

18–20 Burton Avenue

Prepared by: GML Heritage

Address: 18–20 Burton Avenue, Hawthorn

Name: Sherwood Court

Survey Date: November 2021

Place Type: Flats

Architect: Unknown

Grading: Significant

Builder: Unknown

Extent of Overlay: To title boundaries

Construction Date: 1934



Figure 1 18–20 Burton Avenue, Hawthorn. (Source: GML Heritage 2021)



Figure 2 Side elevation of 18–20 Burton Avenue, Hawthorn. (Source: GML Heritage 2021)



Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). Hawthorn is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913–18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years the former City of Hawthorn's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

In spite of the interwar population increase and intensive residential subdivision boom very few residential flat buildings were built in the 1910s and 1920s in Boroondara, with almost all that were built situated in the City of Hawthorn (Built Heritage 2015: 145). By the 1930s, apartment construction boomed in the City of Hawthorn. Major thoroughfares with tramlines, notably Glenferrie Road and Riversdale Road, continued to attract blocks of flats during the 1930s. At this time, in particular in the City of Camberwell where local by-laws were developed to restrict multi-unit construction, multi-unit dwellings tended to be designed to appear as over-scaled single dwellings (Built Heritage 2015:146).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress*



Press, claimed that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69–70 and *Victorian Places* 2015).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn:

... there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The property at 18–20 Burton Avenue, Hawthorn is situated on the west side of Burton Avenue, between Wattle Road to the north and Lisson Grove to the south.

The land on which 18–12 Burton Avenue is built was part of an early property owned by Thomas Budd Payne who purchased 8 hectares along the boundaries of Crown Allotments (CA) 47 and 48 in 1846. In 1851 CA 48 was conveyed to George McElvey who built 'Tripoli' and CA47 was conveyed to Henry Walsh who built 'Longfield'. In 1873 these estates were merged and subdivided by developer, Le Cren, Harton and Bradley to form Lisson Grove with the estate being described as the 'first really speculative venture in subdivision in Hawthorn.' (Context 2012b).

George Partridge purchased lot 22 of the Lisson Grove subdivision in 1882 and Edward James Buckeridge purchased lot 23 of the subdivision in 1897 (Figure 4, Figure 5). Houses are shown on each of these lots on the 1902 MMBW plan (Figure 3).

Burton Avenue was formed in 1912 by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land to the east of 39 Lisson Grove.

The parcel of land that became known as 18–20 Burton Avenue was formed from an amalgamation of land parcels in 1929 at the rear of two properties which originally fronted Lisson Grove, numbers 37 and 39 Lisson Grove (CT V2665 F900, CT V5537 F360, CT V5919 F683).

