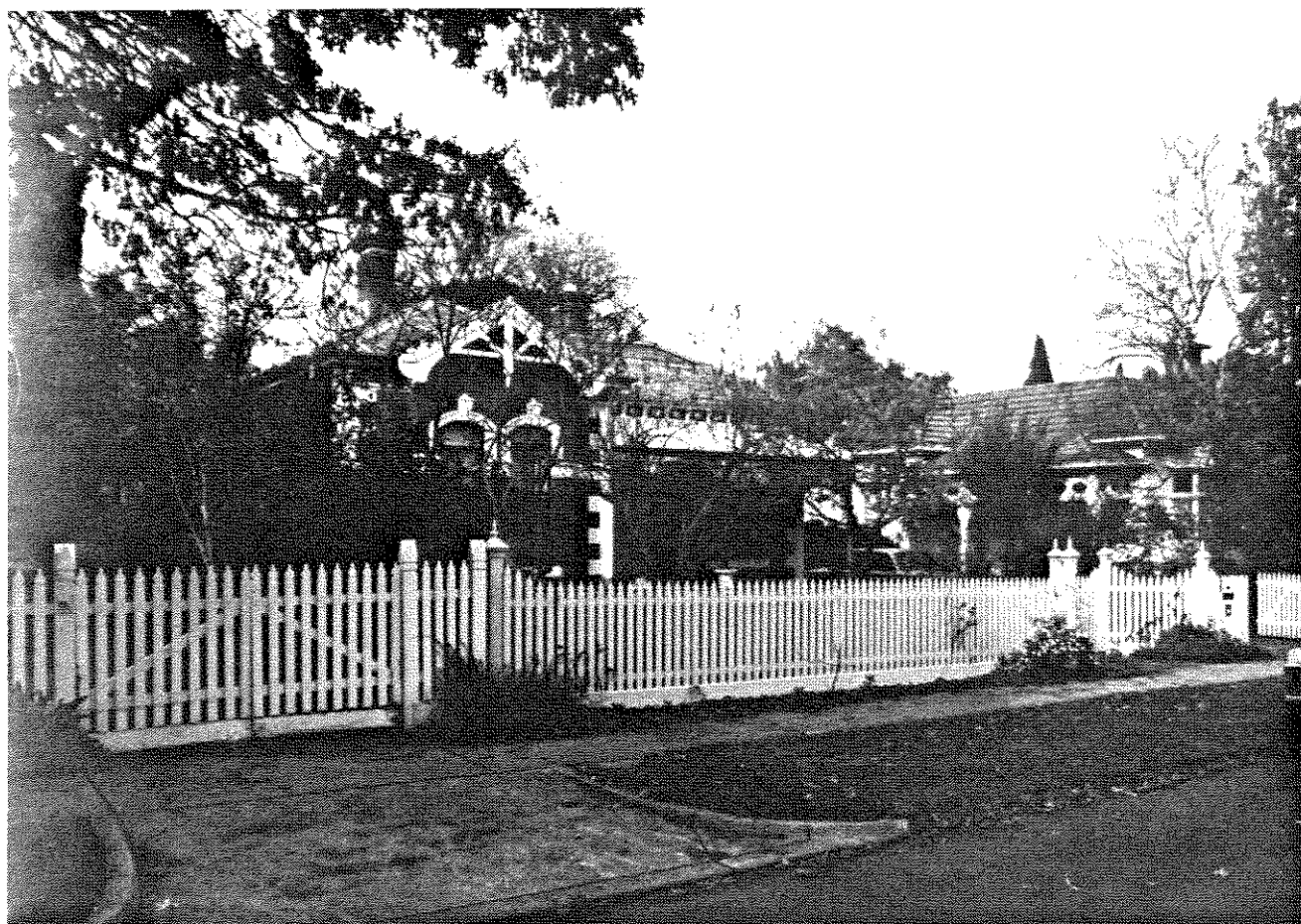
### History

Precinct 26.3 was subdivided in stages from 1888 to 1903.<sup>1</sup> Solicitors, Taylor and (Percy J) Russell lodged a subdivision of land shown on LP2010, which was declared by J.R. Shaw.<sup>2</sup> This area was included in an 1890 subdivision declared by J.H. Wood on May 19, 1890, and lodged by Taylor & Russell.<sup>3</sup> The area between Oliver (Stanhope Grove) and Russell Streets was subdivided into 36 lots and called the Russell Estate.<sup>4</sup>

Development began soon after subdivision on the east side of Russell Street and by 1895 approximately 70% of the lots contained homes.<sup>5</sup> Development was slower on the rest of the Russell Estate, not beginning until 1895.<sup>6</sup> By 1905 the subdivision was fully developed.<sup>7</sup> John Taylor, who lived on the west side of Russell Street, was

possibly the owner of the land a member of the legal firm, Taylor & Russell, who lodged the subdivision plans.<sup>8</sup>

Further subdivision occurred in the precinct in 1903 when A.M. Meudell declared a subdivision of fourteen lots on the east side of Oliver Street (Stanhope Grove) and T.B. Muntz (q.v.) declared a subdivision on the west side of Broadway (precinct 26.04) on January 21, 1903.<sup>9</sup> The latter subdivision developed quickly, having 60% development by 1905 and total development by 1910.<sup>10</sup> The east side of Oliver Street developed more slowly. In 1905 only three lots had residences (which included John P. McDonell at Yaralla) and in 1910 there were five houses in the subdivision.<sup>11</sup> Full development had occurred by 1925.<sup>12</sup>



An Edwardian group in Stanhope Grove.

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- 1 LP2010, 3037, 4396, 4395
  - 2 LP2010
  - 3 LP3037
  - 4 *ibid.*
  - 5 D1895
  - 6 *ibid.*
  - 7 D1905; LP3037
  - 8 D1890; D1894
  - 9 LP4395 & 4396
  - 10 D1905; D1910
  - 11 D1905; D1910
  - 12 D1925

Period expression with the percentage of Edwardian & Victorian sites from those scheduled and this number compared to all sites in the street provided in brackets.

Russell Street 85% (65%)

Broadway (part) 91% (63%)

### **Description**

#### **Russell Street**

Like the rest of the precinct this street has a large percentage of late Victorian era and Edwardian houses, some of which have been altered by painting the brickwork but most with the original elements such as verandahs and ornament. Spectacular examples in scale of the earlier era can be seen at 12 Russell Street (occupied over a long period by Dr. Bottomley<sup>1</sup>), with its arcaded tower and extensive use of leaded glass, albeit altered in terms of verandah detail. In the Edwardian mode, 13 Russell Street provides an ornamental and unusual variation on the villa theme. The house has the basic Italianate hipped roof forms embellished with an ogee-form, and extensive, window hood. This is wrapped around the protruding bay and supported by carved and fretted woodwork. It has a cast-iron frieze. The fence, which appears to be original, is also notable.

Later developmental forms also exist such as at 11 Russell Street, in the Old English style, complete with fence and garden. This has some empathy to the overall precinct character because of its gabled-roof detached form. Extensive redevelopment has occurred in the region of 22-24 Russell Street but otherwise the street is complete within a period of c1895 to c1925.

Another example of the later period is 28 Russell Street, in the Arts & Crafts Bungalow style, with distinctive corner window bays, porch and notable glass work.

#### **Broadway**

The north side has a series of Italianate, late-Victorian and Edwardian houses in brick and stucco, some with altered detail but all contiguous.

