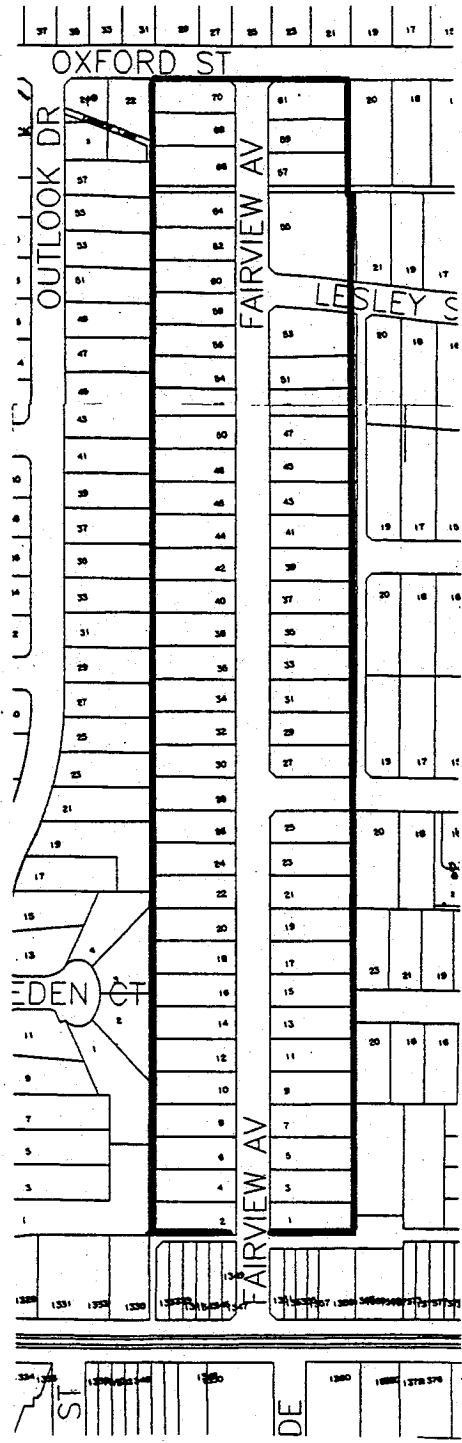


1997 Review of Urban Conservation from the
 Camberwell Conservation Study 1991
FAIRVIEW AVENUE, BURWOOD
AREA CITATION



FAIRVIEW AVENUE, BURWOOD 1997 HERITAGE ASSESSMENT

Introduction

The above street has been the subject of previous assessments:

John Herniman & Associates, as an urban character area for residents of Fairview Ave, 1995;
Chris McConville & Associates, associated Historical character report, 1995

This report was commissioned by the City of Boroondara in 1997 as part of an Urban Conservation Area review.

Background

The McConville study found that the Norwood Heights Estate was advertised for sale in 1923, with Fairview Ave. as the centrepiece (lots 6-68) and commercial sites facing Toorak Road (69-74). This amounted to '65 splendid home sites' and lots for '10 fine shops' (cites subdivision plan, 1923). The estate had 'the highest and best building land in South Camberwell' and was served with reticulated water. The estate overlooked farming land; it was on the rural fringe. Typically the land was also near the Burwood electric tram terminus (open 1916). McConville also notes the alternating pinoak and camphor laurel street tree planting (deciduous and evergreen): these two tree types were used frequently in the City of Camberwell during the inter-war period. Similarly it reflected the Council by-laws which regulated lot size and set-backs but in this case it was not a declared brick area nor were there brick covenants, as was the case for much of Camberwell. He recognised the homogeneity of the development in the street, compared to other adjoining land which had mixed land use.

1997 Survey

As has been noted previously the street is paved with asphalt with basalt kerbs, typical of much of the former City of Camberwell. The trees are alternating camphor laurels and pinoaks, with pollarding for overhead wires.

The general character is of the 1930s, single storey, with timber cladding and, in some cases Moderne detailing and in others Old English around porches or windows. A few of the earlier houses are in the Bungalow format, one appearing to be a standard State Bank design. There are alterations in detail to many houses and in some cases major alterations.

