

people place heritage

CONTEXT

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Volume 6: Hawthorn East

Revised report

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Prepared for the
City of Boroondara



Report Register

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EXECUTIVE SUMMARY

Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Around 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year. The suburb assessments for Kew East, Mont Albert, Hawthorn East, Glen Iris and Ashburton are to be completed in the 2017/18 financial year or shortly afterward. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already recently been assessed.

This report covers the suburb assessment for Hawthorn East. It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties, precincts and a precinct extension.

Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East' are:

- There are 8 heritage precincts assessed to be of local significance (see Appendix A.1).
- There is 1 extension to an existing HO precinct (see Appendix A.2).
- There are 17 individual heritage places assessed to be of local significance (see Appendix A.3).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East' (2018) and include it as a Background Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East' (2018) by:
 - Adding the precincts assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations. The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.
 - Adding the precinct extension, listed in Appendix A.2, to one existing HO precinct.
 - Adding the places assessed as being of local significance, listed in Appendix A.3, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.
 - Add 5 Higham Road to existing HO71 7 Higham Road.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act 1987* places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

As a result of these studies, approximately 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Heritage Overlays in Surrey Hills have recently been gazetted through Amendment C177 to the Boroondara Planning Scheme (13 July 2017).

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year. The suburb assessments for Kew East, Mont Albert, Hawthorn East, Glen Iris and Ashburton are to be completed in the 2017/18 financial year or shortly afterward.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessment of the suburb of Hawthorn East. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

1.2 Study area

The study area for this assessment is the suburb of Hawthorn East.

A map is shown below indicating the suburb's boundaries (dotted line) and the current extent of the Heritage Overlay (shaded).

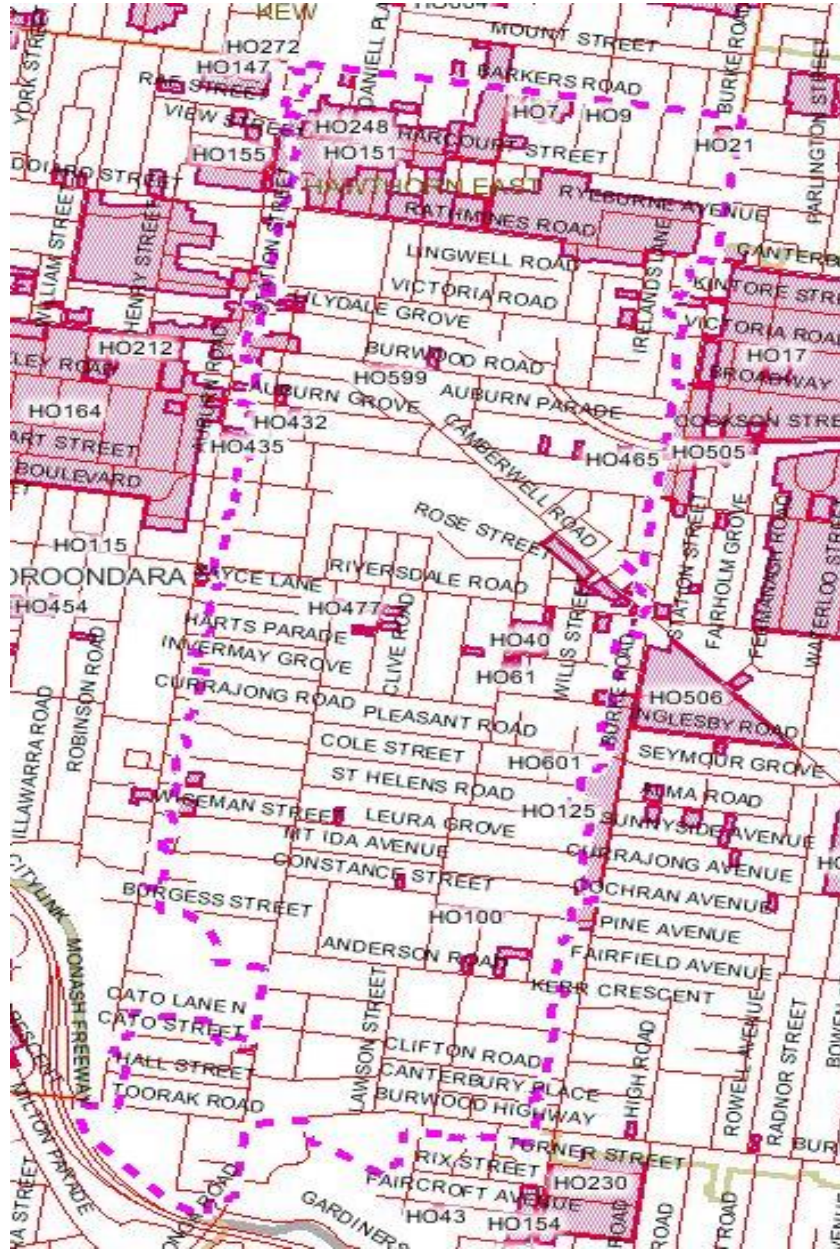


Figure 1. Map of Hawthorn East (with surrounding suburbs) showing current extent of the Heritage Overlay (shaded).
(Source: Land Channel, 2018)

At present there is very limited Heritage Overlay coverage in Hawthorn East, primarily precincts grouped in the northern quarter of the suburb with a few small precincts and a scattering of individual HOs elsewhere.

Prior to Council amalgamation, Hawthorn and Hawthorn East formed the City of Hawthorn, comprising what is now the south-western section of the City of Boroondara. Hawthorn East forms, as indicated by its name, the eastern part (about a third) of the former City of Hawthorn. It has very regular boundaries, forming a long rectangle which stretched from Barkers Road at the north to near the municipal boundary at the south (Gardiners Creek). Its narrow east-west dimension sits between Auburn Road and Burke Road.

The northern two-thirds of the suburb underwent extensive late Victorian residential development, stimulated by the opening of the Auburn and Camberwell railway stations in the early 1880s, and the extension of the Riversdale Road tram around the same time. This is in contrast with the southern-most third, which was only sparsely developed until the interwar and early post-war eras.

1.3 Previous heritage studies

Heritage places and precincts in Hawthorn and Hawthorn East have previously been identified and assessed in a series of heritage studies, only one of which has investigated the City of Hawthorn as a whole. This was the first study, the 'Hawthorn Heritage Study' carried out by Meredith Gould and completed in 1993, with a review of some recommendations in 1994.

Most of the residential precincts recommended by the 1993 study were implemented at the time, though commercial areas were not. Likewise, nearly all individual properties graded 'A' or 'B' (State and Regional significance) by the 1993 study were implemented at the time. This left a small number of 'B' graded places and all C* graded ('Keynote') outside of precincts without protection.

Since that time, there have been a number of heritage studies following on the unimplemented recommendations of the 'Hawthorn Heritage Study' which have led to additional places and precincts being added to the (now) Boroondara Heritage Overlay:

- 'Auburn Village Heritage Study' by Context Pty Ltd, 2005;
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised 2009;
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007 revised 2009;
- 'Camberwell Junction Heritage Study' by Lovell Chen, 2012.