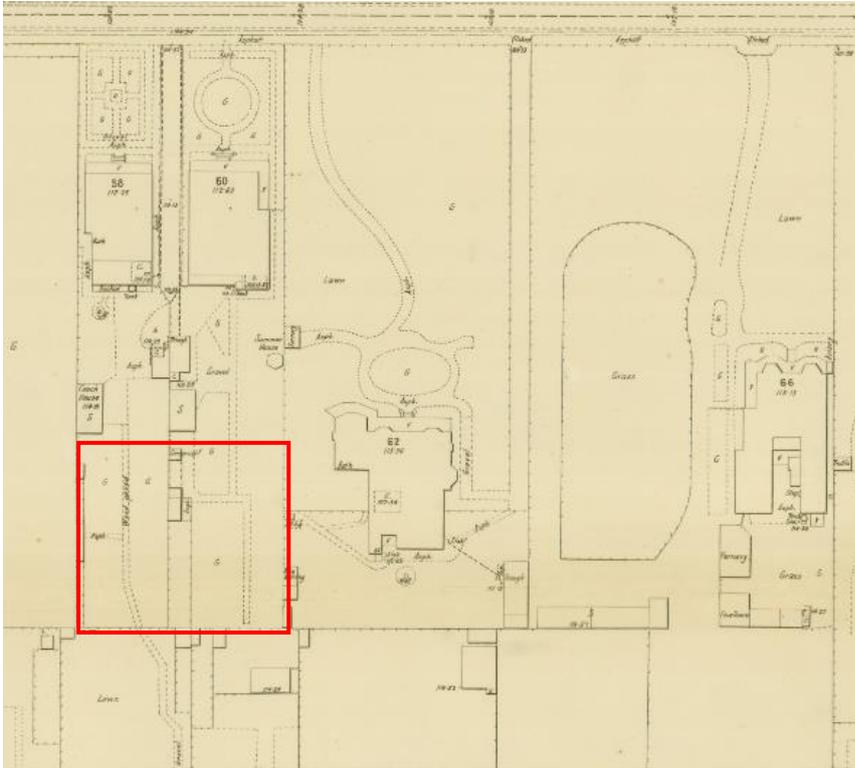


Figure 3 1902 MMBW plan showing the location of the subject site outlined in red. Note, the land was originally the rear yards of 37 and 39 Lisson Grove which was amalgamated in 1929. Burton Avenue was created in 1912 and resulted in the demolition of 62 Wattle Road and 45 Lisson Grove and utilised the western garden of 66 Wattle Road and the vacant land to the east of 39 Lisson Grove (Source: MMBW Detail Plan 1484, 1902)

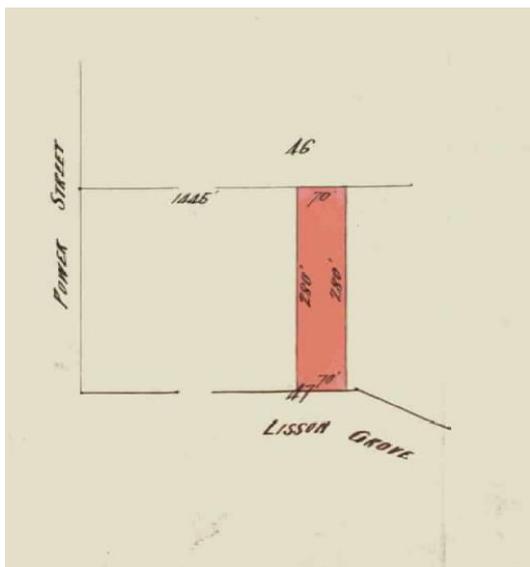


Figure 4 Parcel of land purchased by George Partridge in September 1882 being lot 22 of the Lisson Grove subdivision. (Source: CT V2665 F900)

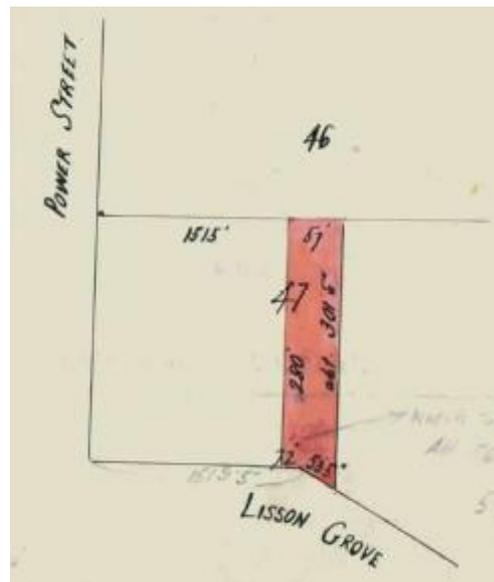


Figure 5 Parcel of land purchased by Edward Buckeridge in October 1897 being lot 23 of the Lisson Grove subdivision. (Source: CT V2665 F900)

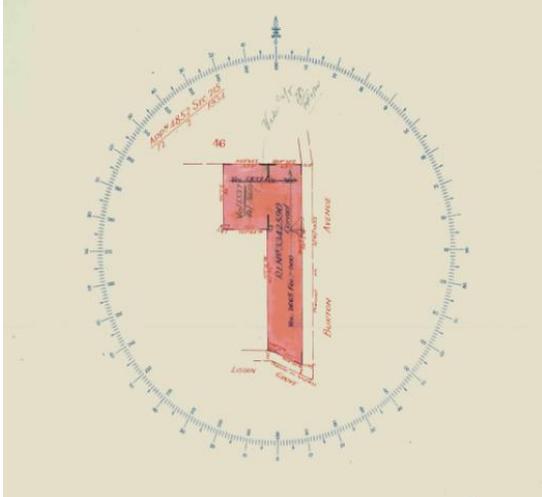


Figure 6 Florence Batten's amalgamated parcel of land formed in 1929 and incorporating 39 Lisson Grove (now 53 Lisson Grove) and the rear of 37 Lisson Grove (now 51 Lisson Grove) (Source: CT V5537 F360)

