

Thornton Estate Residential Precinct

Prepared by: Context Pty Ltd

Address: 1 to 35 Thornton Street and 46 to 48 Stevenson Street, Kew

Name: Thornton Estate Residential Precinct	Survey Date: 24 July 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: c.1925-30; c. 1935-58



Gradings

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING_HO

PRECINCT BOUNDARY



Figure 1. The Thornton Estate Precinct, streetscape, looking southwest from the north end of the street. (Source: Context, 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).



Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).

History

The Thornton Estate Residential Precinct includes the properties at 1-35 Thornton Street, and 48-46 Stevenson Street. These properties are located on Portion 76 of the Boroondara Parish, 126 acres purchased by John Bakewell in 1851 (Parish Plan Boroondara 1931). Some of the land was subdivided and sold by Bakewell in the 1850s. By the 1860s, Portion 76 was bounded by Findon Street, Bakewell Street, Hodgson Street and Studley Park Road ('Plan of Borough of Kew' 186?).

Despite some subdivision, the Studley Park area retained mostly large houses on extensive allotments through until the mid-1890s (Sanderson 1988:4/9). In 1904, the subject precinct area, between Carson Street and Howard Street, was occupied by four substantial homes: 'Clutha', 'Mount Edgecombe', Thornton' and 'Oakwood', all fronting Studley Park Road (MMBW Detail Plan no. 1293, 1904).

In many parts of Kew from the first decades of the twentieth century, as the owners of large properties died or sold their residences, new owners sought to capitalise on the value of the estates (Sanderson 1988:4/16).

One of these estates was 'Thornton'. In November 1867, merchant Alfred Harris purchased part of the estate of Thomas Stevenson, a portion of land that extended from Studley Park Road to Stevenson Street. In the 1867 rate book Harris is listed as the owner of a residence named 'Thornton', and by 1876, the owner was Hugh Thompson, a shoe manufacturer. After Thompson died in 1918, the 'Thornton' residence and grounds were subdivided in the same year to form the Thornton Estate (Rogers 1973:144-45).

A plan of Thornton Estate (see Figure 2) shows a subdivision of 15 residential allotments on the west of Thornton Street, between Studley Park Road and Stevenson Street. The vendor, W Gadsen, paid for the cost of constructing Thornton Street (*Camberwell and Hawthorn Advertiser* 18 October 1918:2).

A notice regarding the auction of Thornton Estate noted its proximity to the electric tram and Kew train, and its easy walking distance to the Victoria Street cable tram (*Table Talk* 5 December 1918:3). Allotments on the Thornton Estate were sold between 1918 and 1921 (*Age* 12 November 1921:2).

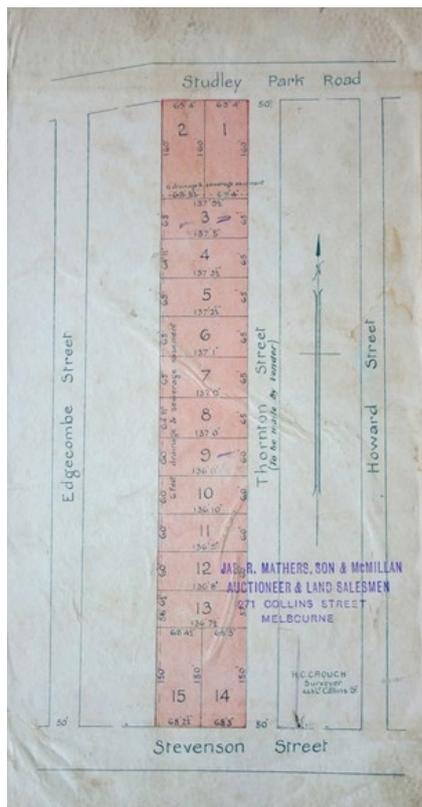


Figure 2. Thornton Estate Plan, 1918. (Source: KHS)

In 1920, one house was in the course of construction on the west side of Thornton Street (S&Mc 1920).



By 1925, houses had been built at today's 1-3 and 9-35 Thornton Street, with a residence in the course of construction at 5 Thornton Street. A house was recorded in the 1924 street directory (suggesting 1923 construction), and was advertised for sale as 'Aonga' in late 1924 (*Age*, 22 November 1924:3). A house was recorded in the 1924 street directory as "being built", and the following year as occupied by Lewis C Grutzner.

The Grutzner family lived in the residence at 46 Stevenson Street from the time of its construction c.192 through until at least 1956 (*Argus* 14 January 1956:8). A laundry and shed were built in 1966 at the residence (BP 968).

