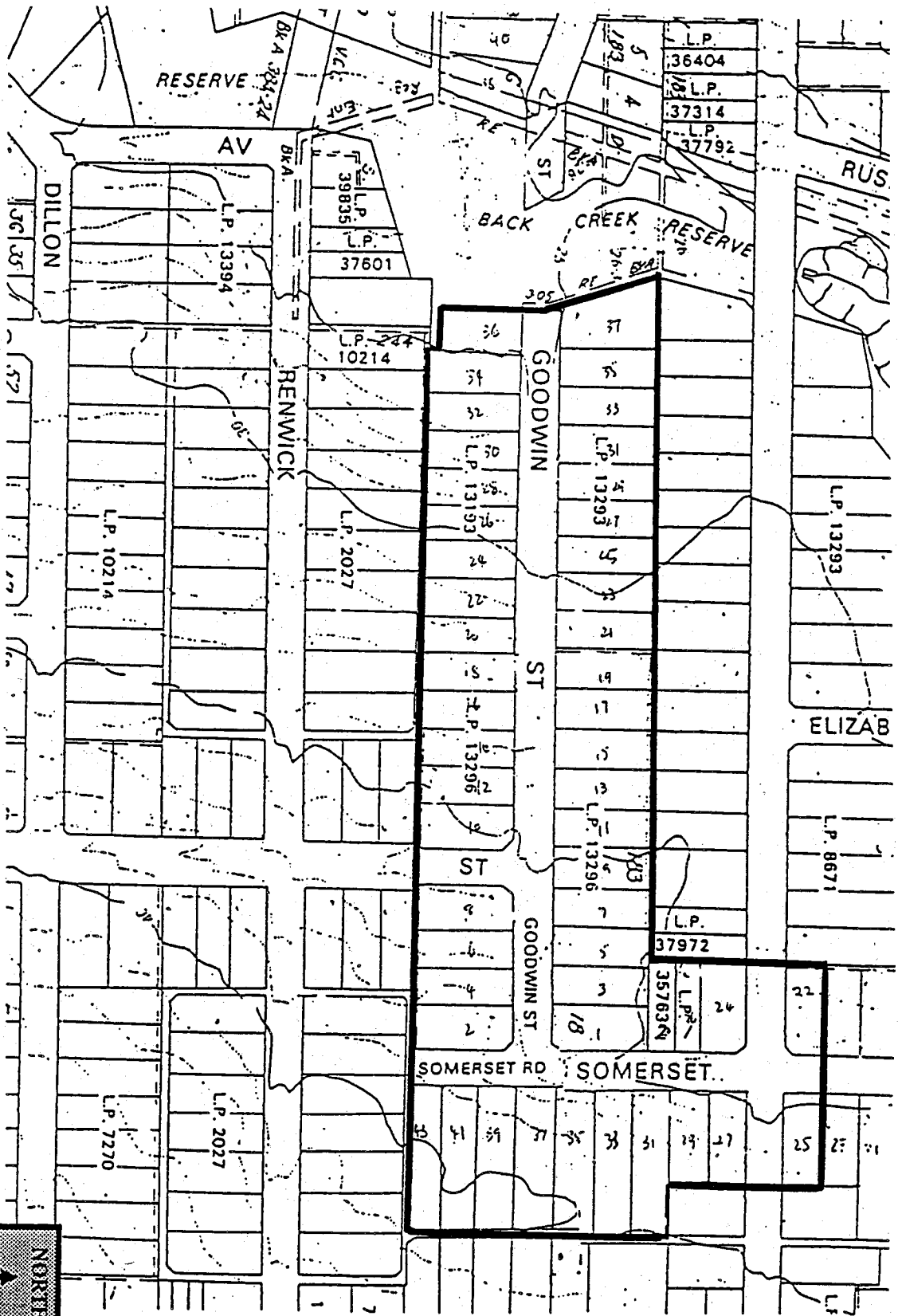


1997 Review of Urban Conservation from the
 Camberwell Conservation Study 1991
**GOODWIN STREET AND SOMERSET ROAD
 AREA CITATION**



1997 Review of Urban Conservation from the
Camberwell Conservation Study 1991
GOODWIN STREET AND SOMERSET ROAD
AREA CITATION (Continued)

History

The two estates around Goodwin Street and Somerset Road also included Denman Avenue and Lincoln Street, (Tyrone estates?). The surveyor, E.L. Braid, declared the first in October, 1929, and James G. Gillespie, the other, in December¹. Gillespie was also responsible for the Cotham Hill, Belmont Heights and Parkside Estates. Braid surveyed the Burke Road Gardens estate and, coincidentally, a revision of the Cotham Hill Estate².

