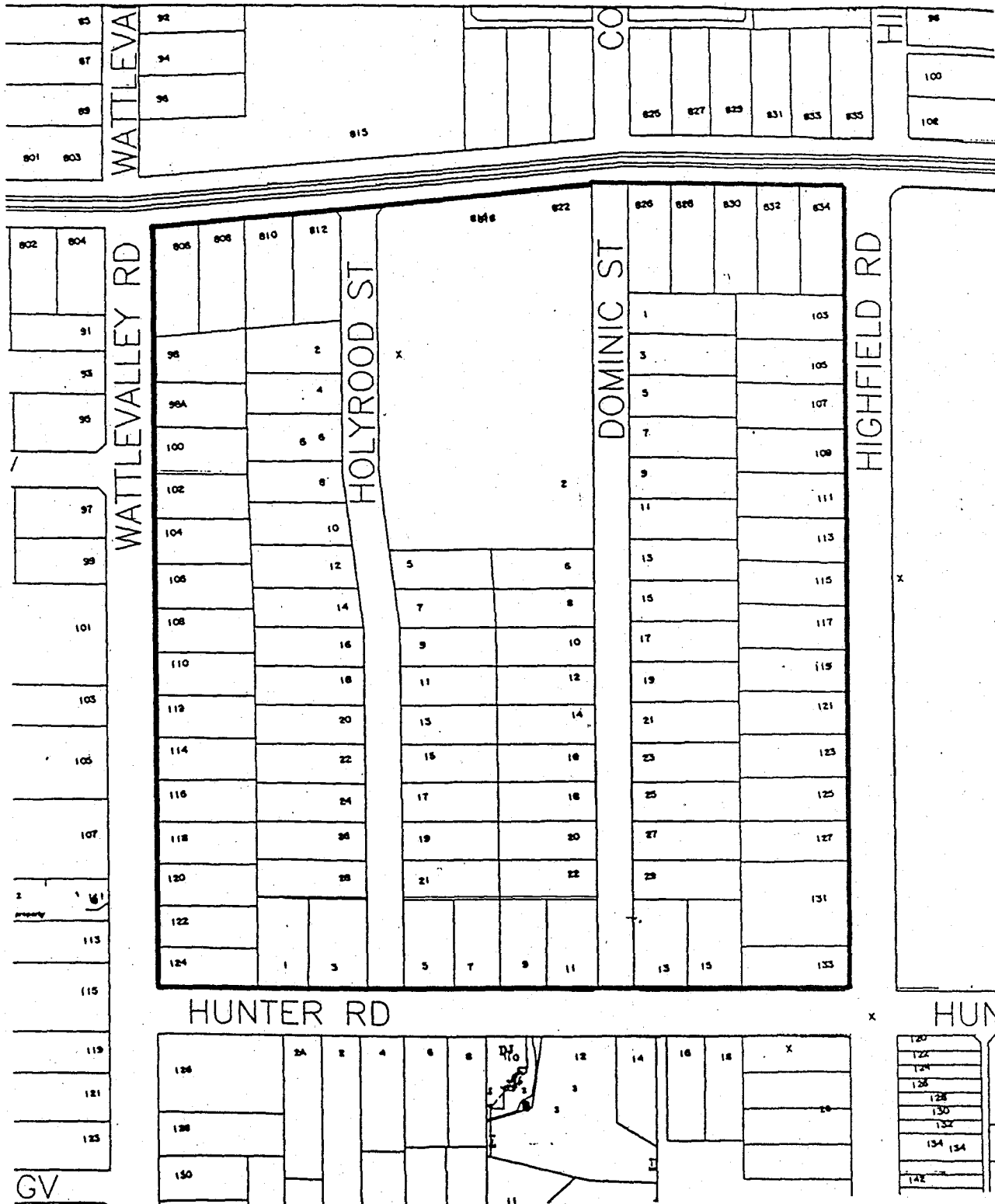


1997 Review of Urban Conservation from the  
 Camberwell Conservation Study 1991  
**HOLYROOD ESTATE**  
**AREA CITATION**



1997 Review of Urban Conservation from the  
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**HOLYROOD ESTATE**  
**AREA CITATION (Continued)**

Two residential streets, concrete paved, with notable early 1930s housing groups, and a historical connection to the former mansion, Holyrood at the Holyrood/Riversdale Road corner and St Dominic's church at the Dominic Street corner. Catholic occupation of these lots coincided with the development of the estate around them, hence St Dominic's sites are included in the proposed urban conservation area although incompatible in scale and materials.

### **HISTORY**

Named after the nearby Riversdale Road mansion from which the land was taken for the estate, the Holyrood (q.v.) subdivision was lodged for approval in 1924 by surveyor, S. Callanan.<sup>1</sup> Callanan also laid out Camberwell City Heights and the Summerhill Road Estate.<sup>2</sup> Its main streets were Holyrood, Dominic (St. Dominic's was at the corner with Riverside Road) and Hunter. Concrete roads (in part) and mainly early 1930's housing to allow the estate to epitomise the continuation of the massive growth in house numbers compared to other Melbourne suburbs in that era.<sup>3</sup> Meanwhile, the advent of the tramway in 1916 along Riversdale Road helped focus the placement of this new population.