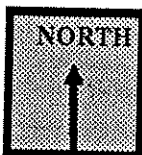
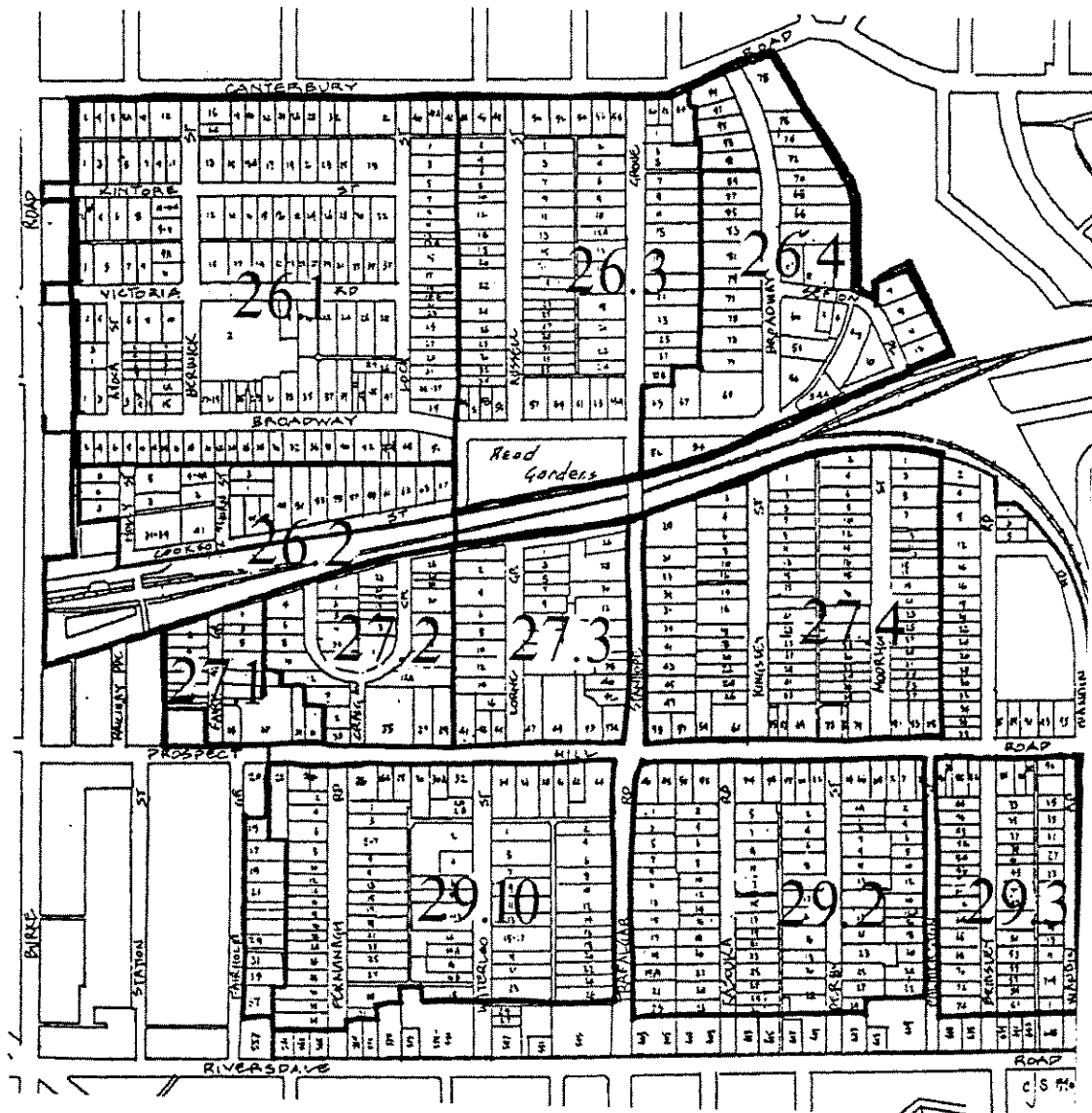
#### **Stanhope Grove**

The west side of Stanhope Grove consists mainly of Edwardian and 1920s houses with unrelated new development intermixed such as in the front of the Victorian-era villa at 2 Stanhope Grove.

### **Significance**

Second to precinct 26.01 in the Victorian & Edwardian period expression, Russell's estate has a relatively high integrity to those eras with the Broadway-Sefton Place section of the estate being of national importance (see precinct 26.04). It is of regional interest and local importance as a necessary contributory component supporting nationally important precincts such as the Tara estate and precinct 26.04 in the materialization of the late 1880s and early 1900s booms in Camberwell.

# Precinct 26.4, Russell Estate -Broadway & Sefton Place



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## **Precinct 26.4 , Russell Estate- Broadway & Sefton Place**

### **Scope**

Broadway, east of Stanhope Grove, and Sefton Place.

### **History**

Oliver Russell's land in the 1870's, the area east of Stanhope Grove (once Oliver Street) was relatively slow to develop, given that this and the land to the west, was all divided by 1890 (Tara et al). Surveyor, James R Shaw, who resided in Waterloo Street, Camberwell, declared this estate in 1888 for solicitors, Taylor Russell. The Outer Circle Railways path, was then taken through there in the early 1890s, isolating an oblong of land which dipped eastwards from the ridge formed along Stanhope. The prolific surveyor, T B Muntz, extended and turned the Broadway north in 1903 in a plan describing four large (existing?) lots along its west side. A M Muedell, a Queen Street surveyor, added today's blocks to the western side (14 lots), later in 1903, as a companion survey and resubdivision of the 1888 estate. In the same year, the name the Broadway was created from Burwood Street, the old name adopted in the 1888 survey. The name Sefton Place also evolved with the Broadway, as declared by George Robertson of Kasouka Street, on behalf of the Crown Solicitor in 1904.

The MMBW *Detail Plan* 1970 (c1904) shows eleven large villas on the western and northern sides of the Broadway, five dotted along Stanhope (Oliver) and fenced roads east of the Broadway. By 1905 J Hall's Waroola stood in the void whilst the same properties occupied the western side of the Broadway, among them Arthur E Baillieu's Bringa and the altered Ussher & Kemp design, Wee Nestie (q.v.). By 1915 the eastern side was taken up with 12 houses, completing much of today's precinct.

Period expression of the identified sites from the Edwardian & Victorian era is as below with the percentage of the total site numbers in the street in brackets<sup>1</sup>.

Broadway (part) 91% (63%)

Sefton Place (6 sites identified- no meaningful percentage)

### **Description**

#### **Physical Boundaries**

The enclosure by two railway cuttings and the effect of the terrain which slopes east from the Stanhope Grove ridge, provide an introverted aspect to this area, underscoring the strong homogeneity of the Queen Anne architecture. Although Stanhope Grove has a good representation of Edwardian housing, it is visually and geographically separated from this sub precinct, although



93 Broadway .

1 percentage calculated using highest street number identified as indicator of total siter numbers in streets.



still contributive to the identified conservation area as a whole. Individual Buildings

(Refer building citations Volume 4 and Site Schedule, Volume 5)

Numbers 34, 38, 69, 71, 73-5 Broadway and 9-10 Sefton Place are the key buildings of the precinct, demonstrating the work of the renowned Queen Anne villa designers, Ussher & Kemp, also that of Ward and Carleton, Christopher Cowper and the lesser known R M Guthridge. All firms had practised extensively in the Queen Anne style and their work here is mutually complementary as well as individually and skillfully articulated. The scale materials, forms, siting and ornament are in harmony. Other individually notable houses include numbers 87, 68, 66 and 60 Broadway and 1, 9 Sefton Place, all from the Edwardian period.

Asphalt footpath finishes and basalt kerbing survive in the precinct as contemporaneous with the Edwardian era; the exotic street trees are also sympathetic to this period. Asphalt road surfacing, kerb to kerb, relates to the footpaths if not the gravel or stone surfaces of the early 1900s.

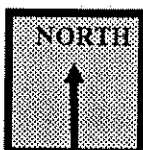
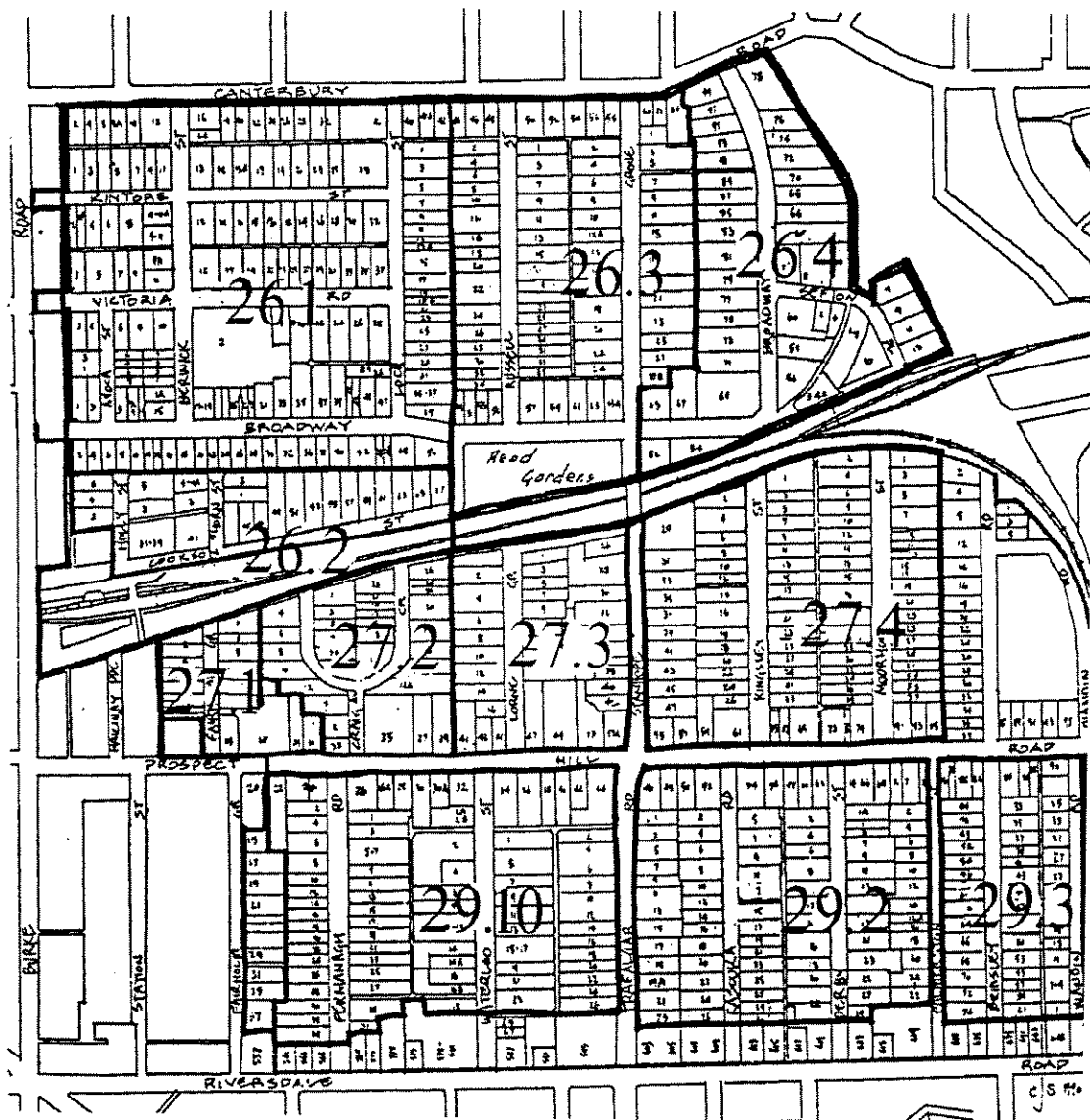
### Significance