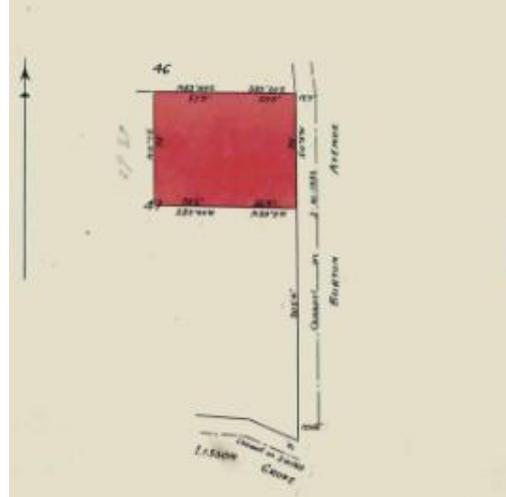


Figure 7 Certificate of title plan for 18-20 Burton Avenue, in 1934 purchased by Patrick Stanley. This parcel of land was formed from the subdivided rear sections of 37 and 39 Lisson Grove now 51 and 53 Lisson Grove) (Source: CT V5919 F683)

Patrick Stanley, an estate agent, purchased the parcel that became 18-20 Burton Avenue from Florence Batten (later Florence Lempriere) in February 1934 and commissioned the construction of six flats on the subject site in the same year (CT V5919 F683). The flats, named 'Sherwood Court', were completed toward the end of 1934 and advertised to be let (Figure 8). Features of the newly constructed flats included large lounge rooms, separate dining rooms, wonderfully appointed kitchens, two bedrooms, all tiled bathroom, hot water service and hardwood polished floors.

Patrick Stanley sold 'Sherwood Court' in 1936 and between 1951 to 1977 the block changed ownership numerous times before being strata-titled in 1977 (CT V6919 F683) after which time the flats were sold individually. (CT V9194 F224).

FLATS ————— TO BE LET ————— FLATS

SHERWOOD COURT, HAWTHORN

BURTON AV., HAWTHORN, OFF LISSON GROVE, 3MIN RIVERSDALE ROAD, GLENFERRIE ROAD AND POWER STREET TRAMS, 5 MIN. GLENFERRIE STATION.

SIX DELIGHTFUL NEW SELF-CONTAINED FLATS

JUST COMPLETED AND READY FOR OCCUPATION.

Each spacious flat includes large lounge, dining-room, wonderfully appointed kitchen, two bed-rooms, all-tiled bathroom, hot-water service; int. tiled lavatory; built-in presses; hardwood polished floors, inverted lighting. Lawns and garden kept free.

REMARKABLY LOW RENTALS, £27/ AND £25/.

Open for Inspection Week-end. Sole Managing Agents:

R. T. EDGAR AND SON,

239 Collins Street (Cont. 21, 2 Lines); and at Glenferrie Station (Haw. 395).

Figure 8 1934 Advertisement for Sherwood Court. (Source: *The Argus*, December 1934:38)

Description

18–20 Burton Avenue, Hawthorn, is a pair of mirrored interwar flat buildings built in 1934 for Patrick Stanley. Located on the west side of Burton Avenue, the pair are symmetrically arranged either side of central twin driveways, constructed by 1945, which lead to a free-standing garage building located at the rear of the property.

Constructed in rendered brickwork on a base of dark brown bricks, the flats sit below a hipped terracotta tile roof with deep boxed eaves. There are four face brick chimneys, two along the eastern plane of the roof and another two at the rear of the blocks.