There have also been several assessments of individual places carried out by Context Pty Ltd as part of ongoing heritage advice to the City of Boroondara's Strategic Planning Department since 2012.

1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.4.

2 APPROACH AND METHODOLOGY

2.1 Introduction

The ‘City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 6 Hawthorn East’ (the ‘Hawthorn East Study’) was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2018) (the ‘Practice Note’).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called ‘values-based’ assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.4.5.

The Study was carried out generally in accordance with the set of tasks defined in Council’s Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context (‘Context’), with support from Trethowan Architecture & Design (‘Trethowan’) and GML Heritage (‘GML’). Context’s team project managed the entire study process, carried out the initial suburb survey, assessed the precinct extension and all new precincts, as well as half of the individual places. They were assisted with assessment of some precincts by GML Heritage. Context also prepared this background report. Trethowan’s team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built-era to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.

2.2 Stage 1 - Preliminary identification of places

2.2.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of sources. Primary among them was the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality’s development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara’s history and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places and precincts assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Hawthorn East Study, this meant the ‘Hawthorn Heritage Study’ (M Gould, 1993) as well as the ‘Hawthorn Heritage Study Review’ (M. Gould, 1994);
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation;

- Thematic and typological studies including ‘The motor garage and service station in Victoria: a survey’ (Catrice & Summerton, 1997) and ‘Survey of Post-War Built Heritage in Victoria’ (Heritage Alliance, 2008 & Built Heritage, 2010);
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955;
- The Royal Australian Institute of Architects’ list of notable buildings.

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. Council had also been keeping record of spontaneous community nominations from recent years.

2.2.2 Preliminary survey

The first stage of the Hawthorn East Study was a survey of the entire suburb, with the general exception of those areas already in the Heritage Overlay.

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as potential precincts. Groups of buildings adjoining an existing precinct of a seemingly similar character were also noted as a potential precinct extension. Properties and precincts that had been identified from previous sources, as discussed in section 2.2.1, above, were given special consideration.

At the close of the survey, a short-list of places of potential individual significance was prepared and potential precinct areas mapped. These were places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History 2012). In identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen.

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Hawthorn East Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very ‘typical’ of their era should be larger than a precinct comprising an unusual grouping.

The Stage 1 survey revealed very large areas of consistent early development, dominated by late Victorian residential development with Edwardian and interwar infill. While Hawthorn East’s grand mansion precinct along Harcourt Street (HO151) is already protected in the Heritage Overlay, as well as two adjoining areas of middle-class Victorian and Edwardian dwellings (HO160 and HO161), there are many other streets to the south of these precincts that also contain very fine early dwellings in a range of sizes. Grander examples are scattered along streets such as Victoria Road, Burwood Road and Mayston Street, while there are also many intact streetscapes of more modest time houses – a type that strongly characterises the central part of Hawthorn East but is entirely unrepresented in the Heritage Overlay. To the south, the once consistent streets of interwar housing have undergone a high degree of redevelopment (replacement and inappropriate alterations) so only smaller precinct areas were found here.

Several potential precinct areas were recommended for further investigation by heritage consultants Lovell Chen in their 'Review of C* Grade Buildings in the Former City of Hawthorn' (2006, rev. 2009). These include the following indicative areas in Hawthorn East:

The Auburn Road precinct contains substantial numbers of graded Victorian, Federation and interwar houses of various form and scale. The area would include both sides of Auburn Road between Burnwood and Riversdale Roads and the surrounding streets including Fletcher, Rosebery, Munro and Caroline streets. (Vol. 1, p. 26)

The Victoria Road precinct is bounded by Auburn, Rathmines and Burke Roads, and the railway line, and includes Victoria Road, Stewart Street, Grandview Grove and part of Burnwood Road. This area retains a high proportion of Victorian-era dwellings. (Vol. 1, p. 27)

Both of these areas were surveyed and a number of precincts have been identified within them.

2.2.3 Preliminary assessment

Following the preliminary survey, the consultants came together for 'comparative workshops'. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for potential significance) about the individual places. To vet the precinct areas of potential significance, two Context consultants returned to make a windscreen survey of all areas identified, and to compare them amongst each other.

During the workshops each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts). Two workshops were carried out: one at Context and the other at the Trethowan office to review the interwar and post-war places.

The shortlists were created on the basis of these workshops as well as limited historical research where required to determine if a place was worthy of full assessment, for example, to determine if a certain architect designed it.

2.2.4 Reporting preliminary recommendations

Reporting for Stage 1 of the Hawthorn East Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department. This was followed by visits to all precinct areas identified. Once the proposed places and precincts for assessments were approved by the Strategic Planning Department, Stage 2 began.

2.3 Stage 2 – Assessment and reporting

2.3.1 Locality and thematic histories

A contextual history for Hawthorn East was prepared, covering its nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, a thematic history of the Hawthorn Tramways Trust was prepared for the citation of a tram shelter.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how did it change over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Hawthorn East or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Hawthorn. In some cases, records from as early as the 1930s survive, but most material is post-WWII in date and not all plans from this period survive.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The ‘Applying the Heritage Overlay’ Practice Note (2018) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Hawthorn East Study, the suburb of Hawthorn East was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the former City of Hawthorn or the current City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as ‘benchmarks’ to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the ‘benchmarks’ it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the ‘benchmarks’ were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the ‘Applying the Heritage Overlay’ Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of ‘State Significance’ or ‘Local Significance’. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of this suburb assessment, where the criteria say ‘our cultural or natural history’, it should be understood as ‘Hawthorn East’s or Boroondara’s cultural or natural history’.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of ‘local interest’.

2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the ‘Applying the Heritage Overlay’ Practice Note (2018), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the ‘Applying the Heritage Overlay’ Practice Note (2018) and Boroondara’s Heritage Policy (Clause 22.03) the following gradings were attributed to properties in the heritage precincts:

- *Significant - ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - ‘Non-contributory’ places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the*

place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

Whether a place is 'Significant', 'Contributory' or 'Non-contributory' to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A 'Significant' grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A 'Contributory' grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered 'Contributory' if its connection to the themes of the precinct can still be understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A 'Non-contributory' grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered 'Contributory' but have been substantially altered to the point that their origins and relationship to the precinct's significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are three types of mapping for places and precincts recommended by the Hawthorn East Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, is discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation. Similar maps are also provided for each proposed precinct extension, which shows the

grading of properties in the extension and how it relates geographically to the current precinct boundaries.

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature*.

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the 'curtilage') around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for Auburn South Primary School building, in yellow, within the larger school grounds at 417-419 Tooronga Road.



Figure 3. Proposed curtilage for the Tram Shelter on Riversdale Road.