Camberwell has the reputation of possessing the best Queen Anne villa and Federation style houses in Australia<sup>1</sup>: this precinct demonstrates this point ably with continuous streetscapes from the Edwardian period and picturesque street patterns which show these three-dimensionally conceived designs to their best advantage ie. Sefton Place. The contrived curves in the streets set the stage for this type of picturesque villa display and reflect the preoccupations of the innovative estate designers of the early 1900s (see also precinct 27.02). The period's best house designers, Ussher & Kemp, Cowper, Guthridge and Ward & Carleton are well represented in this precinct on sites which are almost ideal for their architecture. The houses are close to original and planting around them compliments that of the period.

Historically these comfortable houses represent on the one hand the surge of population to the suburbs after the recovery from the 1890s economic gloom and the follow-on of the Edwardian middle classes from the colony's elite who resided in their Camberwell mansions during the late 19th century, safe from the effects of industry, close to new train lines and sited amongst the then fertile vineyards and orchards.

1 as demonstrated in Freeland's history of Australian architecture

# Precinct 27.01, Fairholm Estate- Fairholm Grove



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1986, 1991

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

## Precinct 27.01, Fairholm Grove (North)

### History<sup>1</sup>.

Fairholm Grove (South) commenced as one of six north-south frontages in the boom-era, 1887 Camberwell Estate. Continued to the north, it was resubdivided as part of the Fairholm(e) Estate of 1901 (see Royal Crescent). Development of this street, combined with other 1880s estates, was to quadruple the city's population in the decade prior to 1891. Similarly the Edwardian subdivision paralleled another significant growth era in the city.

Proximity to the railway station has ensured, on the one hand, early growth of the area but, on the other, the gradual encroachment of commercial development advancing from the west on the former 19th century housing precinct of Fairholm Grove. This activity has reduced the street's period integrity, but only south of Prospect Hill Road.

### Description

The following physical analysis of roof form, wall materials, approximate date, scheduled value and notes is provided for each of the sites in the street:

#### Fairholm Grove West side

number 2, roof-hipped with verandah, walls- new Stucco, c1890, potentially locally important but altered, Named Brockley<sup>2</sup> and originally similar to 4 but added to and altered

number 4, roof-hipped with verandah, Stucco, c1890, locally important, (named Queensville, see 2)

number 6, roof-gabled, Coloured Brick, c1940, locally important, (gabled form relates to 12-16)

number 8, roof-hipped with verandah, Stucco, c1890, locally important, (named Radnor, Edwardian verandah added)

number 10-12, roof-hipped & gabled with verandah, Brick&Stucco, c1910, locally important, (Queen Anne style, unusual form, part fence remaining, potential C level)

number 14-16, roof-hipped & gabled with verandah, Brick& Stucco c1910, locally important, (as 10-12)

#### Fairholm Grove East side

number 3, roof-gabled, Timber, c1920, locally important, (Bungalow style, relates to Edwardian 10-16)

number 5A, roof-hipped also two-storey, Brick& Stucco, c1940, locally important, (Moderne style)

Number 1, brick, c1955 (non-contributory)

#### Prospect Hill Road



Fairholm Grove- the type of Queen Anne style duplex which is almost unique to Camberwell and links this precinct to the more notable one adjoining on the east, Royal Crescent.

1 see 1986 report p.24f. diagram 3

2 house names from MMBW Detail Plan 1860

number 25, roof-hipped & gabled with verandah, Brick, c1915, regionally important, (Queen Anne style, corner site, fence notable)

A long Photinia (red leaf) hedge (ie. sympathetic to Edwardian and Bungalow era gardens) borders the vacant frontage between 25 Prospect Hill Road and 5 Fairholm Grove, filling an otherwise discontinuous streetscape.

The Queen Anne style pairs (10-16) are individually notable as an unusual form of this style, almost peculiar to the Camberwell area (see Royal Crescent), and form the keynote to the street at its entry. Other landscape includes a palm at the bottom of the street which relates in period to the adjacent Camberwell railway station redevelopment visible from this point. The Victorian era villas once at the Prospect Hill Road corner (St. Leonard, number 21 and Amara number 23 Prospect Hill Road) are now a service station site.<sup>1</sup>

#### Street Character

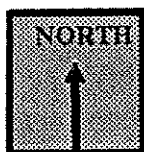
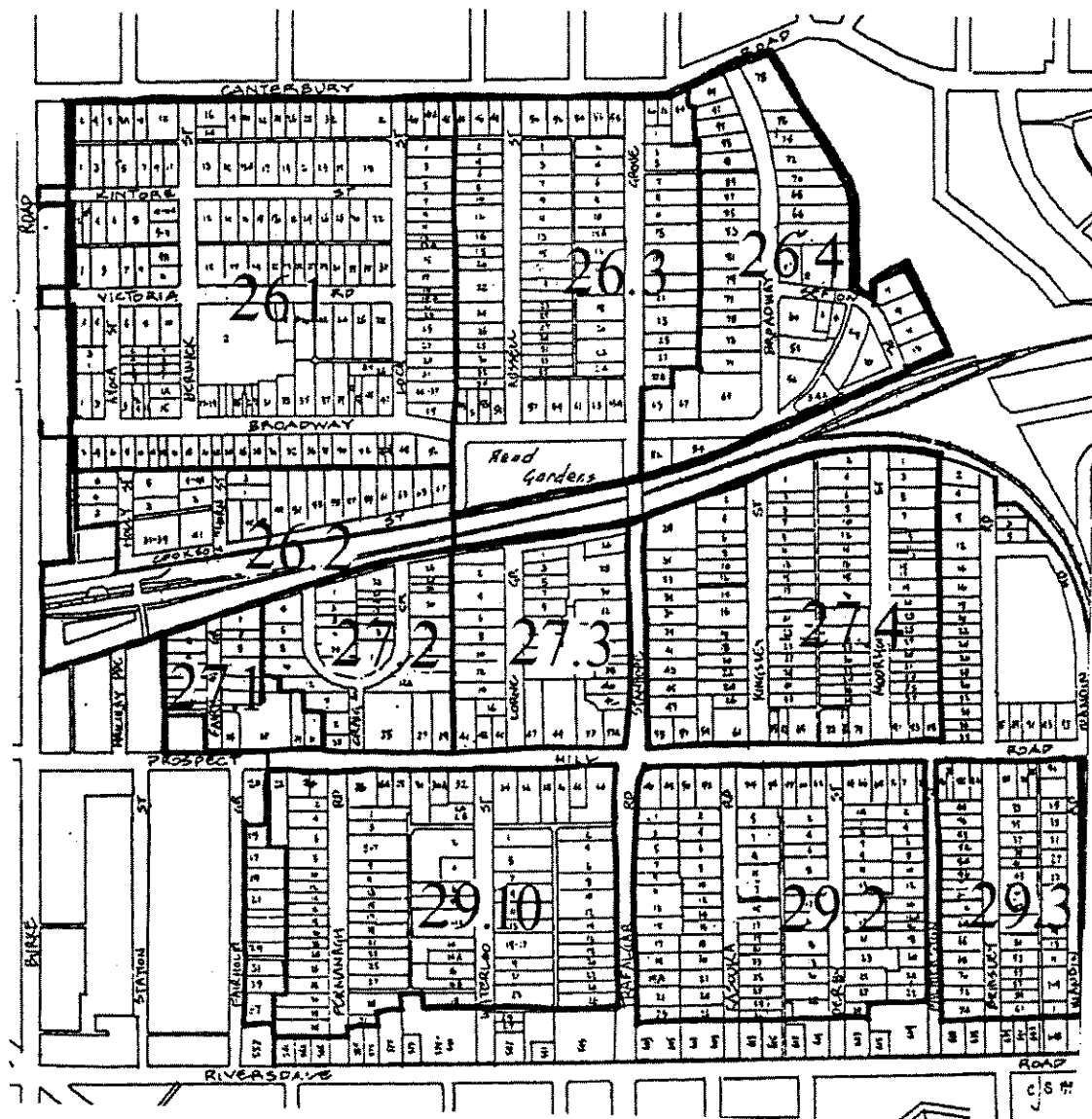
Of the twelve existing residences facing Fairholm Grove, eight contribute directly to the Edwardian/Victorian era reflected in the Urban Conservation area as a whole, with number 3 relating closely to the Edwardian period. Two other houses date from c1940 and one of these (5) has marginal compatibility with the theme. Taking the west side, of the eight residences facing this street only one is not linked to the general conservation area period. On the east side, the large vacant frontage has potential, if redeveloped, to relate to the strong west side character, given that, of the four houses on this side, two are related closely to the general period. As a dead-end and largely self-contained street, the planning control of this currently large vacant frontage is essential to maintain the concentrated character of the west side.

