
CAMBERWELL LINKS ESTATE PRECINCT



CAMBERWELL LINKS
ESTATE PRECINCT map



CAMBERWELL LINKS
ESTATE PRECINCT street



2 Stodard Street.jpg



9 Christowel Street.jpg



14 Stodart Street.jpg

Location

1-17 Christowel Street and 2-18 Christowel Street and 638-646 Riversdale Road and 2A-18 Westbourne Grove and 1A Stodart Street and 2-14 Stodart Street CAMBERWELL, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO732

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 21, 2018

What is Significant?

The Camberwell Links Estate Precinct, comprising 1-17 & 2-18 Christowel Street; 638-646 Riversdale Road; 2A-18 Westbourne Grove and 1A & 2-14 Stodart Street, Camberwell, is significant. The Camberwell Links Estate Precinct comprises a relatively wide selection of houses, both in terms of period of construction (1915-1930s), and a variety of substantial residences built in interwar styles. The combination of straight and curved streets, the garden settings and the row of Bhutan cypress (*Cupressus torulosa*) along Westbourne Grove are all of significance, giving the precinct a characteristic interwar character.

How is it significant?

The precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the Camberwell Links Estate Precinct illustrates the influence of the electrification of the tramways and railway on the subdivision and development of housing in Camberwell during the interwar period. The railways and tramways were essential to suburban development, this is exemplified in the Camberwell Links Estate, which has a close proximity to both the tram and railway line. The cypress row along Westbourne Grove, planted to screen the railway line from the new housing, is of contributory significance as a historic link to the housing development of the precinct. The Camberwell Links Estate also demonstrates the suburban growth and subdivisions made possible by the easing of bank finance and the existence of loan schemes in the interwar period. As such the precinct shows a strong expression from Camberwell's major growth period. (Criterion A)

The Camberwell Links Estate is highly representative of the interwar era of the mid-1910s to the late 1930s, showing excellent examples of architectural styles of the period, including Arts and Crafts Bungalows, but also Californian and Attic Bungalow styles with some Old English, Spanish Mission and Moderne examples. With most development occurring during the early to mid-1920s, the character of the precinct is derived from the high level of integrity of its houses in garden settings. The precinct is also representative of the inter-war suburban development, where the combination of curved and straight streets, was popular among town planners in the early 20th century. (Criterion D)

The Camberwell Links Estate Precinct is of aesthetic significance as a collection of houses with a high level of intact decorative detail, especially among the Arts and Crafts, Attic and Californian Bungalows. Elements of high aesthetic value include the garden settings, original fences, complex roofs, tall chimneys, leadlight windows, porches and balustrades and the consistent use of contrasting materials such as roughcast render, timber, terra cotta tile and shingles with red brick. The streetscape is enhanced by the combination of curved and straight streets and generally consistent setbacks. The row of mature Bhutan cypress (*Cupressus torulosa*) along Westbourne Grove form a significant landscape element in its own right.

Individually Significant houses in the precinct have significant aesthetic characteristics described below:

The Individually Significant houses within the precinct have their own aesthetic significance. 8 Christowel Street is a Federation/Arts and Craft Bungalow with decorative quoining brick work and a roughcast front and side gable. The tapered roughcast chimneys with terracotta chimney tops are common within the Arts and Crafts style. The combination of the materials red brick, roughcast, and terracotta tiles create visual interest.

The Attic Bungalow at 2 Stodart Street is a substantial example of the eclectic and irregular form of the Arts and Crafts style. Although overpainted, the contrasting materials, roughcast, brick and timber shingles are still visible. The Arts and Crafts details are also noticed in the corner buttressing and the tall engaged chimney.

12 Stodart Street has an impressive hip roof with flaring hips, giving the house much of its height and Oriental character. The roof is clad with terracotta shingles and a smaller pyramidal roof over the central front porch mirrors the main roof. Soaring chimneys with quarter turned shafts sit on either side of the house, adding to the impressive roof height. The house is architect designed, however the architect is unknown.