Number	date (apprx)	heritage value (A-E)	notes	contribution
70	c1935	D	hipped roof form	
68	c1935	D*	hipped & gabled; Edwardian-era detail added, altered; new Victorian-era fence	
66	c1930	D		
64	c1935	D	curved Moderne style porch; hipped roof form; corner windows	
62	c1935	D	hipped roof form; chevron lights in door; new Edwardian-era porch; fence	
60	c1935	D	hipped roof form; Victorian-era fence	
58	c1935	D	hipped roof form; new Edwardian-era fence	
56	c1935	D	hipped & gabled roof form; Tudor brick porch	
54	c1935	D	hipped & gabled roof form; SSB Bungalow form; new Edwardian-	

			era fence; privet hedge; related colours	
52	c1940-	D	brick cladding; hipped & gabled roof form; Tudor porch	
50	c1935	D		
48	c1935	D	hipped roof form; new tiles	
46	c1930	D	hipped & gabled roof form; shingled bow window	
44	c1940	D	clinker brick clad; hipped roof form; unrelated to rest of street	No?
42	c1940	D	gabled roof form (Ranch form); unlike rest of street	
40	c1940	D*	brick; hipped roof form; new Edwardian-era detail	No
38	c1930	D	hipped roof form; neo-Grec columns	
36	c1935	D	Moderne style; hipped roof form brick porch; related fence	
34	c1930	D	Torrilla -hipped roof form; related chain wire fence (CP)	
32	c1930	D	hipped roof form; new Victorian-era pickets	
30	c1935	C	gabled roof form with unusual round porch; unusual garden elements including notable Willow Pattern scene as garden (CP)	
28	c1930	D*	hipped roof form; altered	
26	c1955-60	D	unrelated, brick	No
24	c1930	D	hipped roof form; bowed window	
22	c1935	D	hipped roof form; original fence	
20	c1930	D*	unusual side entry porch; windows altered	
18	c1935	D	gabled roof form; unusual design	
16	c1935	D	hipped roof form; clinker brick	form only
14	c1930	D	hipped roof form	
12	c1930	D*	hipped roof form; altered; new Victorian-era fence	
10	c1930	D*	hipped roof form; altered	
8	c1955	D	unrelated brick	No
6	c1930	D	hipped roof form; spiralled columns	

4	c1955	D	unrelated brick	No
2	c1930	C	hipped roof form; Tudor arches notable	
1	c1955	D	unrelated brick, hipped roof form	No
3	c1930	D	hipped roof form;	
5	c1935	C	hipped roof form; twin Tudor arches unusual; residence of the Rev. Henry W. Frederick a regionally significant person	
7	c1935	D*	hipped roof form; altered;	
9	c1955	D	brick, hipped roof form unrelated	No
11	c1930	D	hipped roof form; simulated stained timber; trees	
13	c1930	D	hipped & gabled roof form; related fence	
15	c1930	D	hipped & gabled roof form	
17	c1930	D	hipped & gabled roof form; bowed window; new Victorian-era picket	
19	c1930	E	altered	No
21	c1930	D*	window altered; reclad; hipped roof form	
23	c1930	D	gabled roof form; broad picket related; altered	
25	c1955	D	unrelated corner site	No
27	c1955	D	unrelated	No
29	c1930	D	hipped roof form	
31	c1930	D	hipped roof form	
33	c1930	D	hipped roof form	
35	c1930	D*	hipped roof form; altered	
37	c1930	D*	hipped & gabled roof form; altered	
39	c1955?	D	unrelated brick (reclad?)	No
41	c1935	D*	hipped roof form; windows altered	
43	c1930	D	hipped roof form (CP)	
45	c1930	D	hipped roof form	
47	c1930	D	hipped & gabled roof form; porch altered	
49	c1930	D	obscured; hipped roof form; bowed window	
51	c1940	D	broad weatherboard; hipped & gabled roof form (CP), unusual	
53	c1955	D	unrelated brick	No
55	c1940	D	unrelated; hipped & gabled roof form	No
57	c1930	D	unusual; hipped roof	

			form	
59	c1930	D	hipped roof form	
61	c1955	D	unrelated brick	No

Comparison

The above street compares with precinct 23 Maling's Estate, Union Park & Camberwell Heights where similar if earlier timber Bungalow form houses are also present but with concrete roads. However precinct 23 does not have the extent and maturity of the street trees of Fairview Ave. There are many other timber Bungalow precincts in Melbourne, some, such as in Preston, with more integrity in terms of fences and built elements but lacking the trees and concrete roads.

Fairview Ave. has a demonstrated strong urban character as well as some individually notable houses which have unusual period details. The houses are typical after a standard pattern which derives more from the Tudor revival than the mainstream Californian Bungalow of precinct 23 as well as reflecting the prevailing Moderne style of the late 1930s with rounded porch forms and chevron pattern glazing.

Statement of significance

Fairview Ave is of regional significance for the combination of the following factors:

- as a well preserved timber Bungalow precinct, comparing well with other similar precincts in the metropolitan area and containing some unusual examples of hybrid residential styles;
- for its enhanced period setting, including related street trees;
- as a well preserved representative street of one of the fastest growing suburbs in the metropolitan area at that time;
- for its reflection of the new Camberwell municipal by-laws which regulated lot size and house siting; and
- as an unusual contrast to the largely brick residential estates in the rest of the former Camberwell municipality which resulted from the widespread application there of brick area by-laws.