The Tram Shelter on Riversdale Road, and Auburn South Primary School have been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the ‘Applying the Heritage Overlay’ Practice Note (2018).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant

buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.

- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.10 Proposed precinct extension

In the course of the Stage 1 survey of Hawthorn East, a number of groups of buildings were identified that adjoined existing HO precincts and that contained development that is very similar in its built-era, design quality and intactness to that found in the existing precinct.

The existing citations for the precincts were then reviewed to determine whether these adjoining streetscapes would contribute to the significance of the precinct, as defined by the existing statement of significance and the types of properties already graded Contributory and Significant to the precinct. Windscreen surveys were also made through the precincts to confirm that the proposed extension was of a similar character and quality to the existing precinct areas. In terms of ‘quality’, the mix of building types, built-eras, level of design pretension, intactness of buildings, and proportion of Non-contributory properties were all taken into account.

In the event that the additional streetscape did closely correspond with the valued character of the adjoining HO precinct, the following steps were taken to document the proposed precinct extension:

- Photos of each property were taken;
- Precinct extension boundaries were determined to ensure geographic and visual continuity with the existing precinct area, balanced against the inclusion of a high proportion of properties that would contribute to the precinct’s significance (i.e., excluding Non-contributory properties if this did not compromise continuity with the precinct).
- Each property within the precinct extension was graded to indicate if it did or did not contribute to the precinct’s significance. (Note that no Significant properties were identified in the precinct extension.)
- Only very brief precinct citations were prepared during the 1993 ‘Hawthorn Heritage Study’, which lacked detailed descriptions of the streetscapes and buildings within each precinct. For this reason, most of the existing precinct citation was not revised to reflect the proposed precinct extension, as there is no place to insert such details. Instead, a stand-alone citation was prepared for the extension which includes the brief citation from the 1993 study and the current Statement of Significance (from the Boroondara Heritage Policy), as well as additional information about the character of the extension and how it relates to and contributes to the precinct’s significance as expressed in the existing documentation. A map and schedule showing the extent of the proposed precinct extension and the grading of each property in it were also prepared. Finally, a statement of significance for the entire, extended precinct was prepared, in the format recommended by Planning Practice Note 1 (August 2018). This approach was taken with the extension to HO161 Ryeburne Avenue Precinct. It is found in Appendix D.

2.3.11 HERMES entry

The ‘Applying the Heritage Overlay’ Practice Note (2018) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.

3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

Eight of the precincts assessed in the Hawthorn East Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay. They are listed in Appendix A.1, and the citations are found in Appendix D.

3.1.2 Individual places

A total of 17 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay. One of them is recommended as an addition to an existing individual HO (5 Higham Road). These places are listed in Appendix A.3, and their place citations are found in Appendix D.

3.2 Extension to existing HO precincts

Following assessment of a number of streetscapes for their suitability as extensions to existing HO precincts, one precinct extension has been recommended for addition to the Heritage Overlay. It is listed in Appendix A.2, and the citation for the extension is found in Appendix D.

3.3 Not of local significance

Two precincts identified in Stage 1 were assessed against the HERCON criteria during Stage 2 of the Hawthorn East Study and found to fall below the threshold of local significance. This was because it was found during the comparative analysis to compare poorly with similar precincts, particularly in intactness of houses and integrity of streetscapes. In addition, one potential precinct extension was rejected because the new properties were of a different character to the precinct. Finally, one individual place was rejected due to the discovery of more extensive alterations than first thought. After preliminary consultation, one more individual place (254-258 Riversdale Road) was rejected due to information provided about more extensive alterations than previously realised. Also, an extension to HO144 Burke Road Precinct was abandoned due to a lack of support by the Amendment C274 Independent Planning Panel for an extension of this precinct containing similar houses on the east side of Burke Road. In addition, as a condition for authorisation of Amendment C308boro to implement the Hawthorn East Heritage Gap Study, the Department of Environment, Land, Water and Planning required that the former Renzow Garage at 475-477 Riversdale Road is removed from the amendment. The rationale for its removal was the large degree of change to its front façade and forecourt, as well as those elements that directly demonstrated its original function. The place citation for the Renzow Garage has been removed from this report.

One more place was found to be too altered to be of local significance – 336 Riversdale Road – in a site visit carried out as part of amendment consultation in August 2019.

No further action is recommended for these precincts, extension and places. They are listed in Appendix A.4.

3.4 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Hawthorn East, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a

significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

Council-owned sites of potential significance have been identified on the basis of a visual inspection and, where available, mentions in previous heritage studies or similar reports, however a further and more detailed assessment is required to confirm this significance.

Five potential heritage places of this type have been identified during the Study. They are listed in Appendix A.5.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Hawthorn East Study. They are:

- Adoption of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East’ (2018) by the Boroondara City Council.
- Implementation of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East’ (2018) by the Boroondara City Council.

4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East’ (2018), which comprises this report, and include this report as a Background Document in the Boroondara Planning Scheme.

4.3 Implementation of Heritage Review

It is recommended that the Boroondara City Council implement the recommendations of this Hawthorn East Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precincts assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note ‘Applying the Heritage Overlay’ (2018). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the precinct extension, listed in Appendix A.2, to the existing HO precinct.
- Add the individual places assessed as being of local significance listed in Appendix A.3 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note ‘Applying the Heritage Overlay’ (2018).
- Add 5 Higham Road to existing HO71 pertaining to 7 Higham Road.
- Add all place and precinct Statements of Significance to Clause 72.04 (Documents Incorporated in this Planning Scheme) and to Clause 72.08 (Background Documents).

APPENDIX A – ASSESSMENT FINDINGS

A.1 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Brickfields Environs Precinct	3-23 & 2-24 Aberdeen Street; 1-33 & 2A-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street	Hawthorn East
2	Burwood Road Estate Precinct	1-27 & 2-24 Oberon Avenue; and 1 & 2-14 Tara Street	Hawthorn East
3	Smith's Paddock (Burwood Reserve) Precinct	1-47 & 2A-68 Auburn Parade, 1-29 Burwood Avenue, 720-790 & 815-825 Burwood Road, 2-10 Carrington Avenue, 1-19 & 2-20 Gillman Street, and 1 & 2 Newport Crescent	Hawthorn East
4	Longford Estate & Environs Precinct	313-343 Auburn Road, Hawthorn; 499-529 Tooronga Road, 2-44 and 1-45 Currajong Road, 1A-41 and 2-44 Invermay Grove, and 1-39 and 2-50 Harts Parade	Hawthorn East
5	Essington Estate & Environs Precinct	5-73 & 44-50 Harold Street; and 17-73 & 8-56 Mayston Street	Hawthorn East
6	Stonyhurst and Athol Estates Precinct	4-32 and 1-29 Fairmount Road, 2-30A and 7-23A Miami Street, 471-483 Tooronga Road, 347-357 Auburn Road	Hawthorn East
7	Havelock Road, Denmark Hill Road and Linton Court Precinct	27-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court	Hawthorn East
8	Victoria Road Precinct	3-7 and 4-8 Albert Street, 1-27 and 2-20 Cambridge Street, 1-5 and 2-4 Freeman Street, 1-3 and 2-10A and 14 Grandview Grove, 1-11 and 2-8 Hallcroft Place, 2-6 Irelands Lane, 40-92 Lilydale Grove, 1-65 and 4-40 Lingwell Road, 1-11 and 2-10 Lorne Road, 14-170 and 212-224 Rathmines Road, 1-21 and 2-24 Stanley Avenue, 3-25 and 6-36 Station Street, 1-15 and 2-24 Stewart Street, 1-15 and 2-10 Temple Street, 1-23 and 2-28 Victoria Grove, and 1-97, 125-161 and 2-164 Victoria Road	Hawthorn East