#### Significance

Judged as a streetscape, Fairholm Grove North has a high percentage of properties either dating from, or related to, the era cited as significant for the whole of inner Camberwell ie. the Victorian & Edwardian Era. It contains building forms that are near unique to Camberwell and hence of metropolitan significance in the typology of the Edwardian house.

The street also supports the valuable adjoining precincts. At the rear of the site is the related and highly important Royal Crescent Precinct. Hence a controlled buffer zone is desirable for the protection of Royal Crescent and the avoidance of similar blight to that apparent in Fairholm Grove South.

# Precinct 27.2 Fairholm Estate- Royal Crescent



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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



### **Precinct 27.2, Fairholm(e) Estate (Royal Crescent, Craig Avenue)**

Royal Crescent and Craig Avenue (formerly Royal Crescent pre 1972).

#### **History**

Camberwell architect and surveyor, Thomas H Braim declared this sub-division in 1901, in the name of Davies and Campbell, Collins Street solicitors, probably on behalf of the Victorian Permanent Building Society. Generally sixty feet frontages were disposed beside the railway and around a distinctive crescent shaped block, providing generous corner lots, ideal for the display of the Queen Anne Villas to come. Ironically, its half-moon plan shape echoed a unique scheme done for the land by Robert R Morgan, some 30 years before, which portrayed an oval garden court faced by villa-sized allotments.

On one side of the axial entry to the crescent from Prospect Hill Road, James Copeland's former residence, Fairholm (q.v.) occupied the largest lot (6). It was the precursor of the estate, bestowing its nine acre grounds for 30 house allotments.

By 1904 (Detail Plan 1860), Fairholm had been joined by the properties, Kareela, Sanito and Clapham along Prospect Hill Road (only the last survives) whilst within the crescent, nine villas had been built including Malford

at Number 23(q.v.) and a line of four (1-7) on the east side of the western fork.

The Melbourne Directory for 1906 lists properties such as Gynack occupied by William Smith Jnr. (10) built 1901, James Corrigan's La Verna, Charles Carter at Malford (q.v.), William Bennett in Hinemoa (10) and John Ditchburn at Akaran (12) built 1905; five other, more anonymous houses were listed in the street, totaling 10. By 1915 the crescent was all but filled with one exception, visible today, in the large 12A Royal Crescent from the 1920's. @HEADLINE 4 = Description

Of the 16 identified houses in the precinct, 15 are from the Edwardian period although Malford (23), built at the estate's beginning, shows both a late Victorian character and its builder's trademark, Henry Hutchinson's triple gable. It is however, in the minority with Queen Anne styled detached houses at numbers 11, 2, 1 (towered), 14, 20 and 9 and unusual Queen Anne duplexes at numbers 15-17, 19-21. The style has proved well suited for a discreet form of row-house, concealing any speculative connotations of repetition within its picturesque form. These houses were built for and alongside Charles Carter (23) whose builder, one O. Zumpe, erected them in 1910.

Concrete (rather than asphalt) pathways and asphalt kerb to kerb road paving belies the Edwardian era, although



12 Royal Crescent - one of the many Edwardian houses in this unique crescent.

the basalt kerbing and the use of asphalt as a finish are related to the period.

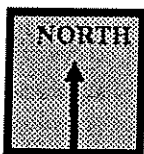
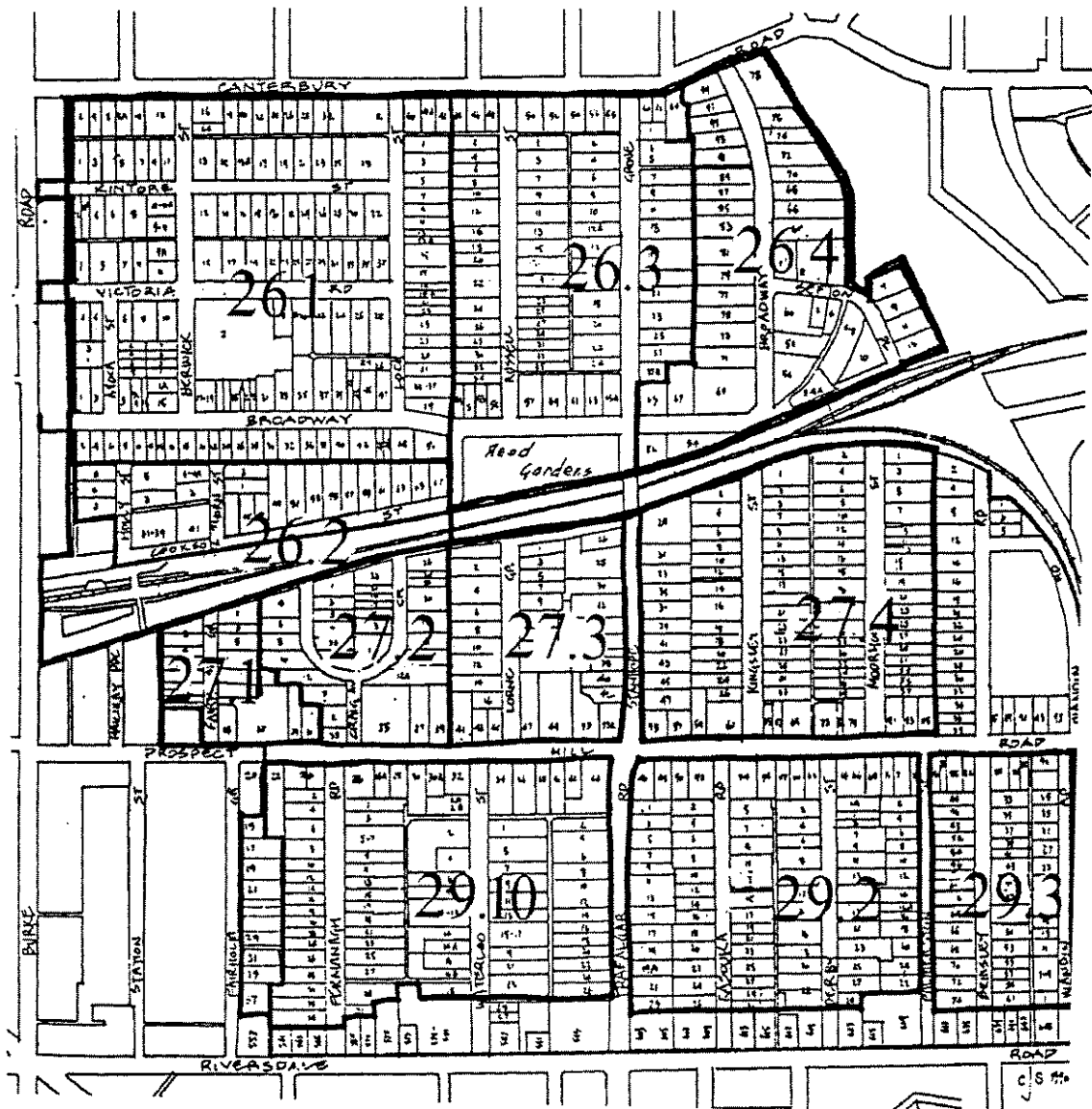
Number 23 and its environs are of particular interest given the narrow walkway which extends on its north side linking both ends of the horseshoe formed by Royal Crescent. This lane allows a view to the valuable shade house at the rear of the house and the railway cutting landscape to the north, adding further visual links to other historical sites. Individual house integrity is high but details, such as front fences, are absent (except for the notable 23 Royal Crescent). Similarly, only 23 Royal Crescent possesses a substantial period garden.