By 1930, all residences in the precinct had been built, with the possible exception of 48 Stevenson Street, which first appeared in the street directory between 1935 and 1938 (S&Mc 1930 and 1938). This is not in keeping with its appearance: a gabled and jerkin-head gabled bungalow with a tapered Arts & Crafts chimney, it appears to have been built in the early 1920s.

In summary, all the residences that make up the subject precinct were built on the Thornton Estate. The houses were all constructed between 1920 and 1930, with the exception of 48 Stevenson Street, which may have been built in c.1935-38.

Description & Integrity

The Thornton Estate Precinct comprises a group of brick and timber interwar Bungalows of unusual and distinctive designs. With few exceptions, the houses were built over a relatively short five-year time span, which lends the Precinct striking visual cohesion, in spite of the diverse designs of the houses and some alterations.

Thornton Street is long and straight, and slopes down gently from north (Studley Park Road) to south (Stevenson Street). The street is lined with mature Plane trees on the west side (canopies uniformly U-shape pruned for powerlines), with mown lawn nature strip, and concrete footpath. The east side comprises densely planted mature gardens, which include mature Bhutan Cypress (*Cupressus torulosa*) near the substation, pepper trees (*Schinus molle*), lilly pillly (*Syzygium smithii*), and other woody shrub and understorey plantings. The canopies of these street plantings meet overhead forming a 'tunnel' effect along the entire length of the street. The consistent set-back of the houses along the west side of the street, front garden settings, and relatively consistent medium-height front fences add to the visual cohesion of the precinct.

Mostly built over a short time-span of approximately five years, the architectural style of the houses is consistently interwar California Bungalow, with individual house designs representing variations on a theme of the style.

A simplified version of the California Bungalow, with the less complex but still visually prominent transverse gable roof, is at 1 Thornton Street. The window and door openings have been modified and windows and doors replaced, but the roof form and fabric (terracotta tile) and gable ends (visible from the street in oblique views), and medium height front fence still make a positive, if modest, contribution to the mid- to late-twenties' streetscape.

5 Thornton Street includes many features characteristic of the California Bungalow style, including roughcast rendered walls, wide eaves with exposed roof timbers, prominent hip roof (tiles not original), buttressed foundations on south east corner, original windows to side (south) elevation. In spite of a second storey addition and modifications to the front windows the house continues to be legible as representative of the California Bungalow style.

The houses at 9 to 11 and 29 to 31 Thornton Street are distinctive in the street as asymmetrical pairs of attached Bungalows. The southern or lower dwelling of each pair (9 and 29) is considerably more decorative than the dwelling on the northern side. The walls of 9-11 are brick to window head height, with contrasting roughcast render above and contrasting smooth render to window sills. The windows are timber sash with four-paned upper sash. 9 has a bay window with horizontal awning. Typical features of the California Bungalow idiom at 9-11 are the conspicuous transverse gable roof with large projecting asymmetrical gable with room contained in the roof space. The gable end is filled with roughcast render with weather board and windows in the apex. The entry porch to 9 is contained in the space below the projecting gable, with brick arched entry, and original timber and glazed door with side light. Tall, flat top, roughcast rendered chimneys, with smooth render at the top, complement the large roof. The entry to 11 is in the north elevation. The projecting gable at 11 contains an internal room.

True to type, the Bungalows at 17 and 19 Thornton Street feature visually prominent, terracotta tile, low to medium-pitch roof forms (double street facing gable at 17, and hip roof with Dutch gables at 19), flat topped chimneys, prominent street-facing gable, and original projecting timber window frames and windows. The gable ends at 17 are weatherboard with roughcast panel at apex, at 19 shingles. No. 19 is built of brick to mid-window height with contrasting roughcast render above and brick quoining to wall junctions. 17 is weatherboard to window head height, with roughcast render panel above. The projecting gables shade deep front verandahs, each with heavy masonry balustrades of different designs, and heavy masonry piers supporting the verandah roof (rendered with tapered tops at 17, contrasting render to buttressed arched opening defined by striking decorative brick pattern at 19). The front fence at 19 is designed to match the verandah balustrade and is original or early. A garage has been added to 17, designed in keeping with the house.

