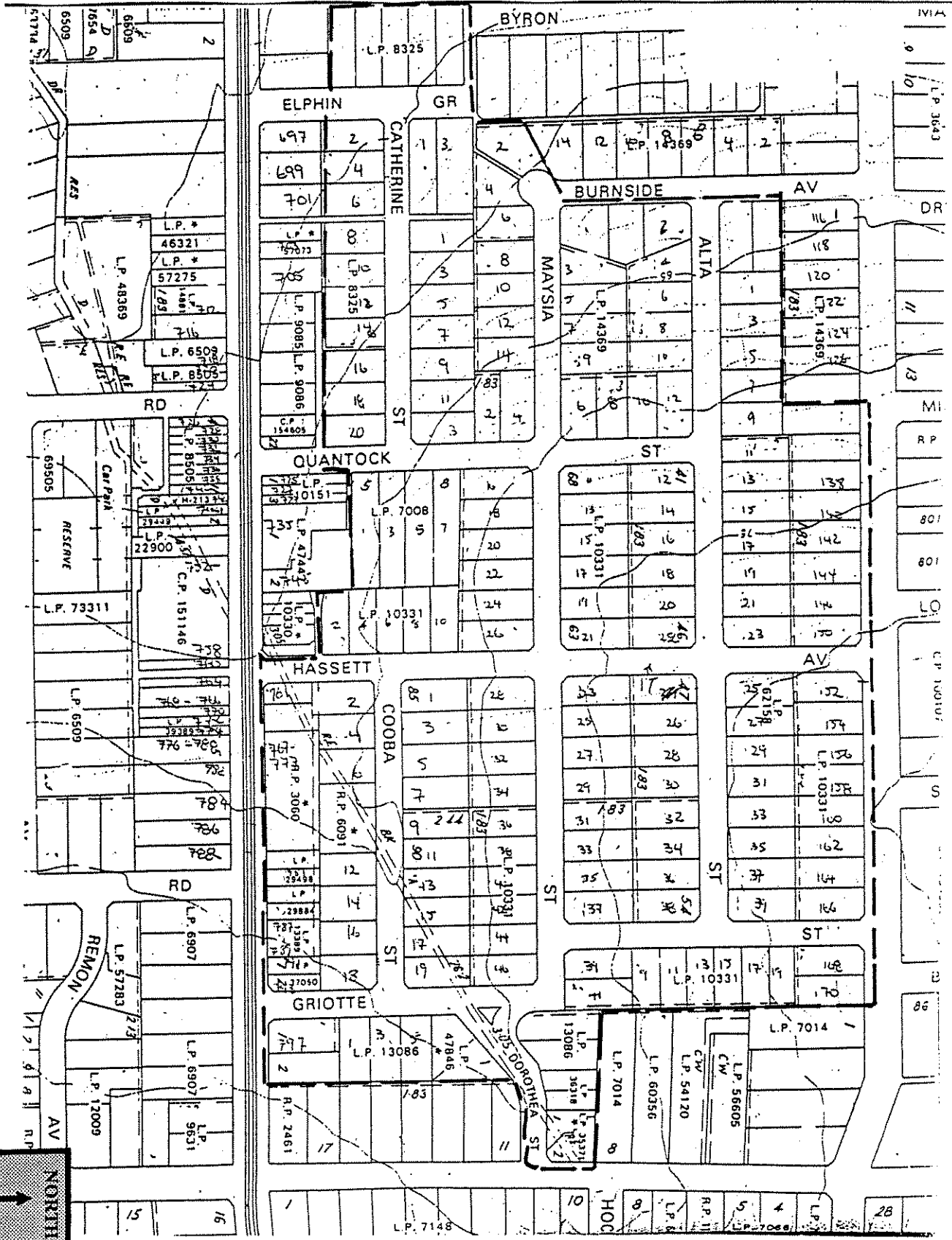


Precinct 15, Hassett's Estate



CITY OF CAMBERWELL URBAN CONSERVATION STUDY
1986, 1991

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

Precinct 15, Hassett's Estate

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

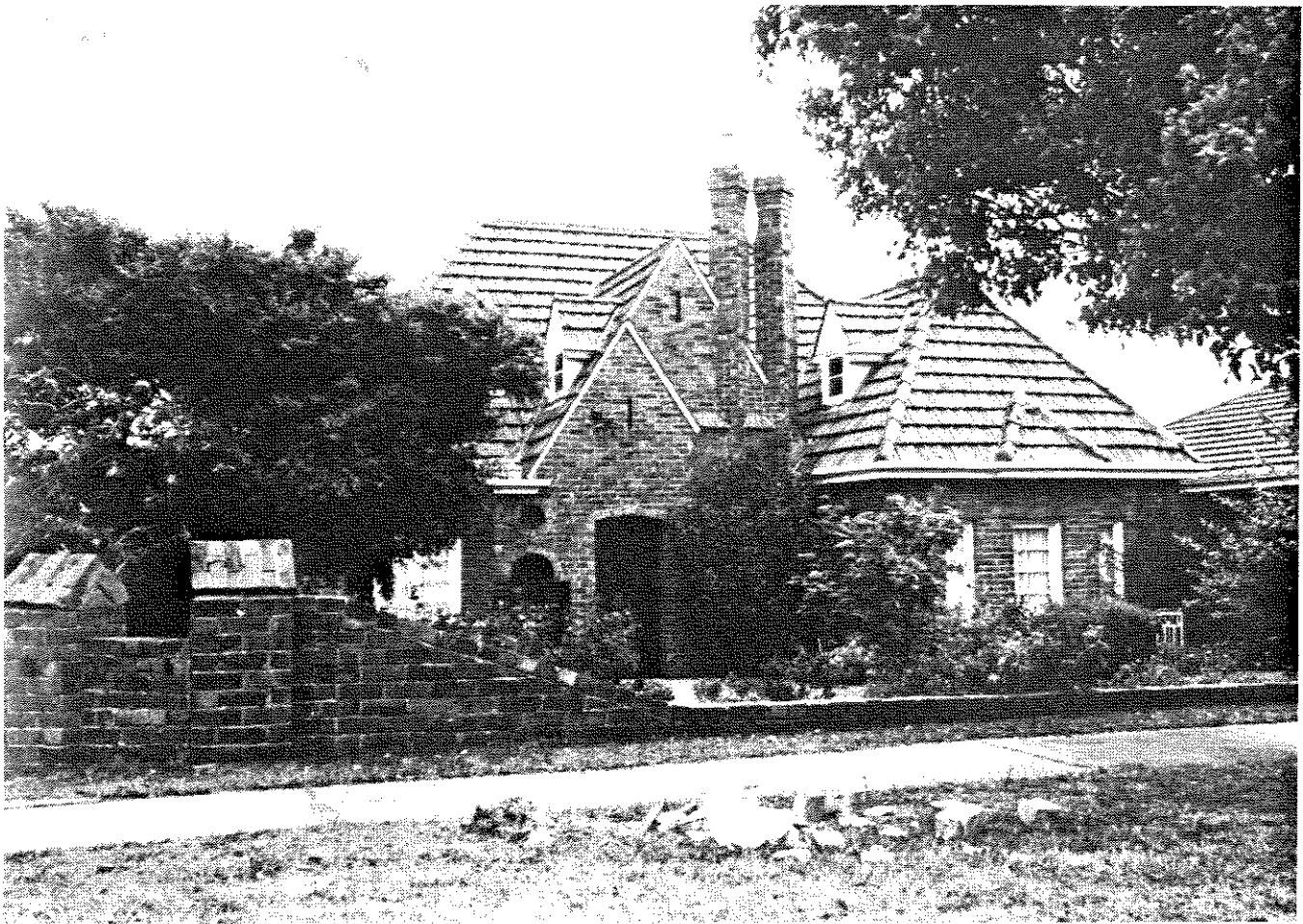
History

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

chael J. Hassett residing in Matlock Street, Camberwell,² while sale posters told of the Hassett family's long tenure in the area. Major sale dates were May 1924 and March 1927.³

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

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 rivaled, while Prospect Hill Road is well-known as one of the finest residential roads in the suburbs. After going over the Estate



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

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

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

It is really money wasted to erect a good home on a bad allotment. You must build so that your house will appear even better than it really is, because of the allotment of land it is built on. On the other hand, quite plain looking houses when placed on a good allotment appear to be far superior than they really are. It is to your advantage to select a good allotment for appearance sale¹.

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.²

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

Street period expression of identified sites⁴ from the era 1916-40 with those from the era 1916-30 in brackets:

Alta Street 100% (86%)

Burnside Avenue 100%

Byron Street 60%

Catherine Street 100% (73%)

Elphin Grove 100% (82%)

Griotte Street 100%

Maysia Street 100% (89%)

Historic Themes:

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

Themes:

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

(v) typical residential lifestyles and their physical expression

Description

Elphin Grove

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

Byron Street

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

Catherine Street

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

Quantock Street

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

Alta Street

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

Burnside Avenue

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

Griotte Street

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

Maysia Street

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

Riversdale Road

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

Cooba Street

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

Significance

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

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