#### **Significance**

Given the small to medium scale of this housing, there is perhaps not a better group, using the Queen Anne style, in Victoria (cf. Sefton Place - Broadway group, as representative of the medium to large sized house).

Each detached house is individually designed and only the duplexes 15-17, 19-21 are identical, and even these are unusual in the use of the style in this form. Hence although homogeneous in use and style, the precinct offers variety of design, as a response to each site, and is enhanced by its distinctive street plan.

# Precinct 27.3, Prospect Hill Estate - Lorne Grove



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1986, 1991

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

### **Precinct 27.3, Prospect Hill Estate (part), Lorne Grove**

#### **History**

An extension of the Prospect Hill Estate was declared by R. Little and stamped in 1885.<sup>1</sup> The estate was subdivided into approximately 38 lots. However, it was not until 1894 that either Stanhope or Lorne Grove appeared in the *Melbourne Directory*, with one house listed on the west side of Stanhope Grove, and on both sides of Lorne Grove.<sup>2</sup> Development was slow with approximately only half the lots built on by 1910.<sup>3</sup> The Estate was close to being fully developed by 1940.<sup>4</sup>

Frederick R. Green, a well-known Camberwell builder, built the first home in Stanhope Grove in 1894, occupying it for a brief time<sup>5</sup>. Early long-term residents of the estate and their house names were William Pleydell at Eastbourne, David Millar at Ruthven, George Crespín at Gairloch, and J.C. Bedgood at Corona<sup>6</sup>.

#### **Description**

Lorne Grove

The percentage of Victorian & Edwardian era houses of the 12 identified in the street is 66%: as a street percentage this falls to 50% which indicates the relatively larger percentage of post First War houses in the street. Bungalow-era houses are at numbers 1, 9, 11 and 16 while Edwardian houses make up most of the rest of the street.

#### **Stanhope Grove**

This part of Stanhope Grove is also more of the Bungalow period than of the greater precinct's Edwardian & Victorian character with 36-42 being post First War.

#### **Prospect Hill Road**

Individually important sites at 53 and 47 are of the Victorian & Edwardian era and hence relate to surrounding precincts but no other sites have been identified.

#### **Significance**

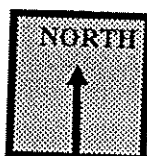
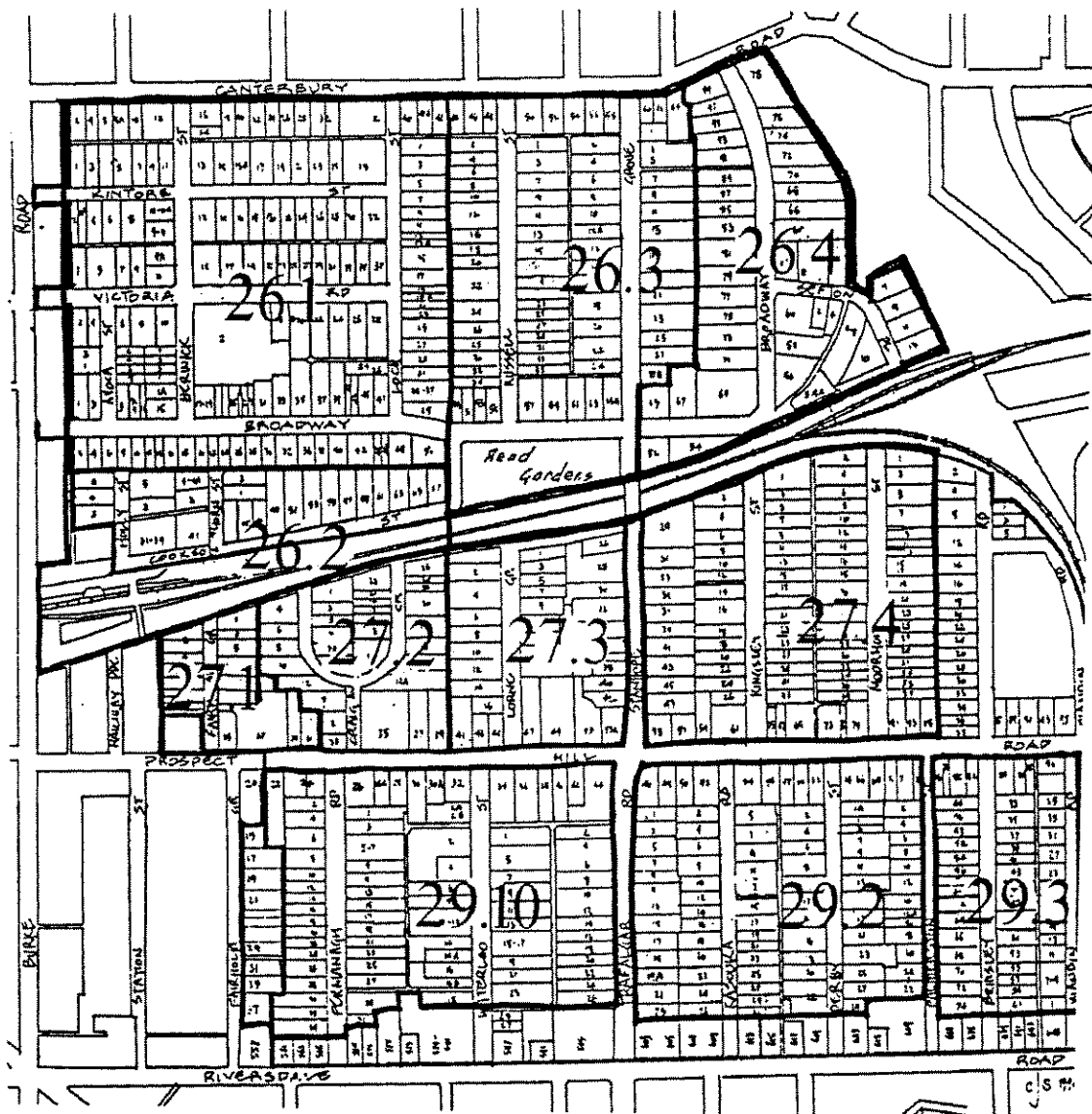
This precinct is of local interest only, providing a supporting role to the more valuable parts of the area adjoining (27.02).



9 & 7 LORNE GROVE

- 
- |   |                  |
|---|------------------|
| 1 | LP908            |
| 2 | D1894            |
| 3 | D1910; MMBW RP70 |
| 4 | D1940            |
| 5 | D1890-40         |
| 6 | ibid.            |

# Precinct 27.4, Prospect Hill Estate -Kingsley & Moorhouse Streets



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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



## **Precinct 27.4, Prospect Hill Estate (part), Kingsley & Moorhouse Street.**

### **History**

The Prospect Hill Estate was declared by Thomas H. Muntz, a surveyor, on October 25, 1882.<sup>1</sup> The subdivision was of approximately 86 lots. Development, once begun in 1887, was rapid with eleven and nine residences built in Kingsley Street and Moorhouse Street respectively by c1888.<sup>2</sup> The estate was almost fully developed by 1915.<sup>3</sup>

David Edelstein, an auctioneer, and Walter B. Periam were the first occupants of Kingsley Street, and John Gardner Mitchell and Mordaunt Hankey Mitchell were the first occupants in Moorhouse Street in 1887.<sup>4</sup> Long-term early residents who resided here from 1888 until after 1920 were Charles Langford, Sarah Cooper, E.S. Webster and Alfred Y. Trott: all lived in Kingsley Street.<sup>5</sup>

### **Description**

The percentage of identified sites which are of the Victorian & Edwardian Era are as follows with the street percentage in brackets:

Kingsley Street 81% (54%)

Moorhouse Street 90% (78%)

#### **Stanhope Grove**

The street has mainly Edwardian villas along its east side, with some new development such as at 39, but this is in the minority. Houses are all relatively large, mainly red-brick with Queen Anne detailing.

