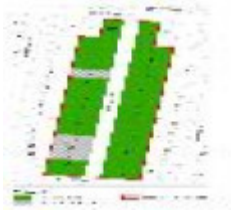

LOCKHART STREET RESIDENTIAL PRECINCT



map



street

Location

1-33 Lockhart Street and 864-868 Riversdale Road and 2-34 Lockhart Street CAMBERWELL, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO736

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 21, 2018

What is Significant?

Lockhart Street Precinct, formerly part of the Highfield Estate and developed between 1927 and 1942 is significant. The precinct includes 1-33, 2-34 Lockhart Street, and 864-868 Riversdale Road, Camberwell.

How is it significant?

Lockhart Street Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Lockhart Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942. Historically Lockhart Street Precinct represents the trend toward all brick houses as a result of the 'brick only' areas declared in certain streets by the former Camberwell City Council in the 1920s. The intention was to create Camberwell as a place of perceived higher quality building (i.e. more expensive) houses. (Criterion A)

Lockhart Street Precinct represents a typical but highly intact street from the interwar period, developed within a relatively short period and exhibiting examples several interwar styles including Californian Bungalow in timber, brick and shingle; Old English, and later war time austerity styles. Lockhart Street comprises a gradation in style from north to south with a higher proportion of Californian Bungalows toward Riversdale Road, leading to later and simpler styles toward the southern end. As an interwar precinct, Lockhart Street has representative examples of common residential styles. The Californian Bungalows at 5, 7, 16 and 18 Lockhart Street are good examples of their type as is the Old English house at number 28. (Criterion D)

Lockhart Street Precinct is aesthetically significant for its range of consistent materials including red and clinker brick walls, and featuring areas of smooth render with terra cotta tiled roofs and limited use of timber shingle to gables. The roofs are within a formal vocabulary of gabled (both transverse and front facing), and hipped, including the pyramidal hipped roof model. The Old English houses show a preference for clinker brick and render and have somewhat steeper pitched rooflines with an emphasis on decorative porches. Later designs have typical hipped roof lines and lower roof pitches but reflect the forms of earlier styles, albeit in simpler form and detail. The street is enhanced through the use of generally low fences in brick, timber and occasionally, woven wire, and the concrete road surface. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study: Vol. 2 Camberwell, Context, 2018;
Construction dates	1927,
Hermes Number	202114
Property Number	

Physical Description 1

This small but highly intact precinct covers all of the houses in Lockhart Street and the corner buildings on Riversdale Road including the two storey flats at 868 and the house at 864. The street runs in a north south orientation between Hunter St to the south and Riversdale Road to the north, and is lined with some mixed species of street trees on both sides of the street. Free standing houses are set within established gardens, often with low front fences in either brick or timber. The surface of Lockhart Street is concrete rather than asphalt, and sections of concrete have been repaired as some of the pavement is cracking.

Houses are mostly single storey bungalows and date from the interwar period (1927-40). A range of styles from the Interwar period are represented in the street, but usually a simple version of the style. Roof forms are transverse gabled or pyramidal hipped forms and mostly clad in terracotta tiles. The majority of the houses are constructed of brick - possibly in response to regulations enforcing brick construction that applied to a number of

streets in the area at that time. The exceptions are numbers 31 as a timber Californian Bungalow, and 33 at the southern end of the street that is also built of timber. All houses are single storey, with the exception of number 21 which was built as a two storey dwelling.

There are a number of other Californian Bungalows in the street. Numbers 5 and 7 are particularly notable examples. Both have transverse gable roof clad in terra cotta tiles, with windows either side of a central door. A projecting gable ended verandah encloses a verandah with timber shingles to the gable end. At number 5, the verandah roof is supported by short columns on masonry pillars. A low masonry wall runs between the pillars. At number 7, the verandah is supported by squared brick pillars that are rendered in the upper section. A low face brick wall runs between the pillars. Number 5 is rendered above a row of soldier brickwork, half way up the facade. On number 7 a horizontal row of feature brick work separates the rendered and face brick wall finishes. Both houses have a bay window with separate flat roof, located to one side of the front elevation. On the other side, a three light window looks onto the verandah. Windows are timber framed sash windows with diamond leadlight to the upper sashes. Both houses sit behind a non-original but sympathetic timber picket fence. Other examples of brick Californian Bungalows in the precinct include numbers 2, 11, 14, 16, and 18.

A group of houses at the southern end of the street are built in the 'Old English' style. Evident elsewhere in Boroondara, this style was often used for larger and more elaborate houses, however in Lockhart Street, the more modest cottage version is evident. Numbers 24, 26 and 28 have features typical of this style. Number 26 is a simple face red brick bungalow with high gable wing projecting from a transverse roof form to one side. Roof cladding is terracotta tiling. A central gabled porch sits within the line of the main gable. The porch has brick corbelling to the upper edges and flat Tudor arched openings. The porch openings and window openings are edged by a decorative brick-on-edge course. Timber sash windows are located either side of the front facade. Recent alterations include a red brick carport and a brick and wrought iron fence along the street frontage.

Number 28 has some more picturesque details associated with the 'Old English' style including a steeply gabled wing projecting to one side with half timbering to the gable and a terracotta clad rounded window hood with timber brackets over a three light timber window with leadlight to the upper sashes. A central entry porch projects slightly at the front. The steeply gabled form is rendered and edged with decorative brick-on-edge courses around the gable top, the corbelled upper corners and the rounded arched opening. A verandah to the southern side is more typical of the Californian Bungalow style. Enclosed by the main roof line, it has solid timber posts supported on a low face brick wall.

A number of other examples in the street are simple bungalows with terracotta clad pyramidal roof forms. At times, features associated with other styles from the era are evident. For example, number 6 has features associated with the Interwar Mediterranean style including blind arches over the window opening with decorative plaster, wide timber sash windows with rounded bar to the centre light and leadlight to the upper arches. Number 3 has decorative tapestry brick detailing across the facade, to the building edges and around the entry porch. The two storey flats at 868 Riversdale Road are devoid of decoration and are rather austere in appearance but provide a substantial end point to the precinct. Their clinker brick walls are matched by the earlier house on the opposite corner at 864 Riversdale Road. Alterations include second storey additions to numbers 1, 15 and 30 and high fences to numbers 1, 2, 14 and 19.

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/>