A.2 Precinct extension

It is recommended that the following properties be added to an existing HO precinct:

- HO161 Ryeburne Avenue Precinct extension: 116-130 Harcourt Street, Hawthorn East

A.3 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	Balloch's Bakery and Stables (former)	157	Auburn Road & 3 Russell's Place	Hawthorn & Hawthorn East
2	Newtown Housing Project	406	Barkers Road	Hawthorn East
3	Clomanto	452	Barkers Road	Hawthorn East
4	Merledon	16	Beaconsfield Road	Hawthorn East
5	Lumeah	64	Campbell Road	Hawthorn East
6	Rosetta	43	Clive Road	Hawthorn East
7	Flats	20	Denmark Hill Road	Hawthorn East
8	Carabacel (later 'Carrick Hill', later 'Dunreay')	41	Harcourt Street	Hawthorn East
9	Adair House	40	Havelock Road	Hawthorn East
10	Houses	5 & 7	Higham Road	Hawthorn East
11	Cukierman Residence	29	Leura Grove	Hawthorn East
12	Les Cloches	100	Pleasant Road	Hawthorn East
13	Tram shelter	b/t 439A & 441	Riversdale Road	Hawthorn East
14	Auburn South Primary School No. 4183	417-419	Tooronga Road	Hawthorn East
15	Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga	500-512	Tooronga Road	Hawthorn East
16	Trengrove House	8	Tower Place	Hawthorn East
17	Mombah (former)	9	Widford Street	Hawthorn East

A.4 Not of local significance – no action

No further action is recommended for the following places, precinct and precinct extensions, which do not meet the threshold of local significance.

LP	Place/Precinct	Address	Locality
1	Leura Grove Precinct	34-52 Cole Street, 8-16 Garden Street, 1-33 & 2-36 Leura Grove, 2-44 & 29-47 St Helens Road	Hawthorn East
2	HO144 Burke Road Precinct extension	94-98 Campbell Road South	Hawthorn East
3	HO151 Harcourt Road Precinct extension	49-51 Auburn Road; 488 & 494 Barkers Road; and 1-17 Rathmines Road	Hawthorn East
4	Victorian house	3 Neave Street	Hawthorn East
5	Waratah, Monreith & Mindip (former)	254-258 Riversdale Road	Hawthorn East
6	House	336 Riversdale Road	Hawthorn East

LP	Place/Precinct	Address	Locality
7	Renzow Garage (former)	475-477 Riversdale Road	Hawthorn East

A.5 Council-managed place of potential significance

The following Council-managed places are considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance or Significant Tree Register, as appropriate.

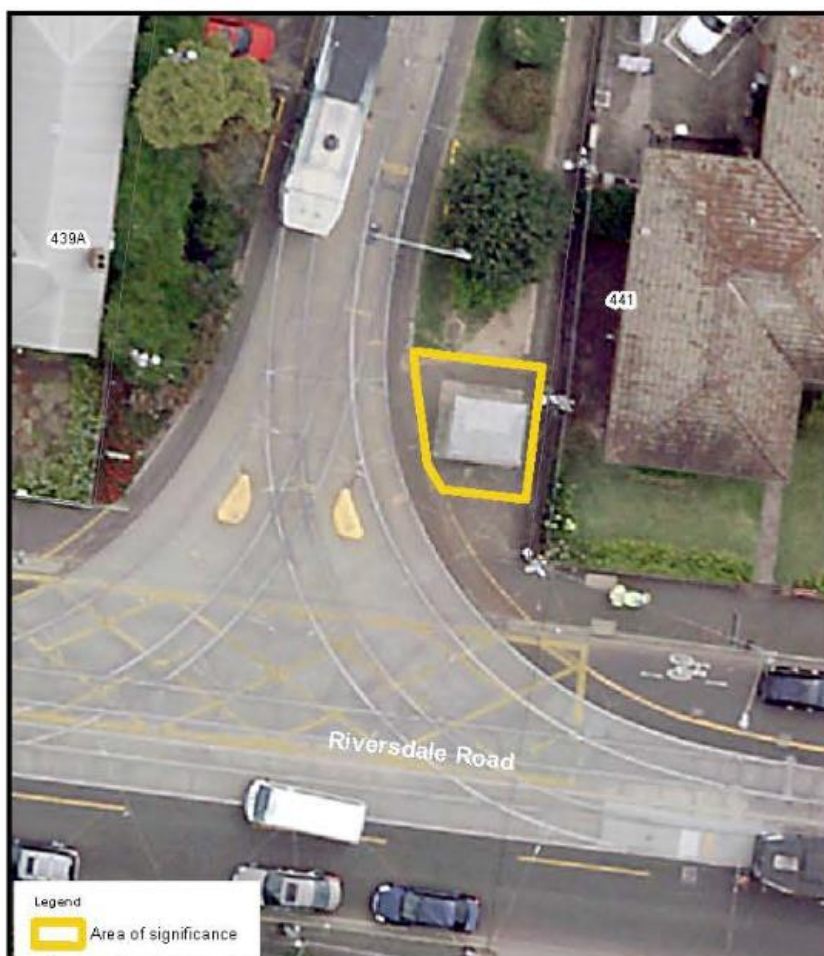
LP	Place	No.	Street	Comments
1	Anderson Park	5	Anderson Road	Park established in 1911 with fine mature tree plantings, including a Lone Pine planted in 1939.
2	English Oak street trees		Grandview Grove	Mature English Oaks (<i>Quercus robur</i>) which contribute to the heritage significance of this street within the Victoria Road Precinct.
3	Cato Park	370	Tooronga Road	Park established in 1934 (Victoria's Centenary) by donation of land by businessman and retail magnate Frederick Cato.
4	Victoria Reserve	15	Victoria Road	Site of nineteenth-century brickworks converted into a public reserve in the 1920s.
5	Fritsch-Holzer Reserve	18	Symonds Street	Former site of the Hawthorn Brickworks, owned by the Fritsch and Holzer families.

APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, generally being smaller portions of land containing the heritage place within a protective curtilage.