#### **Kingsley Street**

The street has a mixture of timber and brick Italianate style late Victorian-era and Edwardian detached houses, many with altered details such as verandahs and new fences. In the minority there are Bungalow era houses such as at 2 Kingsley Street which has its original picket fence (an unusual Edwardian fence form for the Bungalow era) and remnants of a mature garden. Timber



Moorhouse Street- Edwardian houses and asphalt paths and roads, with basalt edging

---

1 LP.451  
2 D1887: D1888  
3 D1915  
4 D1887  
5 D1920- D1888

Edwardian houses include 7 Kingsley Street with a shingled wall finish and number 8 which has twin gables. New development at 12, 14, 18, 18A and 31 Kingsley Street provides the new elements in the street but most of the other building stock is original to the precinct period.

#### **Moorhouse Street**

The dominance of the housing in this street is Edwardian, with some earlier Victorian-era houses, particularly the substantial 3 Moorhouse Street which is a two-storey stuccoed Italian Renaissance revival iron-verandahed house. More typical of that era is the timber 10 Moorhouse Street with its gabled verandah and the stuccoed number 14 with its original fence. Edwardian houses such as 15-17 Moorhouse Street (a duplex) provide unusual house forms, while perhaps the most distinctive building in the street is the gabled 1890s pair at 26 & 28 Moorhouse Street (q.v.), designed by the architect A E Carleton in the 1890s. The adjoining number 30, although more modest and from the Edwardian period, is also distinctive because of its verandah detail. New development occurs substantially only at the south end of the street where 40 Moorhouse Street, a two-storey block of flats, has been constructed.

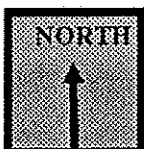
#### **Prospect Hill Road**

Substantial Edwardian houses, brick mainly, but with some redevelopment.

#### **Significance**

The north south streets display a dominant Victorian & Edwardian era character which is exemplified in both individually important sites and the purely representative ones. This in turn corresponds with the surrounding precincts and promotes a residential enclave with a high expression of the suburban approach to the land-boom era and how development located close to railway outlets (Camberwell station). The precinct contains a range of styles and forms typical of the era together with some examples which are rare in the metropolitan area.

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

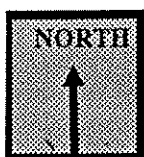


CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

## Precinct 28.1, Golf Links Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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## Precinct 28.1,28.2 Golf Links Estate

### History

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

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

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

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

### Period Expression

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

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

### Description

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



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

1 LP 12146

2 NTA loc. cit. p.7



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

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

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

#### Individual Buildings

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

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

#### Builders

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

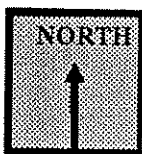
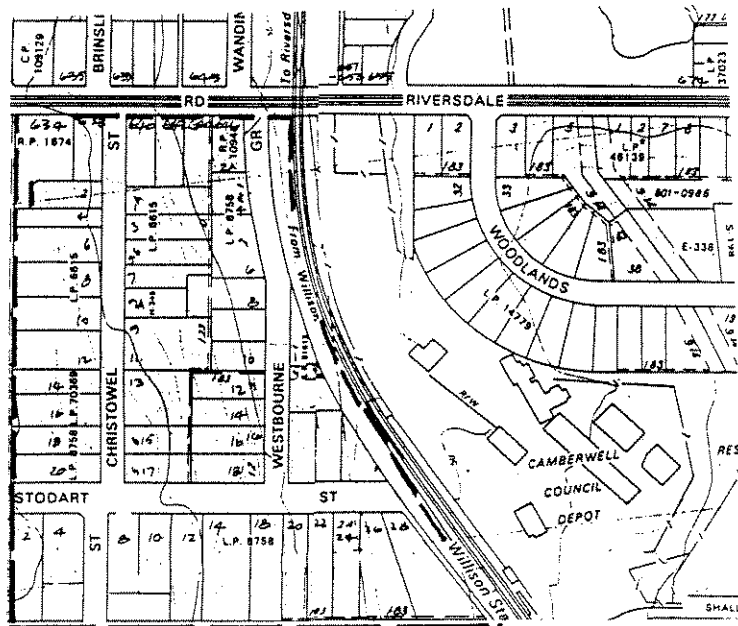
#### Significance

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

1 NTA loc. cit. p. 19

2 *ibid.*

## Precinct 28.2 , Camberwell Links Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY

1986, 1991

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

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

### History

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

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

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

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

### Description

#### Westbourne Grove

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

#### Stodart Street

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

#### Christowel Street North

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



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

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

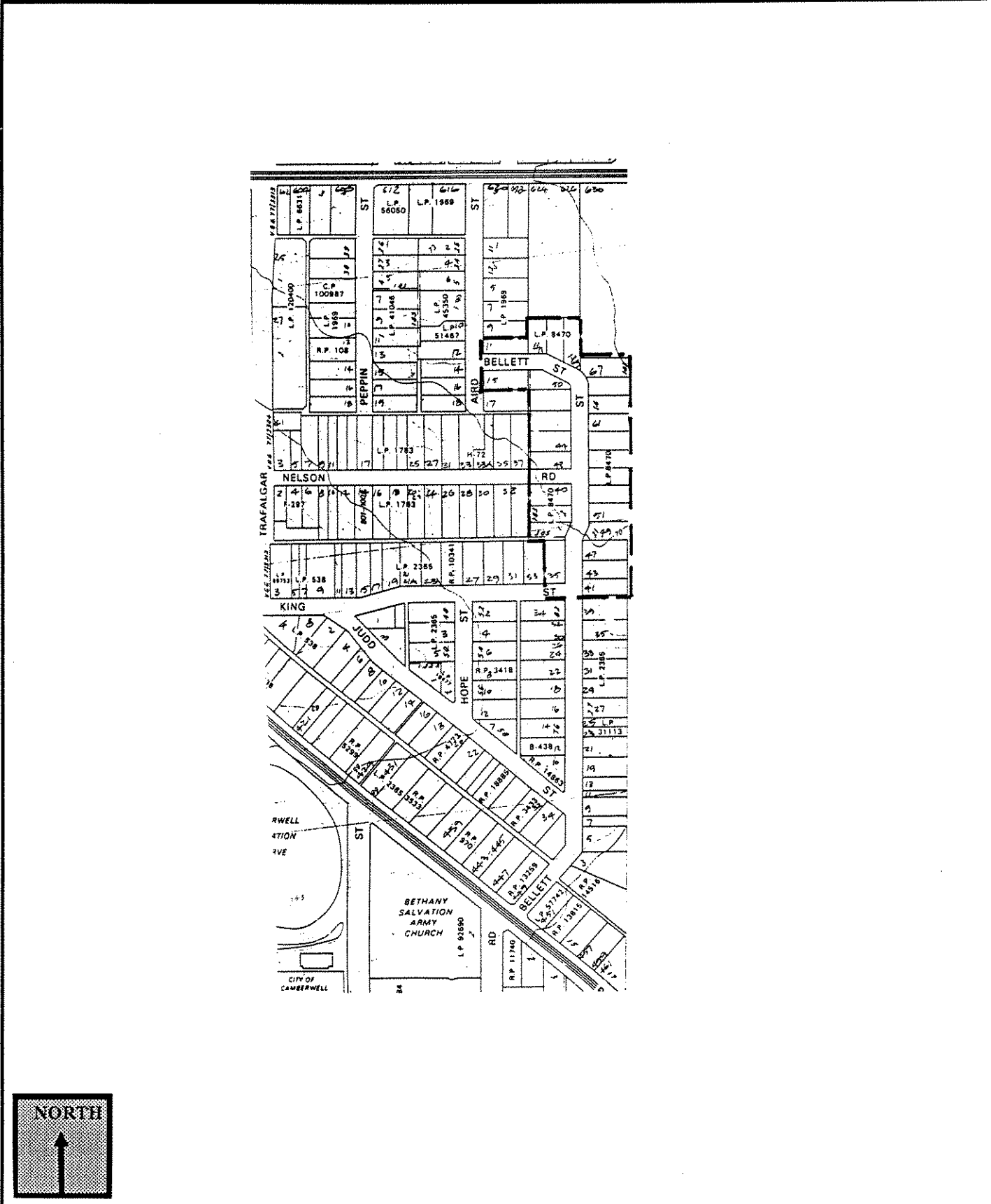
the two-storey Italian villa-style house at No. 7 also offers similar materials and roof forms.