The asymmetrical pair at 29 and 31 Thornton Street has a terracotta tile transverse gable and hip roof with projecting gable to 29 only. The walls are of red brick, with contrasting smooth and roughcast render to gable ends and sills. A prominent round bay with a row of five timber sash leadlight windows and horizontal awning sits beneath the roughcast rendered gable end with three vertical rectangular vents. There is another bay window (square) to the side (south) elevation of 29, also with a horizontal awning. An entry porch to 29 is at the junction of the L-shaped dwelling, with conspicuous timber fretwork and brick piers to porch. Brick gable ends are filled with roughcast render and. Both dwellings retain original grouped projecting timber framed windows. 29 retains its original double door, glazed and half-timbered.

Like 1 Thornton Street, 23 Thornton Street is a substantially modified brick Bungalow with additions to the rear and an upper storey. It is difficult to discern the original form of the house from later works. The house displays a number of features sympathetic with the California Bungalow style, including the timber framed windows and the curved bay on the principal elevation, and chimneys (some possibly replicas designed to match an original).

The low squat form of 27 Thornton Street, low pitch terracotta tile hip and Dutch gable tile roof, projecting timber windows with geometric leadlight pattern are typical of the California Bungalow style. The Dutch gable end is filled with roughcast render with a lattice work vent in the apex. The walls are brick (overpainted) to sill height with roughcast render above. Asymmetrical in plan, the verandah is not beneath a projecting gable. It is instead uncovered, with brick piers and roughcast rendered balustrade with punched out openings.



The two-storey Bungalow at 33 Thornton Street shows a restrained Georgian influence, with a tiled hipped roof with expressed rafter tails, and a symmetrical front façade. The ground floor is finished with face brick while the first floor, above window sill level, has been finished with roughcast render. The chimneys use this same combination of materials. Typical of the 1920s, the first floor windows (original and later) have box frames and margin glazing, as well as decorative corbelled brick sills. The house is largely intact, though the two first-floor sleepouts have been infilled with windows matching the central one of the front elevation, the balustrades of the hipped front porch have been replaced with new-Victorian cast iron, and a carport has been added to the north side. The front garden is largely brick paved with a modern lightweight palisade fence.

The house at 35 Thornton Street is a double storey brick dwelling, built in 1962, which is Non-contributory.

46 Stevenson Street is an asymmetrically designed Bungalow on the corner of Stevenson and Thornton streets. The house and front fence are designed to address not only Stevenson Street, but the Thornton Street frontage as well. The house is partially obscured behind mature trees in the garden.

The house combines an eclectic and rich combination of styles with an unusually high standard of detailing and integrity of the site, with house, front fence, and garden paths intact.

It has a terracotta tile hip and gable roof with tall square and rectangular brick chimneys with distinctive tops; a wide flat cement layer supported on cement brackets, with squared cement chimney pot with chamfered corners and arched terracotta cover. The walls are brick with contrasting roughcast rendered walls above window head height. Two side windows on either side of a chimney feature distinctive rounded splayed bases, also roughcast rendered. The projecting timber framed sash windows with leadlight are distinctive in that the bottom sash is taller than the top. The gable ends are of note for the distinctive chevron patterned central feature, set in front of roughcast rendered gable ends with timber strapwork.

The verandah has square face brick piers, and a roughcast rendered masonry balustrade which extends in a sweeping curve down the splayed front steps, terminating in a low flat capped rendered square pier.

The front garden contains original concrete pathway with rolled edges and gutters, from the corner gateway to the front verandah steps and side of the house. The brick and timber pergola that define the gateway and the gate are original or early, and in a design in keeping with the period of the house.

The front fence to Stevenson and Thornton streets is original, and consists of square brick piers with smooth rendered chamfered tops (unpainted grey cement) and roughcast rendered foundations/retaining wall (unpainted grey cement) and timber lattice infill.

A contemporary double garage which imitates the cladding materials and details has been built at the rear, facing Thornton Street.

48 Stevenson Street may have been the last house to be constructed in the subdivision, in c.1935-38. Like the other houses it is a brick California Bungalow. The walls are rendered (non-original) with distinctive buttressed corners and a curved corner bay with shingles above (southeast corner) that links the front and side facades. True to type it has a prominent terracotta tile transverse gable



and jerkin-head roof. A distinctive flat-topped roughcast rendered tapered chimney complements the roof. A prominent street facing gable with buttressed pier contains an entry porch and internal room. This buttressed pier is counterbalanced on the opposite side. The projecting gable end is infilled with shingles. The projecting gable contains an internal room (left) with rounded bay and group of four timber sash, half leadlight windows, with shingles below sill and above head height, and entry porch (right) with arched opening. The low front fence and gate piers are early and consistent with fences built in the interwar period, but it has been over-rendered. The concrete and lawn strip driveway is also early or original.