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

Tram Shelter, between 439A & 441 Riversdale Road, Hawthorn East



Auburn South Primary School, 417-419 Tooronga Road, Hawthorn East



APPENDIX C – DRAFT HO SCHEDULE

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Brickfields Environs Precinct</i> Aberdeen Street, Bowler Street, Carnarvon Street, Caroline Street, Fletcher Street (part), Loch Street (part), and Munro Street (part), Hawthorn East	No	No	No	Yes - Front fences (5 Munro Street, 2 Carnarvon Street, 16 Loch Street, 29-33 Bowler Street)	No	No	-	No
	<i>Burwood Road Estate Precinct</i> Oberon Avenue and Tara Street (part), Hawthorn East	No	No	No	No	No	No	-	No
	<i>Smith's Paddock (Burwood Reserve) Precinct</i> Auburn Parade, Burwood Avenue, Burwood Road (part), Carrington Avenue, Gillman Street (part), and Newport Crescent, Hawthorn East	Yes - 2 Carrington Avenue	No	No	Yes – Front fences (746 & 774 Burwood Road)	No	No	-	No
	<i>Longford Estate & Environs Precinct</i> Auburn Road (part), Tooronga Road (part), Currajong Road, Invermay Grove, and Harts Parade, Hawthorn East and Hawthorn	No	No	No	Yes – Front fences (4-6 Invermay Grove, and 20-22 Currajong Road)	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Essington Estate & Environs Precinct</i> Harold Street (part) and Mayston Street (part), Hawthorn East	No	No	No	Yes – Front fences (44 & 46 Harold Street)	No	No	-	No
	<i>Stonyhurst & Athol Estates Precinct</i> Fairmount Road (part), Miami Street (part), Tooronga Road (part), and Auburn Road (part), Hawthorn East	No	No	No	Yes – Front fences (8-8A Fairmount Road; 14, 15, 16, 17, 18-20, 19-19A Miami Street) Garages (8 Fairmount Road; 7-11, 19A, 28 Miami Street; 481 Tooronga Road)	No	No	-	No
	<i>Havelock Road, Denmark Hill Road and Linton Court Precinct</i> Havelock Road (part), Denmark Hill Road (part), and Linton Court, Hawthorn East	No	No	No	Yes – Front fences (27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 Denmark Hill Road) Garages (27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 and 8 Denmark Hill Road; 1 and 2 Linton Court)	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Victoria Road Precinct</i> Albert Street (part), Cambridge Street (part), Freeman Street, Grandview Grove (part), Hallcroft Place, Irelands Lane, Lilydale Grove (part), Lingwell Road, Lorne Road, Rathmines Road (part), Stanley Avenue, Station Street, Stewart Street, Temple Street, Victoria Grove, and Victoria Road (part), Hawthorn East	No	Yes – 14 Rathmines Road (church organ)	No	Yes – Front fences (1, 3, 5, 7, 9, 11 and 8 Hallcroft Place; 84 Victoria Road)	No	No	-	No
	<i>Balloch's Bakery and Stables (former)</i> 157 Auburn Road, Hawthorn & 3 Russell's Place, Hawthorn East	Yes – Painted sign on eastern elevation of 157 Auburn Road, Hawthorn	No	No	No	No	No	-	No
	<i>Newtown Housing Project</i> 406 Barkers Road, Hawthorn East	No	No	No	Yes - Front fences (Besser block)	No	No	-	No
	<i>Clomanto</i> 452 Barkers Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Merledon</i> 16 Beaconsfield Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Lumeah</i> 64 Campbell Road, Hawthorn East	No	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Rosetta</i> 43 Clive Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Flats</i> 20 Denmark Hill Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Carabacel (later 'Carrick Hill', later 'Dunreay')</i> 41 Harcourt Street, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Adair House</i> 40 Havelock Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Houses</i> 5 & 7 Higham Road, Hawthorn East	No	No	Yes – Oak at rear of 5 Higham Road	No	No	No	-	No
	<i>Cukierman Residence</i> 29 Leura Grove, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Les Cloches</i> 100 Pleasant Road, Hawthorn East	No	No	No	Yes – Garage	No	No	-	No
	<i>Tram shelter</i> Between 439A & 441 Riversdale Road, Hawthorn East	No	No	No	No	No	No	-	No
	<i>Auburn South Primary School No. 4183</i> 417-419 Tooronga Road, Hawthorn East	No	No	Yes – Mediterranean Cyprus	No	No	No	-	No
	<i>Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga</i>	No	No	No	Yes – Front fence (508 and 510 Tooronga Road)	No	No	-	No

HAWTHORN EAST

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	500-512 Tooronga Road, Hawthorn East								
	<i>Trengrove House</i> 8 Tower Place, Hawthorn East	No	No	No	Yes – Front fence	No	No	-	No
	<i>Mombah (former)</i> 9 Widford Street, Hawthorn East	No	No	No	Yes – Front fence piers and footings only	No	No	-	No

APPENDIX D – PLACE AND PRECINCT CITATIONS

Brickfields Environs Precinct

Prepared by: Context

Address: 3-23 & 2-24 Aberdeen Street; 1-33 & 2A-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street, Hawthorn East

Name: Brickfields Environs Precinct	Survey Date: March 2018
Place Type: Residential	Architect: A.A. Fritsch
Grading: Significant	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1888-1937



GRADING

	SIGNIFICANT		PRECINCT BOUNDARY
	CONTRIBUTORY		
	NON-CONTRIBUTORY		
	EXISTING HERITAGE OVERLAY		



West side of Fletcher Street. (Source: Context, 2018)



East side of Loch Street. (Source: Context, 2018)



South side of Caroline Street. (Source: Context, 2018)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).



Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced

earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportsraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Hawthorn Brick Works closed in the early 1970s, and Hawthorn Council purchased the 14-acre site, including a clay pit, in 1972, which it used for landfill until 1989. The site became the Fritsch Holzer Park in 1995.

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places*, 2015).

History

The precinct of interest is located on Crown Allotments 100 and 103, Section 7, in the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the land was bounded on two sides by Auburn Road and Riversdale Road ('Plan of the Borough of Hawthorn' 1866).

The precinct is the result of two main subdivisions developed from 1888 after the railway line was extended from Hawthorn to Camberwell in 1882. The precinct is located on land situated on two sides of the former Fritsch Holzer Hawthorn Brick Works, established in 1883. They employed approximately 50 people and produced 250,000 bricks a week, which were used throughout Victoria (City of Boroondara, 2017). The 1896 City of Hawthorn rate book notes the occupation 'brickworker' for some residents within the precinct, indicating that some of the residences that make up the precinct were houses of workers employed at the adjacent Hawthorn Brick Works (RB 1896). In addition, by the mid-1890s a number of houses in Carnarvon Street were owned by either Augustus Fritsch or A Holzer (see below).

Residents of the area in 1896 were mainly working class, with occupations recorded such as carter, laborer, die pinker, painter, blacksmith, coach builder and striker, as well as a few people in white-collar occupations and professions such as a shipping clerk and an engineer (RB 1896).