Both flat blocks are two-storeys in the front (east) section toward Burton Avenue, and single storey at the rear, providing two flats (one up and one down) in the front section and one single storey flat at the rear.

Identical in layout and details, the buildings feature decorative brick detailing typical of 1930s houses. These include window heads demarcated by a soldier course of tapestry bricks, flush set sills of tapestry bricks and flashes of tapestry bricks at the buildings' edges that were intended to suggest the decay of age-old stucco and limewash. Windows across the street-facing east elevation are vertically proportioned six over one timber sash units while the windows overlooking the central drive are paired six over one timber sash units. Across the street-elevation of each building at first floor level, raised letters in the render spell out the block of flats name "Sherwood Court".

Entries to the flats are all off the central drive with recessed porches on the ground level and a flight of stairs that leads to an upper balcony which project forward to be in line with the eaves of the building and features square timber posts and a mild steel balustrade. This balcony provides access to the first floor flats. Timber front doors to each flat feature leadlight detail in the door surrounds.

The garage building at the rear of the blocks houses three garages. Rectangular in plan and with a hipped terracotta tiled roof, the garage building features detailing that matches the main flat buildings including rendered brick walls on a contrasting face brick base and a soldier course of tapestry bricks above each garage openings. The building also retains its original tri-fold timber panelled garage doors with glazed upper panels.

To the south of the garage buildings is a brick paved laundry court complete with six early rotary hoist clothes lines.

The flats retain their original garden setting which includes low brick front fences of variegated brown and charcoal bricks and twin concrete strip drives with grassed median strip set either side of a wider grassed median, the latter of which is planted with small deciduous trees. The landscaping is sympathetic to the era of the flats. Plantings include a low hedge behind the low front fences and different flowering exotic shrubs.

Key features of the building and landscape include:

- rendered brick walls on a face brick base and tapestry brick detailing
- terracotta tile hip roof with deep boxed eaves
- four extant face brick chimneys
- original pattern of fenestrations and door openings

- double-hung six over one timber sash windows
- original leadlight detail in door surrounds
- recessed entry porches to ground floor flats and cantilevered first floor balconies with square timber posts and mild steel balustrade
- original brick freestanding garage building at rear of property which retains its early timber panelled and glazed garage doors
- Original clinker brick fence with integrated letter boxes
- Early garden setting which includes twin strip drives separated by a grassed median strip (evident on 1945 aerial) and laundry court to the south of the garages with six early rotary clothes lines.

Integrity

18–20 Burton Avenue, Hawthorn, is highly intact with very few changes visible to original or early fabric. The buildings retain their original built form including roof forms, materials, window and door openings and joinery and architectural detailing.

The integrity of the place is enhanced by the retention of its original garage building with matching rendered brick walls, hipped terracotta tiled roof, tapestry brick details and tri-fold timber panelled garage doors with glazed upper panels.

The integrity is further enhanced by the retention of its original low brick front fence with integrated letter boxes, twin strip drives separated by a grassed median strip (evident by 1945) and laundry court to the south of the garages with six early rotary hoist Sherwood court clothes lines.

Overall, the place has very high integrity.

Comparative Analysis

The construction of flats in the former City of Hawthorn increased during the 1920s and 1930s. In 1927, the *Herald* reported that keen students of property values were optimistic regarding the future of flats in Melbourne, the trend for which was predicted to follow the lead of 'great cities overseas'. With rising land prices in close proximity of Melbourne city, new homes were becoming expensive, and the demand for flats was brisk. In addition, the report continued, owning a flat solved the 'servant problem' (*Herald*, 11 May 1927:23).

In Hawthorn, individual flats, predominantly in low-rise blocks of two or three storeys, were almost always rented, rather than owned, making blocks of flats a lucrative form of investment in the aftermath of the stock market crash and depression of 1929–32 (O'Hanlon 2008).

Leighton Irwin, president of the Building Conference, noted in 1932 that the increased construction of flats in metropolitan Melbourne that year marked the resumption of confidence and building activity apparent before the economic depression curtailed construction work. One regret, Irwin stated, was the ongoing demolition of old homes to make way for the flats (*Telegraph*, 28 November 1932:11).

