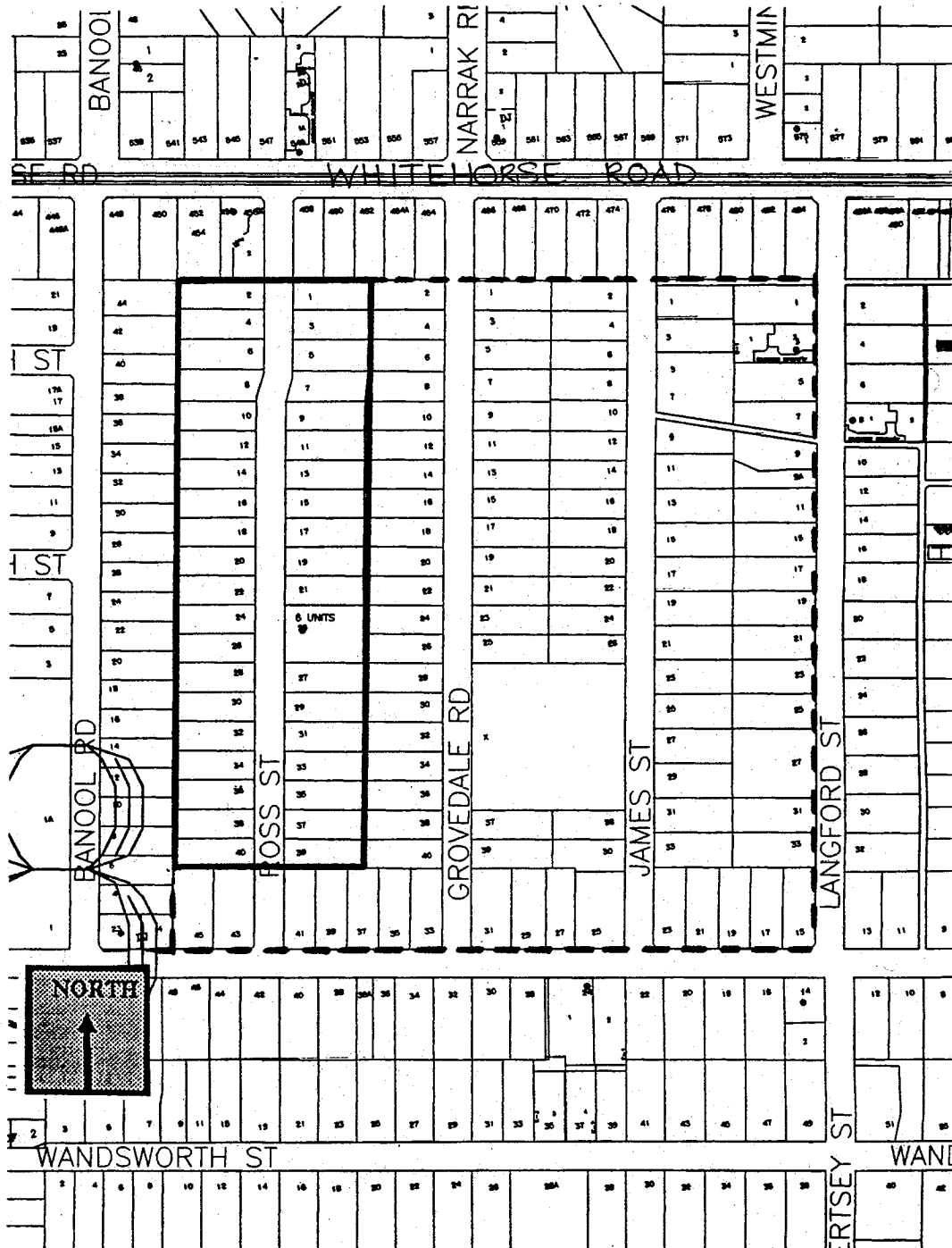


1997 Review of Urban Conservation from the
Camberwell Conservation Study 1991

**ROSS STREET
AREA CITATION**



Proposed area of Regional heritage significance (current)



Potential area of Local heritage significance (future)

1997 Review of Urban Conservation from the
Camberwell Conservation Study 1991
ROSS STREET
AREA CITATION (Continued)

Ross Street, identified as an area of regional heritage significance is part of Maling's Estate, whose associated streets (Grovedale Road and James Street) have been identified as locally significant.

HISTORY

George Parsons and Sons laid out Ross, Grovedale and James Streets (Maling's Estate (1920))¹ in a conventional way for the time, ie. 50 x 135 feet house blocks and drainage easements at the rear of blocks instead of the 19th century right-of-ways. Noted on the sale plan for this block was a reserve, between Grovedale and James Street, which had been '.... taken over by Camberwell Council for Public gardens.' The plan offered 110 'Beautiful Home Sites....Ideally situated right on Whitehorse Road Electric Tram Route.' All services were available².

Street period expression of *identified sites only* from the era 1916-30 with the street percentages of 1916-40 in brackets:

Ross Street 93%(48%)

The Bungalow era development emphasis is clear.

HISTORIC THEMES

- (i) Changes in urban form, land tenure and subdivision;
- (ii) Transport links and modes and their impact on residential and commercial development; and
- (iii) Typical residential lifestyles and their physical expression.

The following is an extract from the 1991 Camberwell Conservation Study

1991 STATEMENT OF SIGNIFICANCE

Faithfully represents one of the city's most rapid residential growth periods with brick and timber Bungalow style housing set near a new public transport route, in contemporary road surfaces such as concrete and on 50 feet frontage blocks as required by new city by-laws.

1997 REVISED STATEMENT OF SIGNIFICANCE

Ross Street is of Regional significance for the combination of the following factors:

- as well preserved timber Bungalow precinct, comparing well with other similar precincts in the metropolitan area;
- for its enhanced period setting, including concrete road and footpath paving and some related street trees;
- as a well preserved representative 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;
- as an unusual contrast to the largely brick residential estates in the rest of the former Camberwell municipality which resulted from the widespread application of brick area by-laws.

IMPLICATIONS

Conservation of all identified 1920s elements in the street.

¹ 8377

² CCL Plan 310, LP8377, solicitors Leach & Thompson, 410 Bourke Street

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ROSS STREET
AREA CITATION (Continued)

Existing Conditions

Street	1991 notes	1997 description	Site Schedule
Ross Street	The street has a concrete roadway and timber Bungalow character on either side. Indian Bungalow examples include 25 and a good Californian example is Number 21. The dominance lies with the Californian. Number 13 has original stained timberwork and the street generally has original garden elements with some wire fabric fences (10). Another notable fence is on Number 2, using Chinese pattern iron and concrete piers.	Timber Bungalow area, concrete road, good integrity at south end, street trees (some camphor laurel), some intrusions at 11, 23 (1970s). Changes new Georgian at 10, 24, new Modernist at 16, 12 rear addition, new development at 3 Potential precinct as street only.	remove 1, 2, 3 from schedule; add 40 (1928), 38 (1926), 36 (1927), 34 (1926), 22 (1928), 20 (1927), 18 (c1935?), 14 (1928), 12 (1928) as 'D' grade, level 2 streetscape to schedule

CONCLUSION

The major changes to the contributory sites within this precinct have resulted in its original heritage value being reduced to that of local interest for most of the precinct as a result of a marked reduction in the expression of the significant period. However Ross Street retains its character and should be included as scheduled, with no Whitehorse Road or Weybridge Street frontages.

RECOMMENDATION

Seek heritage overlay control in the Boroondara Planning Scheme for Ross Street.