Civil servant Charles Symonds owned a portion of Crown Allotment 103 from 1869 to 1887. Promoted as Symonds Paddock estate, 'close to the railway station and tramway terminus' (at the corner of Auburn and Riversdale roads), the land was subdivided into 47 lots, then 58 lots, and put up for auction in March 1888 (see Figure 2). Symonds lived in a house nearby in Riversdale Road (McWilliam 2004:73).

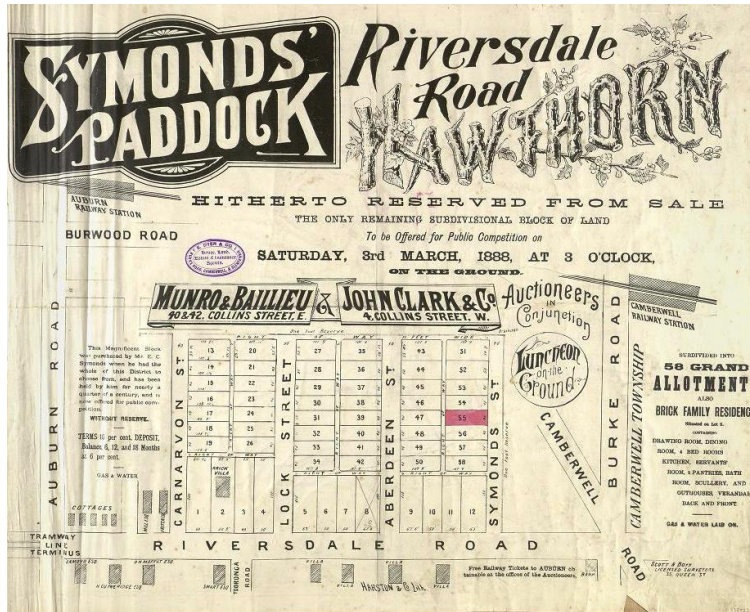


Figure 2. Symonds' Paddock, Riversdale Road, Hawthorn, 1888. (Source: SLV)

Robert Mill subdivided his Troqueer Estate and put up for sale the house and 13 allotments, fronting Caroline Street, Towt Street (later Munro Street) and Riversdale Road in November 1888 (see Figure 3). Close to the horse tram, the allotments were sold by 1890 and homes built soon after (McWilliam 2004:12).

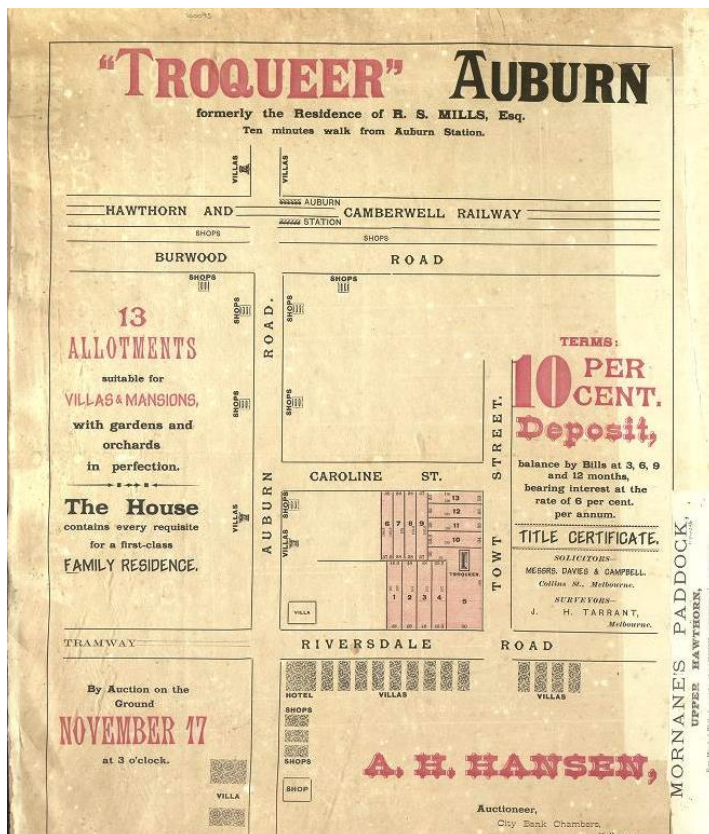


Figure 3. Troqueer Estate subdivision, 1888. (Source: SLV)

Melbourne Metropolitan Board of Works plans show the residences in existence in the precinct by 1903 (see Figures 4 & 5).

Caroline Street

In 1887, Caroline Street was 'formed, metalled and channelled', and by 1888 houses had been constructed in the street by builders William Thomas, Luff and Fitzgerald (McWilliam 2004:12). By 1900, there were 13 houses on the north side of the street and 17 on the south side (S&Mc).

Fletcher Street

In 1873 farmer Edward Fletcher occupied four hectares of land in Auburn Road South, and by 1879-80, had built a house north of Bowler Street (outside of the precinct). Three houses were constructed on the west side of the street, south of Bowler (then Urquhart) Street in 1895 (S&Mc), and had been joined by a fourth house by 1903 (MMBW). Residents of houses owned by August Fritsch in 1896 include a coachbuilder, labourer and blacksmith (RB). The row of semi-detached brick houses on the east side was first listed in the 1916 street directory (S&McD).

Bowler Street

Bowler Street was known as Greeves Road in the 1854 subdivision of Crown Allotment 100; the street was named Fritschs Road by the late 1880s (the road led to the Fritsch brickworks in 1873), and later Urquhart Street. Brickworks owner August Fritsch rented a house from Martin Holzer in this street in 1873, and by 1876 owned a house there (RB 1873 & 1876). By 1896, Edward Fletcher was the sole occupant of the north side of the street, and ten houses had been built on the south side (McWilliam 2004:7). Of the houses on the south side, four dwellings were owned by August Fritsch, including a semi-detached pair of brick dwellings, which appear to be Nos. 44-46, as well as two weatherboard cottages (A Fritsch Probate, 1898).

The street was renamed Bowler Street in the early years of World War I, very likely part of the general de-Germanification of street names that took place across Melbourne at that time (S&McD 1917). By 1918, 21 houses existed on the south side of Bowler Street, including the row of fine Edwardian semi-detached pairs at Nos. 18-40. The north side was subdivided in 1934 and houses and semi-detached pairs built soon afterward (McWilliam 2004:7). This land had been part of the Auburn Bowls Club, but they made the decision to sell off the southern strip of land on 25 July 1934 in order to pay off their mortgage (Fitzpatrick, 1986:7).

Munro Street

Munro Street was laid out in a number of stages. The southern section of Munro Street was named Towt Street in the 1888 subdivision of the Troqueer Estate (see Figure 3). By 1895, Towt Street had been renamed Munro Street and surveyed as far north as Fritsch Road (later Bowler Street); by the same year four cottages were in existence in the street. It was extended further north by 1914 (McWilliam 2004:57). A row of California Bungalows were built on the west side in the early 1920s (S&Mc). In 1915, brickworks owner Anton Holzer owned the Victorian double-fronted house at 26 Munro Street (A Holzer Probate, 1915).