14 Stodart Street is a fine example of the Old English style with overlapping gables, a steeply pitched roof and decorative half-timbered details. The aesthetic details of the style are also evident in the stepped chimney,

original clinker brick fence, and vertical gable vent detail. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study: Vol. 2 Camberwell, Context, 2018;
Construction dates	1915,
Architect/Designer	Hamilton, Robert B.,
Hermes Number	202110
Property Number	

Physical Description 1

Precinct as a whole

The Camberwell Links Estate is bordered by Riversdale Road to the north, the Golf Links Estate (HO1) to the south and the railway line to the east. HO1, the Golf Links Estate was subdivided in 1927 and lots were offered for sale later that year. The Camberwell Links Estate, which consists of housing styles from c.1915 to early 1930s comprises some earlier development than the Golf Links Estate. To the north of Camberwell Links Estate, on the other side of Riversdale Road, lies HO159 Prospect Hill Road Precinct, which mainly consists of late Victorian and Federation houses and some interwar houses.

The railway line, Riversdale Road, and Stodart Street, linking Christowel Street and Westbourne Grove, offers clear boundaries to the precinct. The combination of straight and curved streets within the Camberwell Links Estate, such as the slight bend of Westbourne Grove, are typical of this era. The streetscape is enhanced by the row of mature Bhutan Cypress (*Cupressus torulosa*) on the eastern side of Westbourne Grove, bordering the railway line. The trees, sixty-nine in total, have been planted as a screen between the housing development and the railway line most likely during the 1920s or 30s.

Due to the curve of Westbourne Grove there are a number of irregularly shaped blocks towards the northern end of the street where the houses have smaller setbacks. However, on Christowel & Stodart streets, the setbacks are fairly consistent. One of the later developments in the precinct, from 1933, is the Individually Significant house at 14 Stodart Street. It has one of the largest front gardens and an original low clinker brick fence with piers. There are several examples of low brick original fences within the precinct, an example being at 638 Riversdale Road with engaged piers, or a combination of roughcast and brick, such as the fences at 16 Westbourne Grove and 8 Christowel Street.

The housing styles within the precinct reflecting the interwar era of housing variety. The early development around 1915 includes examples of Federation/Arts and Crafts Bungalows however the majority of the development within the precinct occurred during the 1920s. This is clearly reflected in the housing styles, which are predominantly Arts and Crafts and Californian Bungalows. A few houses were built after 1930, including examples of the Old English, Spanish Mission and Moderne architectural styles.

Early developments 1915-1925

Bungalows are by definition single-storey, however, there is also the Attic Bungalow, with rooms within the roof space. A common style indicator is the use of natural brick, timber weatherboard and shingle and terra cotta tiles. Rather than applied decoration, visual interest was often achieved through the contrast of the cladding materials, such as roughcast, brick and timber shingles. Californian Bungalows have a strong horizontal emphasis, achieved by a low pitch transverse gabled roof, or a flat roofed porch. The Arts and Crafts style bungalow is generally more vertically massed, common details were buttressing and masonry arches around the entrance.

The early development along Christowel Street include the contributory Attic Bungalow at 6 Christowel Street, the contributory Federation Arts & Crafts Bungalow at 8 and the Individually Significant house at and 9 Christowel St, all built c.1915-17. 8 Christowel Street was built c.1917, with unusual decorative details. The house has a roughcast exterior, with an original roughcast fence with piers. The gabled roof has prominent gable verges and Marseille patterned tiles, typical of the style. A small flight of stairs leads up to the front porch, defined by a low roughcast balustrade wall, with hit-and-miss brickwork. The front porch is arched and sits under a hipped roof with exposed rafters. The combination of the gabled and hipped roof form is typical of the Federation Arts and Crafts style. The two corner piers of the porch extend above the roofline creating a decorative feature. On the other side of the facade sits a transverse gable with vertical timber strapping. The window has been replaced. The other front windows are original with Arts and Crafts style leadlights and a timber window awning running across both windows.