By 1939, there was record demand for flats in metropolitan Melbourne for investment purposes. During one week in March of that year, flats were sold to a total value of more than £100,000, including 12 blocks of flats which sold for more than £6000 each (*Newcastle, Sun* 13 March 1939:2).



Stylistically, these flat buildings used the architectural vocabulary popular at the time. Australian architecture of the interwar period was generally eclectic. Residential buildings were designed in a range of styles including the ubiquitous bungalow, which was popular during the 1920s and 1930s, as well as Spanish Mission, Mediterranean, Georgian revival, Old English and Moderne styles which were popular in the late 1920s onwards. What is clear is that the application of stylistic terms to describe buildings can be limited, with many architects, builders and designers calling upon numerous influences when designing a building. Some individual buildings were largely 'pure' representations of a style or type, but many buildings, such as 18–20 Burton Avenue, incorporated elements from different styles. In this instance while its overall form with symmetrical façade (when viewed as a pair), hipped roof with boxed eave and six over one sash windows demonstrates the general compositional elements of the Georgian Revival style, the use of feature flashes of tapestry brickwork suggesting decayed render is more reminiscent of the Old English style.

The different styles and idioms of the interwar period are well represented in the Heritage Overlay in Boroondara. Displaying a high level of intactness and integrity, the following examples within the Heritage Overlay are comparable to 18–20 Burton Avenue as multi-unit dwellings built [at a similar time/during the 1930s boom in residential flat development] and designed to appear as over scaled single dwellings in the prevailing interwar architectural styles.

The following places within the City of Boroondara Heritage Overlay can be compared to 18–20 Burton Avenue, Hawthorn:



Figure 9 'Lennox Court', 11 Lennox Street, Hawthorn (HO457) built in 1939–40. (Source: VHD/Lovell Chen 2006)

'Lennox Court', 11 Lennox Street, Hawthorn, is of historical and architectural significance. A substantially intact interwar double-storey complex of flats which incorporates a hipped terracotta tile roof, double-hung timber sash windows and a central external stair with iron balustrade. The rendered facade features bold detailing in contrasting bi-chromatic brick banding, complemented by an early or original face brick and render fence.



Figure 10 6 Riversdale Road, Hawthorn (Significant within HO148) (Source: VHD/Meredith Gould 1992)

Fairview Park Precinct, Hawthorn, is of heritage significance as a place that contains the most intact and notable collection of high-density luxury flats (Riversdale Road) built from the 1920s to the 1950s within the City of Boroondara. The place illustrates the changing pattern of development from the 1920s through to the 1950s, when high quality flat construction around public transport nodes and within close proximity to the CBD was pursued. 6 Riversdale Road, Hawthorn is significant to the precinct as a largely intact example of a two storey 1920s block of flats built to appear as a single large house and incorporating elements of arts and crafts styling



Figure 11 'Netherton' 472 Glenferrie Road, Hawthorn built in 1929 (Significant in HO149) (Source: GML Heritage 2022)

Glenferrie Hill Precinct, Hawthorn, is of heritage significance for a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats. The interwar character becomes more pronounced travelling southward along Glenferrie Road, reflecting the general development pattern in this part of Hawthorn. There are three prominent 1930s flats buildings around the intersection with Wellesley Street:

- 'Netherton', 472 Glenferrie Road (Significant) - a four-storey block of flats built in 1929 in the Interwar Mediterranean Revival style.
- 'Kermith', 470 Glenferrie Road (Contributory) - two-storey blocks of flats, c. 1920s, in the Interwar Mediterranean Revival style.
- 468 Glenferrie Road (Contributory) - a two and three-storey block of flats of 1934 in the Moderne style



Figure 12 568 Glenferrie road, Hawthorn (HO47) built in 1937 (Source: VHD/Meredith Gould 1992)

568 Glenferrie Road, Hawthorn is architecturally significant as a well-developed example of Moderne and International styling on high quality flats accommodation. Amongst the best examples of flats from the 1930s in Hawthorn. It is historically significant for the evidence it provides of the flat boom in Hawthorn in the 1920s and 1930s and is illustrating the boulevard approach to design on Hawthorn's major thoroughfares.