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

#### **Significance**

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

**Precinct 28.3, Bellett Street**



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

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## Precinct 28.3, Bellett Street

### History

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

### Description

#### Bellett Street North

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

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

#### King Street, east of Hope Street

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

#### Hope Street

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

### Significance

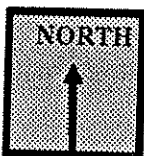
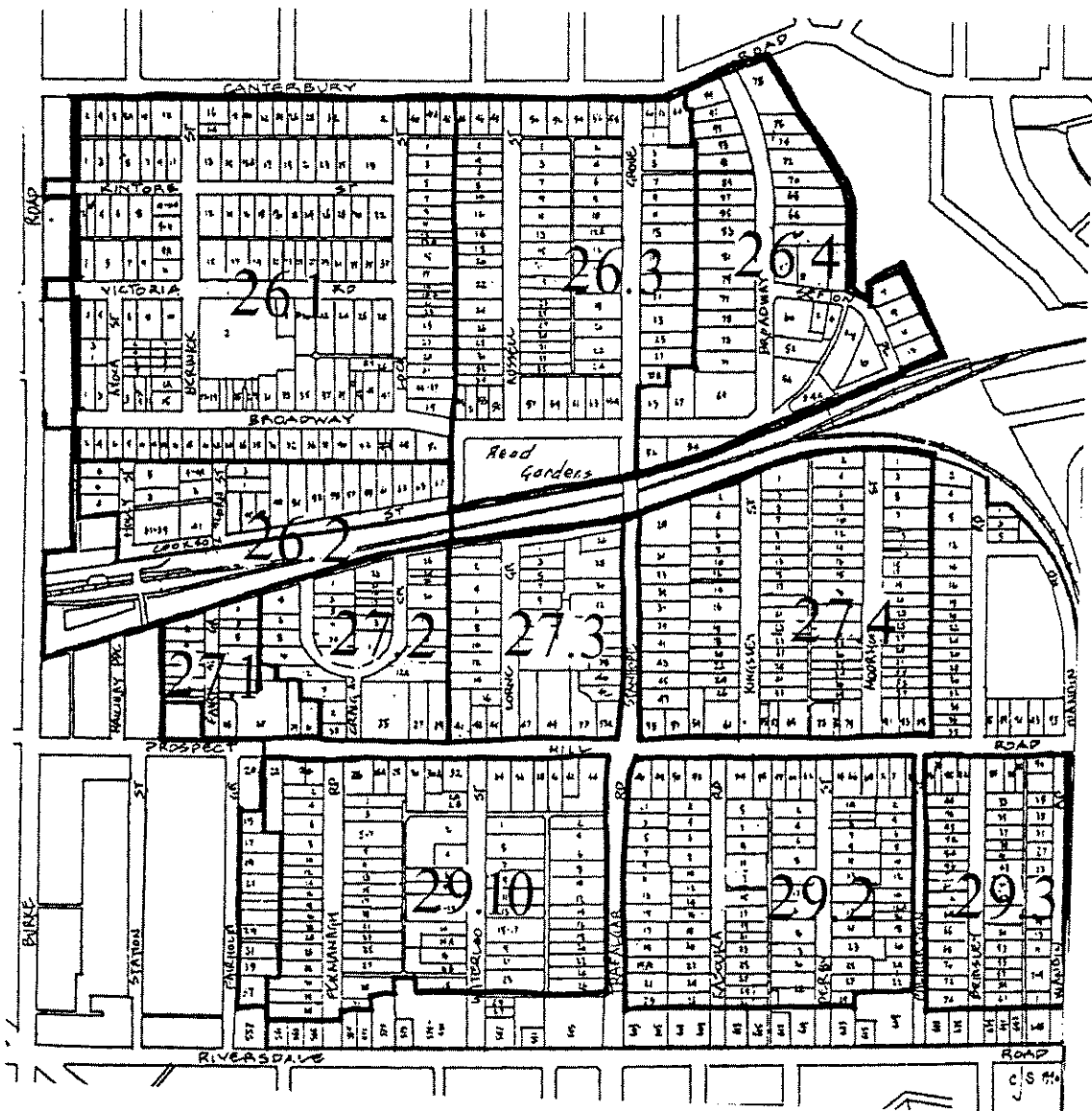
Bellett Street north combines the curved street form (lauded by estate planners in the First War era), notable and mature street trees of the 1920s-30s and both individually important and representative examples of Bungalow-era housing. As well, the street allows a view to the rear of the mansion Astolat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