Typical of the Arts and Crafts movement are the tall roughcast chimneys, however the decorative chimneys with cornices at 8 Christowel Street are quite unusual. The house is generally intact. The added garage is somewhat imposing and sits close to the street. Otherwise, 8 Christowel Street is a fine example of the decorative Arts and Crafts Bungalows within the precinct, more prominent in height than the Californian Bungalow style.

Across the road from 8 Christowel Street sits the Individually Significant Federation/Arts and Craft Bungalow at 9 Christowel Street. The Attic Bungalow was built c.1915. The house has a transverse gabled roof, covered by Marseille patterned tiles and a decorative ridge capping. The eaves have exposed rafters, and the entrance porch is set to the side beneath the front gable. The porch is defined by a hit-and-miss brick balustrade wall. The porch is supported by brick piers and two simple timber posts flanking the entrance. The brick bungalow has decorative quoining brick work and a roughcast front and side gable. The tapered roughcast chimneys with terracotta chimney tops are common within the Arts and Crafts style. The combination of red brick and roughcast is characteristic of the era, as are the leadlight windows. The two bow windows of the front facade sit beneath a prominent tiled window awning, supported by timber brackets. A small section of the gable, above the porch, is clad with timber shingles, which architecturally distinguishes the porch from the rest of the gable front. The window awning detail is repeated on the smaller side gable, under which sits a box window. A shed dormer is situated on the south side of the pitched roof. The house is highly intact as viewed from the street, the fence is a later addition, but the original brick gate and posts remain.

The two bungalows at 640 and 644 Riversdale Road are other early examples within the precinct with Arts and Crafts details, built around 1915. The decorative details of 9 Christowel Street are also seen at 644 Riversdale Road. These details include the tiled window awning beneath the front gable, with exposed rafters and timber brackets, as well as the tall roughcast chimneys with terracotta chimney pots.

The Arts and Crafts style continues to influence the development along Christowel Street, Stodart Street, and Westbourne Grove, which includes many fine examples of Arts and Crafts Bungalows from the early to mid-1920s. These include 4, 5, 12, 14, & 16 Christowel Street, 2, 4 & 10 Stodart Street, 4, 6 & 16 Westbourne Grove. The transverse gabled roof form is common within the precinct. Other examples include the gable-fronted form, with a porch set below a minor gable, such is the case at 16 Westbourne Grove. The materials are often a typical contrasting combination of roughcast, brick and timber shingles.

Some of the Arts and Crafts bungalows are modest in size, and simple in its design, such as the intact house at 10 Stodart Street with a gable roof, a corner porch and wide eaves supported by timber brackets. Some are grander in scale, such as the wide frontage Bungalow at 12 Christowel Street with a transverse gabled roof, a wide porch, a combination of box and bay windows, tall chimneys, and a decorative gable vent.

Another grand example of the Arts and Crafts Bungalow is the individually significant attic Bungalow at 2 Stodart Street, built 1924-25. The large roughcast and brick house (now overpainted) is situated on a corner lot. The transverse gabled roof is covered with glazed Marseille patterned tiles. The roof has wide eaves with brackets and prominent gable verges. The front gable is partly projecting, resting on brick piers, creating an open porch below. The front gable is clad with timber shingles. The timber shingles are repeated above the corner bow window and on the side gable. The Arts and Crafts details are also noticed in the corner buttressing and the tall engaged chimney. The house is a significant example of the eclectic and irregular form of the Arts and Crafts style.

The house is intact, however it has been overpainted which has resulted in the different contrasting materials, brick, roughcast and timber shingles, are not as easily distinguished from another. A new carport has been

added.