Figure 13 11 Wellington Street, Kew (HO529) built in 1942-43. (Source: VHD Lovell Chen 2005)

11 Wellington Street, Kew is of local and architectural significance as a good and highly externally intact example of duplex apartment design, featuring typical overall form, solid demeanour, accentuated entrance stair and use of materials. It is distinctive for its use of colour in brickwork, with brickwork arranged in large contrasting panels that most closely resemble those on contemporary cinemas. The property retains its original garages and front fence, complete with wrought iron gates.



Figure 14 'Cotham', 340 Cotham Road, Kew (HO291) built in 1937. (Source: VHD/Lovell Chen 2005)

'Cotham', 340 Cotham Road, Kew is of local historical and architectural significance. A representative and externally intact example of a block of flats from the late interwar period, the stylistic expression incorporates both Old English and Moderne influence, the latter visible in the façade rendering, contrasting Manganese brick detailing, timber sash windows and iron balustrades.



Figure 15 'Hatfield Flats', 576 Riversdale Road, Camberwell (HO723), built 1935–1938 and designed by architect F. Scott Mackay. (Source: VHD/Context 2017)

576 Riversdale Road, Camberwell, is of local and architectural significance as a highly intact example of interwar flat design. The substantial block of flats reflects the need for higher density living in the City of Camberwell, which resulted from the depression of the 1930s. The western wing of the larger complex demonstrates typical features of Moderne, including the use of contrasting clinker brick, solid balconies and rendered walls.

Discussion

The twin blocks of 1930s flats at 18–20 Burton Avenue evidence the changing urban landscape seen in Hawthorn during the 1920s and 1930s which saw the construction of a large number of blocks of flats. With rising land prices in close proximity of Melbourne city, individual homes were becoming expensive, and the demand for flats increased. Coupled with a shortage in domestic labour, luxury flats allowed for comfortable living at a reasonable cost close to the city without the need for servants. Usually constructed along or in close proximity to public transport routes these flats were built on the subdivided grounds of larger estates.

18–20 Burton Avenue compares well to 'Lennox Court', 11 Lennox Street, Hawthorn (HO457), 6 Riversdale Road, Hawthorn (Significant within HO148) 'Netherton' 472 Glenferrie Road, Hawthorn built in 1929 (Significant in HO149) and 568 Glenferrie Road, Hawthorn built in 1937 (HO47). Of these, it is stylistically most comparable to 11 Lennox Street, Hawthorn in its hipped terracotta tiled roof, symmetrical plan, rendered façade with feature tapestry brickwork (including detail above and below windows), double hung timber sash windows and mild steel balustrade. While 472 Glenferrie Road, 6 Riversdale Road and 568 Glenferrie Road, Hawthorn are stylistically different to the subject site, all of these flats are comparable for the evidence they provided of the pattern of urban intensification that occurred in Hawthorn during the interwar years through the construction of walk up flats. When compared to these examples 18–20 Burton Avenue has a high level of integrity and



intactness including the retention of its front fence, garaging service court with clothes line and landscape setting.

Architecturally, 18–20 Burton Avenue can be compared to 11 Lennox Street, Hawthorn, 11 Wellington Street, Kew, 340 Cotham Road, Kew and 576 Riversdale Road, Camberwell for its use of patterned brick banding and decorative brick details using contrasting brick profiles is shared with. The rendered façade is similarly employed at 11 Lennox Street, Hawthorn, 340 Cotham Road, Kew and 576 Riversdale Road, Camberwell.

18–20 Burton Avenue, Hawthorn is distinguished by its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and its very high level of intactness and integrity. It is further distinguished by its garden setting, original garage building, service court with six rotary clothes lines and original brick fence.