Holyrood (q.v.), later St. Dominic's priory, was owned in 1895 by Anglesea Highett and later occupied by the noted metallurgist, Sir John Higgins.<sup>4</sup> The 1929 MMBW Record Plan showed a thin sprinkling of houses in the area with concentrations only in Carramar Avenue and Doonkuna Avenue east. Streets in the Holyrood Estate were largely vacant except for Hunter Road.<sup>5</sup>

Street period expression for identified sites from the era 1926-30 and, in brackets, the era 1931-40 are:

Dominic Street 60% (32%)

Holyrood Street 39% (48%)

Hunter Road 43% (26%)

### **HISTORIC THEMES**

Historic themes: Progress and wealth of Camberwell in the late twenties and then through the worst years of the depression, ie:

- i) changes in urban form, land tenure and subdivision;
- ii) changes in social form and its impact on the physical form;
- iii) transport links and modes and their impact on residential and commercial development; and
- iv) typical residential lifestyles and their physical expression.

### **DESCRIPTION**

#### **DOMINIC STREET**

The street has a concrete roadway. Housing is generally masonry, in a combination of stucco and brick, using the Old English style, such as in Number 6, and the Bungalow style, such as in Number 15, as well as the Italian villa style (Number 17). The street character strengthens towards the south. There are some original fences, such as in 16, 18 and 20.

<sup>1</sup> LP10534

<sup>2</sup> Lps9874, 11185

<sup>3</sup> See Environmental History: in 1929 Camberwell had the most houses built in the Melbourne metropolitan area

<sup>4</sup> See Vol. 4

<sup>5</sup> MMBW RP75

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*HOLYROOD STREET*

Masonry face brick and stucco houses in the Mediterranean and Old English style, with a concrete road and Queensland Brush Box street trees (*Lophostemon confertus*) are empathetic with the area. Non-conforming development of recent date include Numbers 6, 6A and 8, also 10 and 12, almost eliminating the contribution of recent date include the northern end, west side of street, to the precinct. However, given the inclusion of the church complex and sites along Wattle Valley Road, the precinct boundary takes in the whole estate at this point.

*HUNTER ROAD, NORTH SIDE ONLY*

Consists mainly of stucco Italian villa style houses.

*WATTLE VALLEY ROAD*

The frontage in the Holyrood Estate has similar era housing (late 1920s), but they are manly larger dwellings. There is some new development and also some earlier Bungalow style houses.

**1991 STATEMENT OF SIGNIFICANCE**

Historically, an estate with the essential elements of the later 1920s development of Camberwell. Architecturally, very expressive of the c1925-35 era, with the building stock, street trees and road pavement all specifically related to that era also adjoining an important and prominent church building (St. Dominic's) of the same era which acts as a signpost to the residential estates around it.

**1997 REVISED STATEMENT OF SIGNIFICANCE**

The Holyrood Estate (and associated section of Highfield Road) is of regional significance for a combination of the following factors:

- as a well-preserved grouping of 1920s-30s housing;
- for the enhanced setting of concrete roads and related mature street trees;
- as an expression of the positive effects of municipal by-laws which sought to raise and maintain amenity within the Camberwell area;
- for its relationship with the notable St. Dominic's church which is contemporary with the estate; and
- as an evocation of the Holyrood property subdivision where the proximity to the house and the visual homogeneity of the estate provides a distinct demarcation of the former grounds.

**IMPLICATIONS**

- Conservation of all identified 1920s-30s elements in the precinct.
- Conservation of secondary contributory places from the 1940s which have visual associations.

**CONCLUSION**

No major change to the heritage significance of the precinct, with prospect for inclusion of the adjacent west side of Highfield Road which has related housing development although outside of the Holyrood Estate.

**RECOMMENDATION**

Seek heritage overlay control in the Boroondara planning scheme for this precinct.

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**AREA CITATION (Continued)**

*Existing Conditions*

Street	1991 notes	1997 description	Site schedule
Dominic Street	The street has a concrete roadway. Housing is generally masonry, in a combination of stucco and brick, using the Old English style, such as in Number 6, and the Bungalow style, such as in Number 15, also Italian villa style (Number 17). The street character strengthens towards the south. There are some original fences, such as in 18, 16 and 20.	Concrete road, Bungalow, English & Mediterranean style, all brick, typical 1930s character; church complex at north end. Change: No major change	
Holyrood Street	Masonry face brick and stucco houses in the Mediterranean and Old English style, with a concrete road and street trees ('Lophostemon confertus') empathetic with the era. Non-conforming development of recent date include Numbers 6, 6A and 8, also 10 and 12, eliminating the northern end, west side of street from the precinct.	North end dominated by notable church and former residence, with some diverse housing development opposite: main 1930s character starts at 14, 5 Holyrood St and continues south; concrete road. Change: no major change but potential to omit 2-12 from area or do so by site schedule.	schedule 2, 4, 6 as non-contributory elements to the streetscape and precinct
Highfield Rd		Many notable 1930s houses on the west frontage, North of Hunter: should be considered for addition to precinct. Shop row on the east side is also related.	suggest inclusion of identified sites in the range of 103-133 (odd numbers) as contributory in the schedule (101, 113, 125 already scheduled)
Hunter Road	Consists mainly of stucco Italian villa style houses. The south side contains the notable 12 Hunter Road which extends across a wide frontage via its landscape but is otherwise isolated in the streetscape.	1930s housing, notable 12 Hunter on south side. Change: no major change	
Riversdale Rd		1930s character east of church with only two storey 830 being not closely related. Section west of church should be omitted from the area or managed via site schedule. Change: no major change	remove 806, 812 from schedule

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Wattle Valley Road	This frontage of the estate has similar era housing, but mainly larger dwellings, with some new development and also some earlier Bungalow style houses.	East side only, large houses, some individually notable. Change: 98A has been redeveloped in a two storey unrelated manner Change: no major change	remove 98A from schedule
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