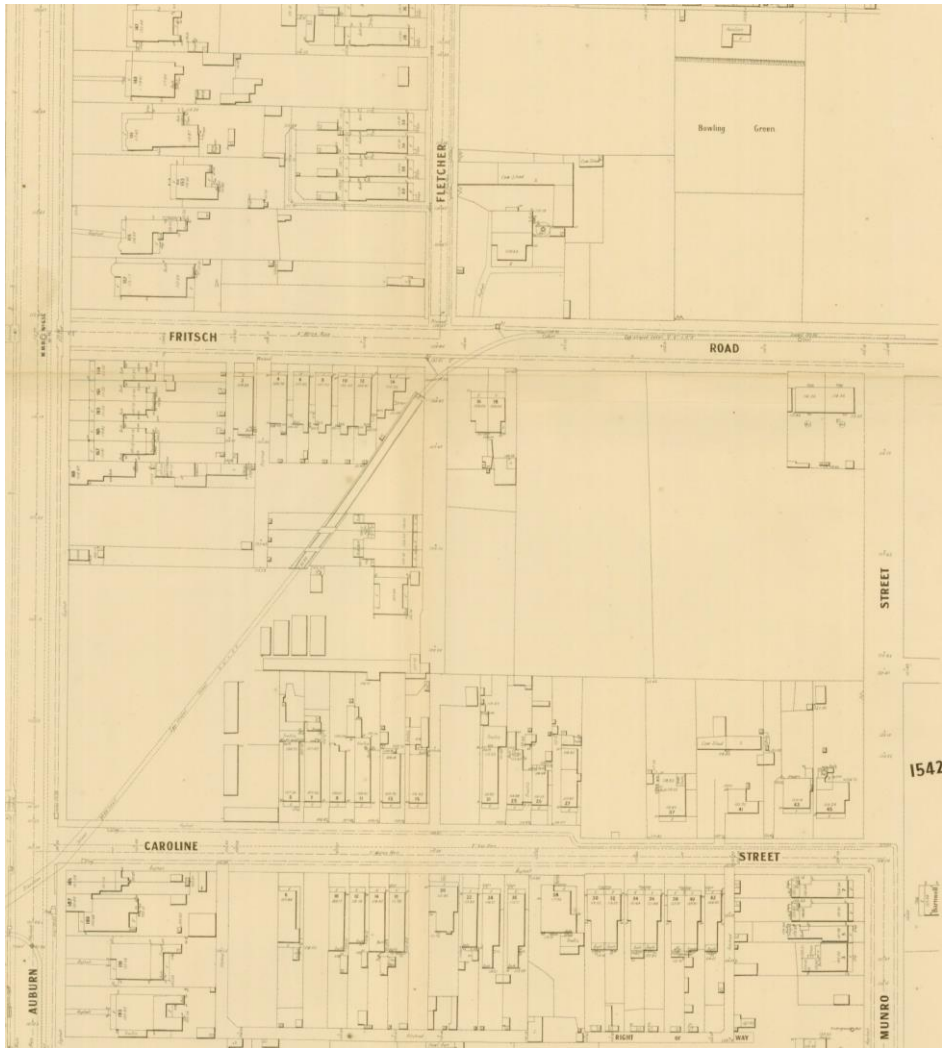


Figure 4. West end of the precinct, including Bowler Street (then Fritsch Road), Caroline Street and Munro Street. The northern part of Munro Street had not yet been created, with the bowling club fronting onto Fritsch Road. The original bowls pavilion is visible at top left. (Source: MMBW Detail Plan No. 1541, 1903, SLV)

The Auburn Bowls Club, which now fronts onto the northern part of Munro Street, was founded in 1886 as an offshoot of the Hawthorn Bowling Club. From the beginning, the Fritsch and Holzer families, as well as other local residents, played an important role in its creation and development. Brickworks owner Augustus Fritsch was a foundation member and he provided the site at a minimal annual lease. In 1901, John Holzer provided a mortgage to the Club so that they could buy the land outright. The first clubhouse was constructed by 1888, and moved to the north end of the greens in 1902-03. Additional land on the west side was purchased in 1928 (Fitzpatrick, 1986: 1-11)

The two families continued their involvement, with Augustus Fritsch the first club member to be selected to represent the Victorian Bowling Association at games in New Zealand in the 1889-90 season (Fitzpatrick, 1986:21). John Holzer's daughter-in-law, Gertrude (Mrs H J) Holzer, was a many-time club (22 times) and state (7 times) champion from about 1916 until the late 1930s. She was known as 'one of the finest women bowlers in Victoria', and also served as the vice-president and then president of the Auburn Ladies' Bowling Club, which was also based here (Fitzgerald, 1986:35; *The Herald*, 28 Feb. 1930:10; *The Argus*, 11 Oct. 1945:20).



Figure 5. The original Auburn Bowls Clubhouse in 1926. (Fitzpatrick, 1986: [20])

The original clubhouse was enlarged a number of times, with staged works in the 1950s and '60s that appear to have entirely replaced the earlier building. A plaque dated September 1966 records the 'completion of the master re-building plan'.

Aberdeen, Loch and Carnarvon streets

Aberdeen, Loch and Carnarvon streets (likely named after parliamentarians in the British House of Lords) were formed as part of the subdivision of Symonds Paddock in 1888 (see Figure 2) (McWilliam 2004:72).

By 1888, two timber houses had been built on the east side of Aberdeen Street, and by 1918, houses had been built on all lots in the street. In Loch Street, two houses were in existence by 1888 (McWilliam 2004:1, 50). In 1896, the estate of Annie Holzer owned seven houses on Loch Street (including her former home), as well as one house owned by architect Augustus A Fritsch (RB).

In Carnarvon Street by 1888, on the east side of the street two houses had been built and, by the mid-1890s, eight were in existence. At this time August Fritsch was the sole occupant of the west side of Carnarvon Street (at the corner of Riversdale Road) (McWilliam 2004:12). Augustus Fritsch designed four brick cottages for A (Anton) Holzer, owner with Fritsch of the Hawthorn Brick Works, in Carnarvon Street c1890, today's 13-19 Carnarvon Street (see Figure 6).