Later developments 1926-1939

There are also some fine examples of the Californian Bungalow style within the precinct. 3 Westbourne Grove built in 1926, with a wide gabled porch, which features vertical timber strapping and tapered piers, 15 Christowel Street built c.1924, and a later example at no 2 Westbourne Grove.

The individually significant house at 12 Stodart Street was also built in 1928. The hip roof gives the house much of its height and Oriental character. The roof is clad with terracotta shingles, and each hip flares out as it reaches the eaves. A smaller pyramidal roof over the central front porch mirrors the main roof. A flight of stairs leads up to the front porch, which has a brick wall balustrade. The diamond leadlight sash windows are typical of the era. The three soaring chimneys with quarter turned shafts sit on either side of the house, adding to the impressive roof height. The architect, R.B. Hamilton, was heavily influenced by the Arts and Crafts movement during the early 1920s. However, by the end of the 1920s he was regarded as the foremost exponent of the Tudor Revival/Old English style in Melbourne. 12 Stodart Street was built towards the end of Hamilton's Arts and Crafts period.

There have been some recent additions to the house. Two gable dormers have been added, which distract from the simplicity of the oriental influenced roof design. A photo in the 'City of Camberwell Urban Conservation Study' from c.1991 shows the house without dormers. The fence has also been replaced and the timber pergola is a recent addition.

The later additions within the precinct are built around the late 1920s and early 1930s. The late 1920s additions include the previously mentioned Californian Bungalow at 2 Westbourne Grove, the brick Bungalows at 10 Christowel Street. and 14 Westbourne Grove, both with shallow pitched hip roofs and a central front porch, and another brick Bungalow at 18 Westbourne Grove, which porch has since been altered. The early 1930s additions include 646 Riversdale Road - 2A Westbourne Grove, an old English style duplex built in 1935. The duplex retains part of its original low brick fence (the section facing Riversdale Road). Characteristic of the Old English style are the arched doorways and vergeless gables with corbelled eaves.

Another example of the Old English style within the precinct is the individually significant house at 14 Stodart Street built in 1933. 14 Stodart Street is constructed in clinker brick, with a roof clad in Marseille patterned tiles. The main roof has a transverse gable form, with an overlapping front porch gable, and a smaller gable dormer window. Typical of the Old English style are the dominant front facing gables with steeply pitched roofs. The front porch has decorative half-timbered detail, consistent with the architectural style. The sash windows of the front gable are slender in form with diamond leadlights, however the facade window on the east of the front porch is a larger, modern addition. The architectural details of the style are also evident in the stepped chimney, original clinker brick fence, and vertical gable vent detail. Overall the house is an intact example of the Old English style, one of the few within the precinct.

During the 1930s two sets of flats were built within the precinct, which stand out from the otherwise dominant bungalow character. The first one being 7-7A Christowel Street, built in 1932. The two storey building consists of two flats influenced by the Spanish Mission style with arched windows and doors, a hipped roof and buttressing. The second set of flats, 10 Westbourne Grove, was built in 1937. The flats were built in the Moderne architectural style, with typical rounded corners, a hipped roof, and steel framed corner windows.

Integrity

The precinct generally has a high level of integrity as a result of the houses and their garden settings being substantially intact. Where they occur, original fences contribute to the streetscape and integrity of the precinct. Red brick, terra cotta tile and the use of weatherboard and timber shingles provide a consistent palette of materials

Common additions include a garage or a carport, as well as dormers and upper storey extensions. Houses with added dormers or upper storey extensions within the precinct include 12 Stodart St, 12 Westbourne Grove, 8, 9, 12 and 15 Christowel Street. The characteristic front porches are intact, showing several examples of brick balustrade walls, for example at 2 and 4 Westbourne Grove as well as 4 and 8 Christowel Street. The front porch balustrade at 10 Christowel Street, however, is not original. There are some cases of overpainting where the contrasting effect of the different materials has been lost, including the Significant Arts and Crafts Attic Bungalow at 2 Stodart Street and the contributory Attic Bungalow at 18 Christowel Street.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>