Comparative Analysis

There are other precincts in Kew and the wider Boroondara area in the Heritage Overlay that provide evidence of similar themes associated with the subdivision and development of Kew in the interwar period. These include the Clutha Estate Precinct, Kew (HO525), the Iona Estate, Kew (recommended for the HO by this study), the Golf Links Estate, Camberwell (HO1), and the Goldthorns Hill & Environs Precinct, Kew (recommended for the HO by this study).

All four of the aforementioned estates were also subdivided in the interwar period. Like the Thornton Estate, Iona Estate (Berkeley Court) and Clutha Estate (Mackie and Younger courts) also began as estates subdivided in the interwar period from the grounds of larger allotments with grand houses on the south side of Studley Park Road. Part of the Goldthorns Hill & Environs Estate was also a subdivision of the grounds of a large mansion, Goldthorns.

The Clutha, Iona, and Golf Links estates were all subdivided later than the Thornton Estate: Clutha Estate is a later 1940s subdivision with housing stock dating from the early forties and later; Iona Estate was subdivided in 1936; and the Golf Links Estate was subdivided and developed from the late 1920s to early 1940s. As later subdivisions, Clutha Estate and Iona Estate utilised the central court layout (see also at the Iona Estate Precinct) and thus differ from the Thornton Estate which utilised the straight street form that was more typical of earlier interwar subdivisions. The straight street layout of the Thornton Estate subdivision is similar in pattern to the subdivisions that comprise the Goldthorns Hill & Environs Precinct, also subdivided earlier in the interwar period.

All four estates include a greater diversity of housing styles than the Thornton Estate Precinct. They were developed over longer time spans, and therefore represent other architectural styles fashionable during the interwar period.

The Thornton Estate Precinct differs from other interwar subdivisions in that its housing stock was built over a very short period of time. The houses in the Thornton Estate were largely all built over a five-year time span. This gives the Precinct a greater consistency in the architectural style of the houses — California Bungalow — even though each house is built to very distinctive designs.

46 Stevenson Street

Widening the comparative sample beyond Kew and Boroondara, 46 Stevenson Street emerges as an excellent example of elaborately detailed post-Federation and interwar houses built on corner allotments. Many are landmark buildings, specifically designed to make maximum benefit of their corner siting. They often have two principal façades as well as corner entrances to the property to provide an elongated entry path, sometimes with some form of entry pergola. They are often of larger size or more elaborate designs than surrounding houses constructed at the same time. Local people of substance, including doctors, keen to demonstrate their status often built such houses. 46 Stevenson Street shares many of these qualities, although the status of the owner who built the house, named Grutzner, is not known.

Some examples include two well-known houses, now demolished:

- 'Shameen' 1050 Malvern Road, built by Beaver and Purnell 1916
- Grange Road, Toorak (cnr Trawalla Avenue).

Some surviving examples of comparable integrity to 46 Stevenson Street include:

- 57a Droop Street, Footscray - a highly intact, interwar Bungalow with quirky high quality architectural detailing, original front fence and garden features (see Figure 3).
- 5 Alma Street, Aberfeldie - a highly intact, elegantly designed villa, built c.1929 with eclectic style, original front fence, garage, and front garden (see Figure 4).

46 Stevenson Street and its intact associated features (front fence, gateway, garden path), compares favourably with some of the best-known interwar landmark corner houses in Melbourne.



Figure 3. 57a Droop Street, Footscray. (Source: Google Streetview 2017)





Figure 4. 5 Alma Street, Aberfeldie, with its principal elevation to Alma Street. (Source: Context, July 2017).

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, 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).

The Thornton Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew, during the early interwar years. Subdivided in 1918, the Thornton Estate comprised 15 allotments subdivided from the former substantial home named Thornton. The subdivision remains legible because of the consistent streetscape character along its extent, created by the uniform and evenly planted street trees, lawn nature strips and early concrete footpath, and the consistency in architectural style of the houses (diverse forms of the interwar California Bungalow), set behind generally medium-height front fences in garden settings.

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

N/A

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

N/A

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

Architecturally, the Thornton Estate Precinct is significant for the consistency of the architectural style of the houses, interwar California Bungalow. This is because the houses in the Thornton Estate were largely built over a five-year time span, from c.1920-30; the exception may be 48 Stevenson Street, built c.1935-38. This distinguishes the Thornton Estate Precinct from other interwar precincts which were generally built over longer time spans and thus represent a greater diversity of architectural styles. Even though each house is built to very distinctive designs, they display features typical of the California Bungalow idiom, including visually prominent roofs, many with visually prominent street facing gables, flat top chimneys, some houses with shingling (19 Thornton and 48 Stevenson streets), heavy masonry verandah piers and balustrading, and projecting timber window frames, and geometric pattern leadlight glazing.