Overall, 18–20 Burton Avenue, Hawthorn is a highly intact surviving example of an interwar flat complex that demonstrates the intensification of the urban character of Hawthorn during the 1920s and 1930s. The pair of flat buildings are notable for the integration of landscape and built elements, as well as for their refined architectural detailing.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

18–20 Burton Avenue, Hawthorn is of local historical significance for the evidence it provides of major social and environmental change in Hawthorn in the 1930s. Such change was associated with substantial population expansion between 1911 and 1933 and improved transport services including local electric tram networks and electrification of the railway. These changes spurred an intensive boom in residential subdivision in Boroondara between 1910 and 1940 and a major increase in multi-unit flat developments in Hawthorn in the 1920s and 1930s, in particular in proximity to the major thoroughfares with tram lines of Glenferrie and Riversdale roads.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

NA

CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).

NA

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

18–20 Burton Avenue, Hawthorn is of representative significance as a highly intact and well-designed pair of 1930s interwar flat buildings. Identical in layout and details, the stylistic expression of the buildings incorporates both interwar Georgian Revival influence, in the overall form, symmetrical



façade (when viewed as a pair), hipped roof with boxed eaves and six over one sash windows, and Old English revival influence, in the use of rendered walls with feature flashes of tapestry brickwork intended to suggest decayed render. (Criterion D)

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

18–20 Burton Avenue, Hawthorn is of aesthetic significance for its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and refined use of brick detailing. The aesthetic significance of the place is enhanced by the retention of its setting which includes the original clinker brick fence with integrated letter boxes, early twin concrete strip drives, original brick freestanding garage building at the rear of property and laundry court to the south of the garages with six early rotary clothes lines.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

NA

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

NA

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

NA

Statement of Significance

What is significant?

18–20 Burton Avenue, Hawthorn, built in 1934, is significant.

Elements that contribute to the significance of the place include:

- rendered brick walls on a face brick base and tapestry brick detailing
- raised letters in the render that spells out the block of flats name “Sherwood Court”
- terracotta tile hip roof with deep boxed eaves
- four extant face brick chimneys
- original pattern of fenestrations and door openings
- double-hung six over one timber sash windows
- original leadlight detail in door surrounds
- recessed entry porches to ground floor flats and cantilevered first floor balconies with square timber posts and mild steel balustrade
- original brick freestanding garage building at rear of property which retains its early timber panelled and glazed garage doors
- Original clinker brick fence with integrated letter boxes
- Early garden setting which includes early twin strip drives separated by a grassed median strip and laundry court to the south of the garages with six early rotary clothes lines.

How is it significant?

18–20 Burton Avenue, Hawthorn, is of local historical, representative and aesthetic significance to the City of Boroondara.

Why is it significant?

18–20 Burton Avenue, Hawthorn is of local historical significance for the evidence it provides of major social and environmental change in Hawthorn in the 1930s. Such change was associated with substantial population expansion between 1911 and 1933 and improved transport services including local electric tram networks and electrification of the railway. These changes spurred an intensive boom in residential subdivision in Boroondara between 1910 and 1940 and a major increase in multi-unit flat developments in Hawthorn in the 1920s and 1930s, in particular in proximity to the major thoroughfares with tram lines of Glenferrie and Riversdale roads. (Criterion A)

18–20 Burton Avenue, Hawthorn is of representative significance as a highly intact and well-designed pair of 1930s interwar flat buildings. Identical in layout and details, the stylistic expression of the buildings incorporates both interwar Georgian Revival influence, in the overall form, symmetrical façade (when viewed as a pair), hipped roof with boxed eaves and six over one sash windows, and Old English revival influence, in the use of rendered walls with feature flashes of tapestry brickwork intended to suggest decayed render. (Criterion D)

18–20 Burton Avenue, Hawthorn is of aesthetic significance for its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and refined use of brick detailing. The aesthetic significance of the place is enhanced by the retention of its setting which includes the original clinker brick fence with integrated letter boxes, early twin concrete strip drives, original brick freestanding garage building at the rear of property and laundry court to the south of the garages with six early rotary clothes lines. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	No
Internal alteration controls	
<i>Is a permit required for internal alterations?</i>	No
Tree controls	
<i>Is a permit required to remove a tree?</i>	No
Solar energy system controls	
<i>Is a permit required to install a solar energy system?</i>	Yes
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	Yes, garage building and front fence
Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
Prohibited uses may be permitted	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal heritage place	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

GML Heritage, 2022.



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