Surveyed one year after the Wall Street crash, the entrepreneurs must have been intrepid. Representation of the immediate post-Depression era (c1931-40) is, nevertheless, strong in the component streets i.e.
Goodwin Street 92%
Somerset Road 70% (97% 1916-40)

Most houses were built in the late 1930s (c1934-8), 1934 being the beginning of building revival throughout the State³. Somerset Road has a similar age profile. The 1916 tramway in Toorak Road presumably aided the growth of this estate.

Historic Themes

Historical themes represented:

- Late 1930's building boom in Camberwell; a range of stylistic references, especially nostalgic elements such as the Old English styles, identified with the period;
- changes in urban form, land tenure and subdivision;
- transport links and modes and their impact on residential and commercial development; and
- typical residential lifestyles and their physical expression.

Description

Goodwin Street

The character of the street is strongly in the 1930s villa idiom, with face brickwork and in many cases unpainted coloured stucco dominating. There are many original fences and gardens. There is also some use of the Moderne style, Old English and Mediterranean villa with timber construction, more than the case at the west end. Individually notable houses include Number 9 with its parged stucco work and unusual Mediterranean villa style, also the patterned brickwork on 5 and similar parging on Number 3.

Somerset Road

The street has a continuation of the Goodwin Street character, with brick and stucco Moderne and Mediterranean villa styles, fences and gardens.

Although the Precinct extends only to include No. 25, as the last house to the north, patches of similar housing do extend to the north.

1991 Statement of Significance

A good and near intact example of the late 1930s estates and historically representative of the late 1930s building boom in Camberwell with a range of stylistic references, especially nostalgic elements identified with the period.

1997 Revised statement of significance

This part of Goodwin Street and Somerset Road is of regional significance for a combination of the following factors:

- as a well-preserved residential precinct of the 1930s with good and near externally intact examples of prevailing house styles, in particular the Old English style;
- as a reflection of the effect of transport development on residential subdivision post First War; and
- an expression of the positive effects of the amenity control induced by local by-laws and title covenants.

¹ LPs 13193, 13196

² LP15004, 12525

³ See analysis, site schedule

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AREA CITATION (Continued)

Implications

Conservation of all identified 1930s era elements in the precinct; conservation of secondary contributory places from the 1940s which have visual associations.

Existing Conditions

Street	1991 notes	1997 description	Site schedule
Goodwin Street	The character of the street is strongly in the 1930s villa idiom, with face brickwork and in many cases unpainted coloured stucco dominating. There are many original fences and gardens. There is also some use of the Moderne style, Old English and Mediterranean villa with timber construction, more the case at the west end. Individually notable houses include Number 9 with its parged stucco work and unusual Mediterranean villa style, also the patterned brickwork on 5 and similar parging on Number 3	Catalogue of 1930s medium sized brick house styles, mainly Old English and Mediterranean, with some Modernist houses at the west end; street trees pinoaks. Changes: rear addition at 23; new Georgian at 29 and 32 (contributory houses removed)	remove 29, 32 from schedule
Somerset Road	This street has a continuation of the Goodwin Street character, with brick and stucco Moderne and Mediterranean villa styles, fences and gardens. Although the Precinct extends only to include No. 25, as the last house to the north, patches of similar housing do extend to the north.	1930s mainly brick houses which relate to Goodwin although having more of the Mediterranean style. Boundary not well defined on the north end- schedule does not include 22-24 which are of the era but of timber. Changes: no major changes.	add 22, 24 to schedule as 'D' value and contributory to a level 2 streetscape

Conclusion

No major changes to heritage significance of precinct.

Recommendation

Seek heritage overlay control in the Boroondara planning scheme for this precinct, changes which have occurred should be accounted for in the schedule.