Architecturally, 46 Stevenson Street is significant as an interwar Bungalow that exhibits many features typical of the interwar brick Bungalow style, a popular idiom for domestic architecture in the suburbs during the 1920s. Its significance is enhanced by the high degree of intactness of the



house and its grounds (front fence, garden paths, gateway and gate) and the high quality of the detailing evident in these original features.

The intactness of 46 Stevenson Street, and the integrity of the site as a whole, compares favourably with some of the best-known interwar landmark corner houses in Melbourne.

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of some of the contributory places. Some of the houses retain early and original front fences (46 and 48 (altered) Stevenson Street and 19 Thornton Street).

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

N/A

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

N/A

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).

N/A

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).

N/A

Statement of Significance

What is Significant?

The Thornton Estate Precinct, which comprises 1-35 Thornton Street and 46-48 Stevenson Street, Kew, is significant. The Thornton Estate was subdivided in 1918. The houses were largely built between c.1920 and 1930, with the exception of 48 Stevenson Street, which may have been built c.1935-38.

The street plantings of uniformly spaced and pruned mature plane trees on the west side, and dense mature plantings on the east side. The lawn nature strip and concrete footpaths in the public domain contribute to the Precinct's significance.

The house, front fence, gateway, and garden paths at 46 Stevenson Street is individually Significant. Intact original front fences at 19 Thornton Street are contributory.

Non-original alterations and additions to the houses in the Precinct are not significant, including the second storey additions, garages, high brick front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.



High brick front fences at 5 Thornton Street and lightweight modern palisade fences at 1 and 33 Thornton Street are not significant.

How is it significant?

The Thornton Estate is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

The Thornton Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew, during the early interwar years. The Thornton Estate comprised 15 allotments subdivided from the former substantial home named Thornton. The subdivision remains legible because of the consistent streetscape character along its extent, created by the uniform and evenly planted street trees, lawn nature strips and early concrete footpath, and the consistency in architectural style of the houses (diverse forms of the interwar California Bungalow), set behind generally medium-height front fences in garden settings. (Criterion A)

Architecturally, the Thornton Estate Precinct is significant for the consistency of the architectural style of the houses, interwar California Bungalow. This is because the houses in the Thornton Estate were largely all built over a five-year time span, from c.1925-30; the exception may be 48 Stevenson, built c.1935-38. This distinguishes the Thornton Estate Precinct from other interwar precincts which were generally built over longer time spans and thus represent a greater diversity of architectural styles. Even though each house is built to very distinctive designs, they display features typical of the California Bungalow idiom, including visually prominent roofs, many with visually prominent street facing gables, flat top chimneys, some houses with shingling (19 Thornton and 48 Stevenson streets), heavy masonry verandah piers and balustrading, and projecting timber window frames, and geometric pattern leadlight glazing. (Criterion D)

Architecturally, 46 Stevenson Street is significant as an interwar Bungalow that exhibits many features typical of the interwar brick Bungalow style, a popular idiom for domestic architecture in the suburbs during the 1920s. Its significance is enhanced by the high degree of intactness of the house and its grounds (front fence, garden paths, gateway and gate) and the high quality of the detailing evident in these original features. The intactness of 46 Stevenson Street, and the integrity of the site as a whole, compares favourably with some of the best-known interwar landmark corner houses in Melbourne. (Criterion D)

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of some of the contributory places. Some of the houses retain early and original front fences (46 and 48 Stevenson Street and 19 Thornton Street). (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1	Thornton Street	Contributory	c.1925
	3	Thornton Street	Non-contributory	

Name	Number	Street	Grading	Built Date
	5 to 11, 17 to 31	Thornton Street	Contributory	c.1925-30
	15	Thornton Street	Non-contributory	demolished
	33	Thornton Street	Contributory	c.1923-24
	35	Thornton Street	Non-contributory	1962
	46	Stevenson Street	Significant	c.1923-24
	48	Stevenson Street	Contributory	c.1935-38

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

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	Yes - Front fences: 46 Stevenson Street and 19 Thornton Street
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

Identified By

Context Pty Ltd

References

Age, as cited.

Argus, as cited.

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