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

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

# Precinct 29.1, Riversdale Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

## Precinct 29.1, Riversdale Estate

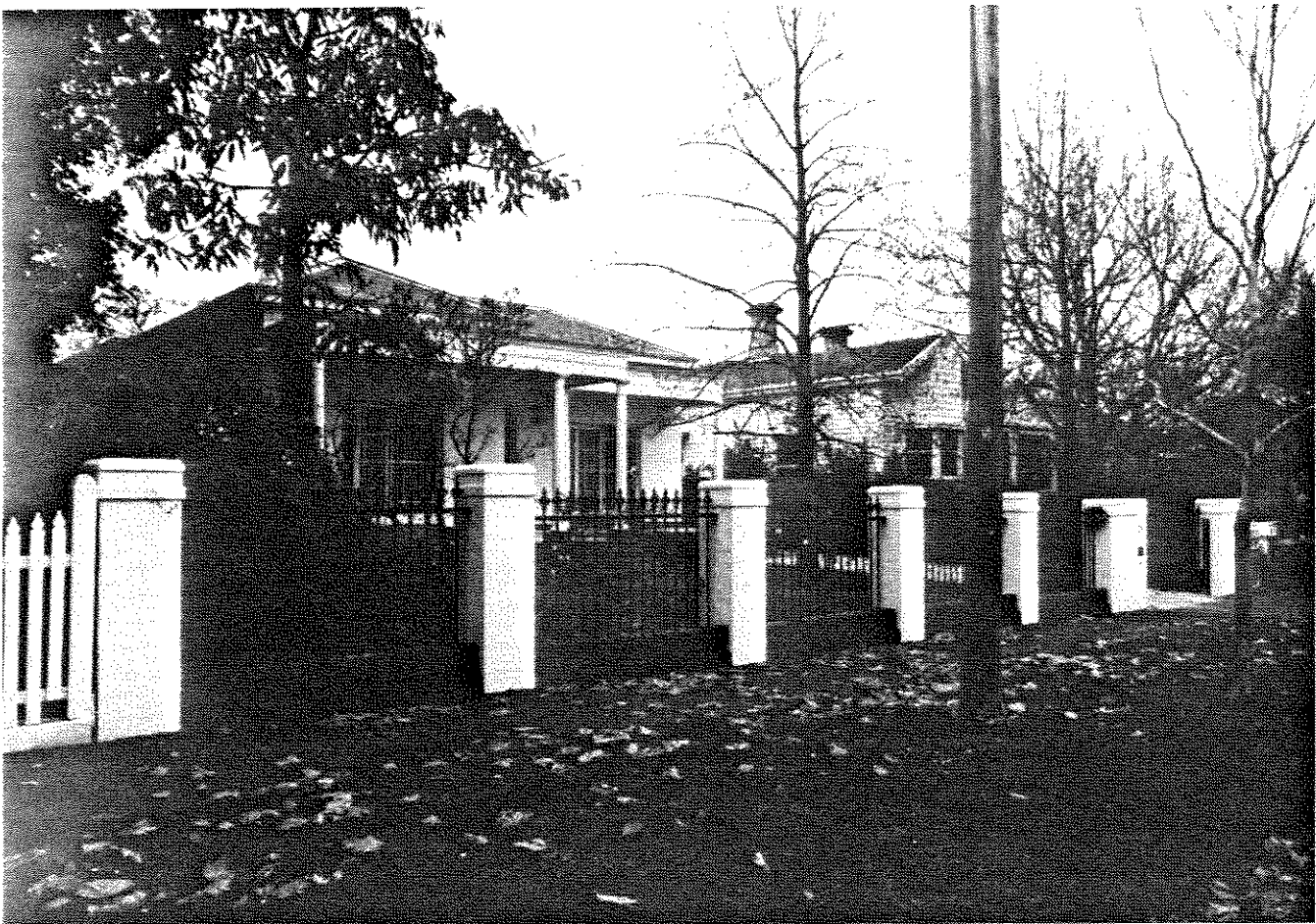
### History

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

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

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

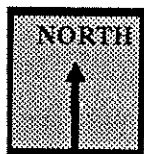
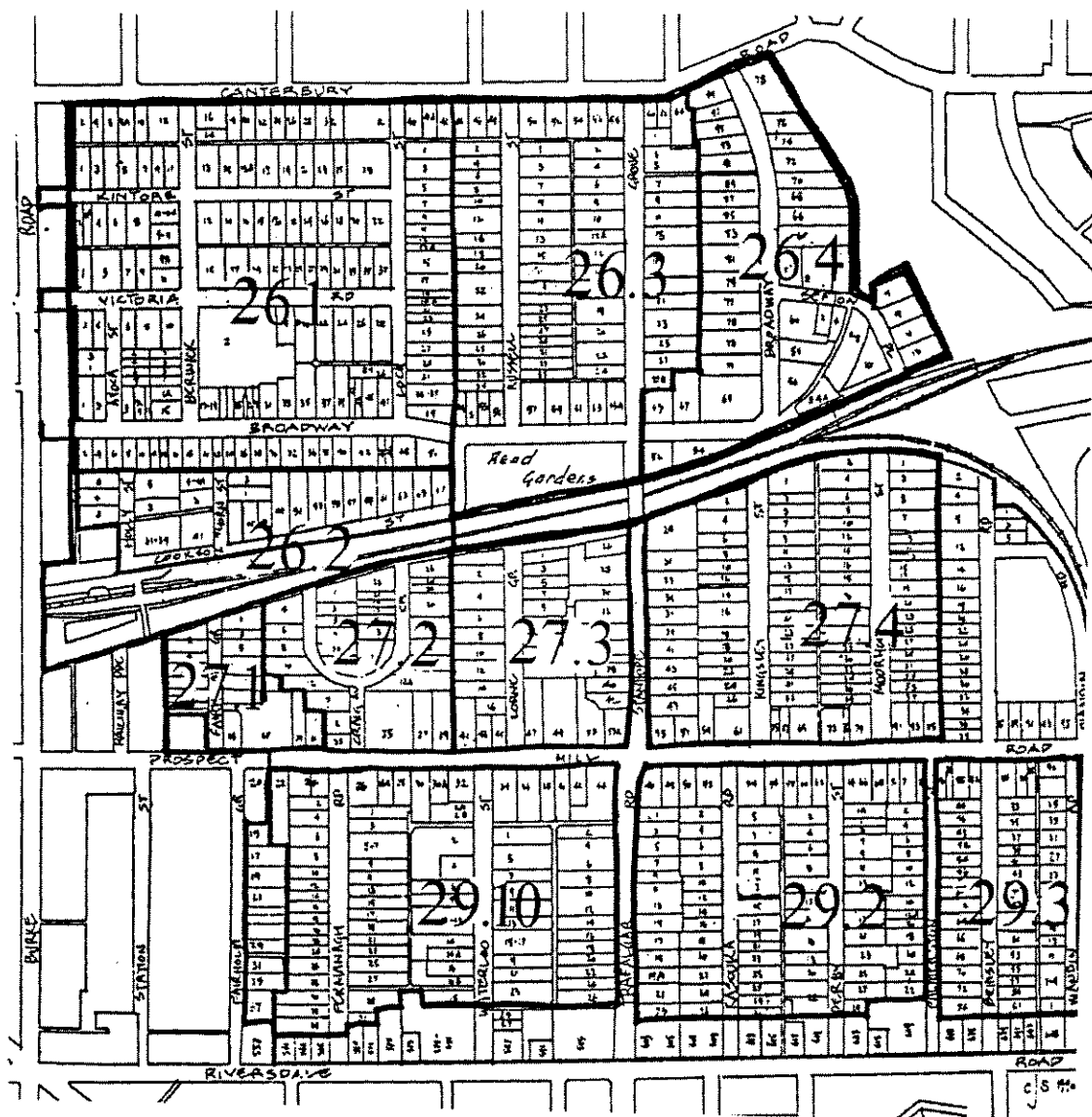
The Riversdale Estate included three schools: Miss E.J. Parish began a School for Ladies on the corner of Riversdale and Trafalgar Roads in 1888. A grammar school founded in 1888 by Arthur Bertram Taylor and later to become Camberwell College, under William Camberwell, was situated in Fermanagh Road,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



*Waterloo Street*

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

# Precinct 29.2, Kasouka & Gladstone Park Estates



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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



## **Precinct 29.2, Kasouka & Gladstone Park Estates**

### **History**

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

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

### **Description**

#### **Derby Street**

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

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

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

#### **Kasouka Road**

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



*Kasouka Road*

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



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

#### **Description**

##### **Waterloo Street**

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

##### **Fermanagh Road**

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

##### **Trafalgar Road**

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

#### **Significance**

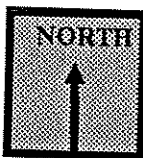
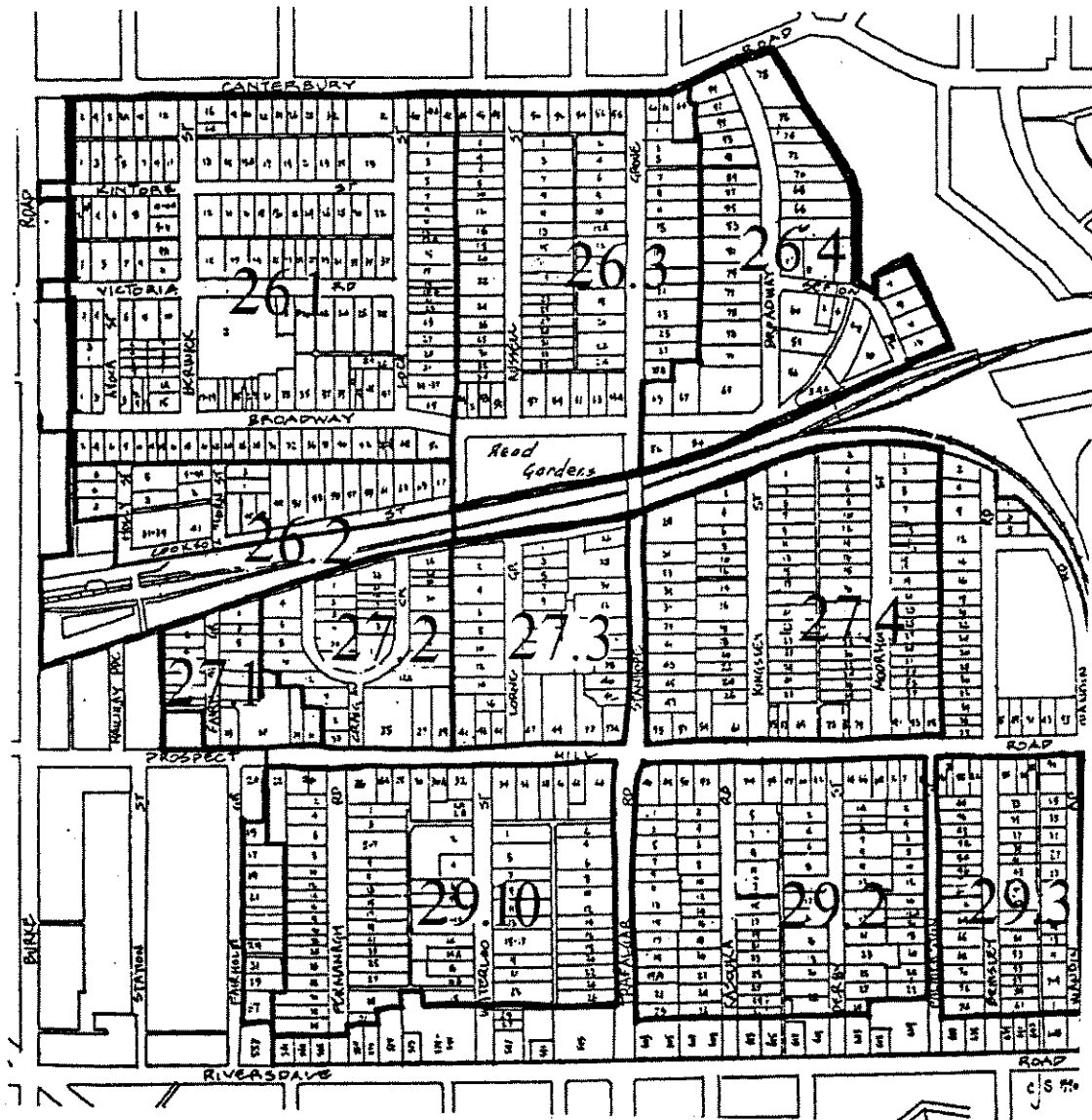
Fermanagh Road and Waterloo Street both possess high integrity to the Victorian & Edwardian eras, with building stock which includes individually important and representative housing from the large to medium sized villa type, exhibiting the typical styles of the era but often with that extra detailing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

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1 D1888; MMBW RP70; D1905; D1915

2 D1888-D1905

# Precinct 29.3, Riversdale Estate (south)



CITY OF CAMBERWELL URBAN CONSERVATION STUDY  
1986, 1991

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

#### **History**

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

#### **Description**

##### **Brinsley Road**

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

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

##### **Wandin Road**

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

#### **Significance**

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



*Brinsley Road*

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

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

#### Palmerston Street

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

#### Significance

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