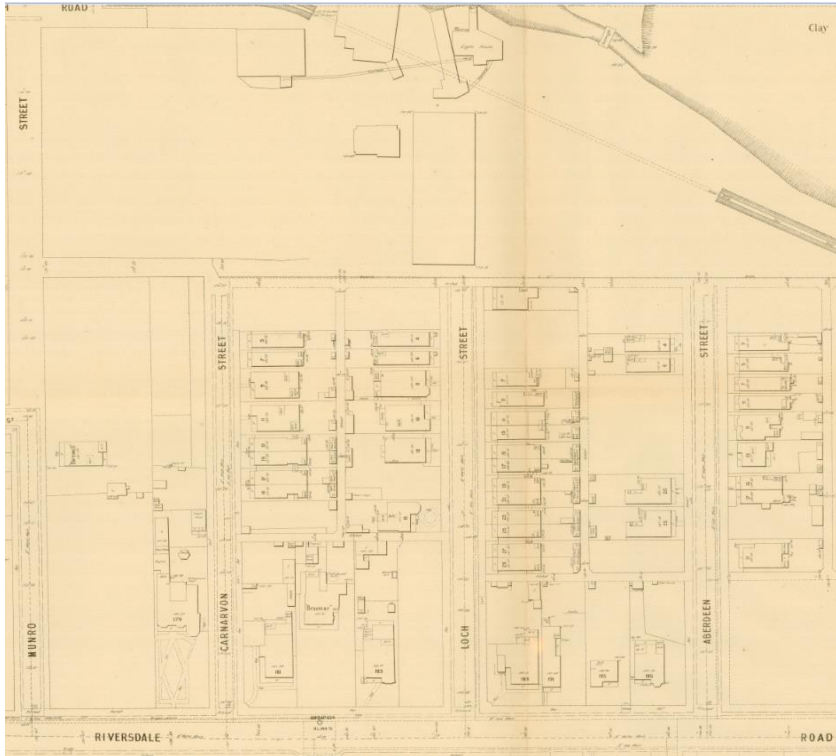


Figure 6. Eastern part of the precinct, including Carnarvon, Loch and Aberdeen streets, with the brickworks visible to the north. (Source: MMBW Detail Plan No. 1542, 1903, SLV)

By 1940, 12 houses had been built on the east side of the street, and six on the west (McWilliam 2004:12). The timber semi-detached pairs on the west side (Nos. 2-12) were built c1935-37 (S&Mc).

Augustus Andrew Fritsch

Augustus Andrew Fritsch was born in 1866 to Augustus Gustav Fritsch and Christina Holzer, whose fathers were the co-founders of the Hawthorn Brick Works. Articled to the firm of architects Wilson and Beswicke, Augustus A Fritsch opened his own architectural practice in Melbourne in 1888, initially concentrating on residential projects. In 1894, Fritsch designed a Roman Catholic presbytery in Malvern, the first of many Catholic church projects. Fritsch designed other churches at Rochester in 1909, Kyabram in 1919, Bairnsdale in 1913, Flemington in 1923 and Elwood in 1929. He also designed Our Lady of the Victories church in Camberwell in 1918, and was the architect in association with Walter Burley Griffin of Newman College, at the University of Melbourne, in 1915-18. His son, Alfonso A Fritsch, joined him in practice and became a partner in the renamed company, Fritsch and Fritsch, in 1932. The practice continued as the keynote Catholic architectural office into the 1940s (Reeves 2012:264; SLV 2017).

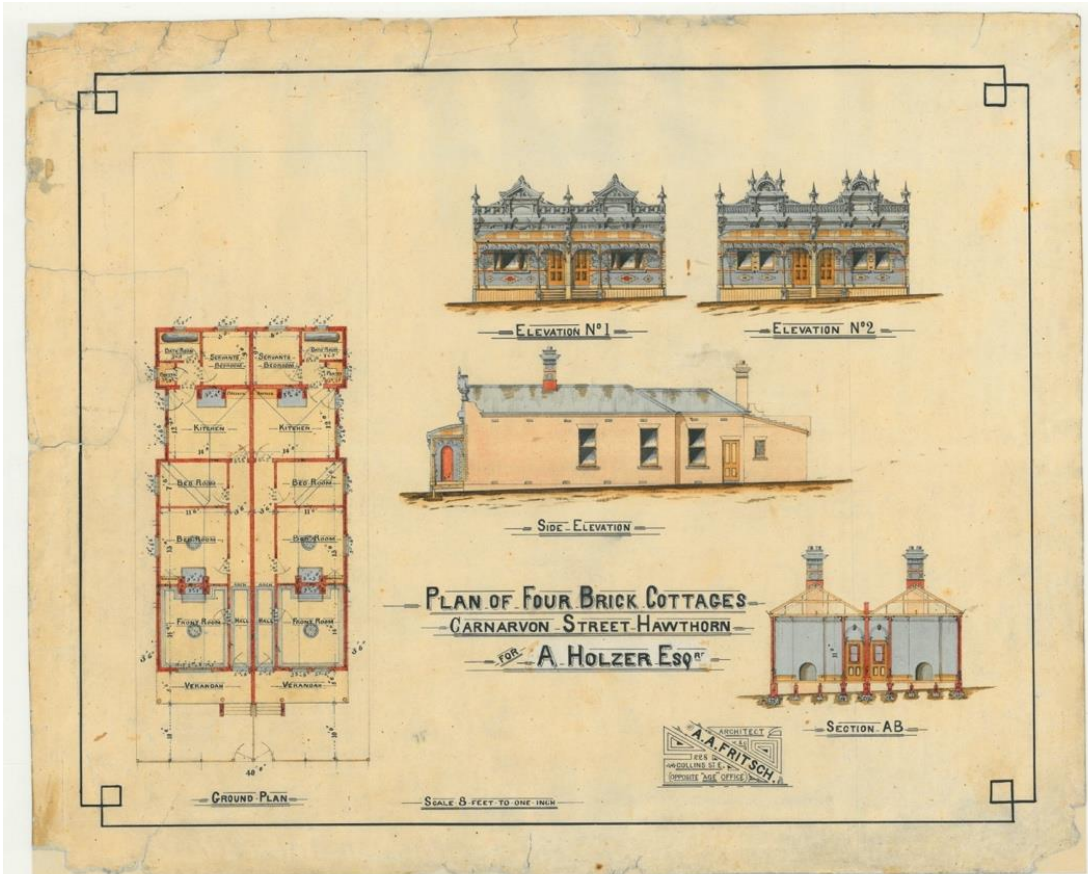


Figure 7. Augustus Fritsch's plan of four brick cottages in Carnarvon Street for A Holzer, c1890. (Source: SLV).

Description & Integrity

Brickworks Housing Precinct is situated between the intersection of Auburn and Riversdale roads and the former Hawthorn Brick Works site (now Fritsch-Holzer Park). It comprises a number of small, residential streets laid out during two subdivisions, creating an irregular pattern of development. Allotments sizes are generally small, with many single-fronted and semi-detached dwellings as the result. Parts of the precinct retain the street infrastructure typical of nineteenth-century subdivisions. This includes bluestone pitched kerb and channel to Bowler Street and Carnarvon Street, as well as bluestone pitched laneways between Carnarvon, Loch and Aberdeen streets (though the surviving laneway running east of Aberdeen Street has been paved in concrete).

The Auburn Bowls Club was created shortly after the brickworks were established. As noted in the history, it originally stretched to what is now Bowler Street which was likely named after it during World War I. The current size and layout of the site was finalised in 1934 when the allotments at 21-31 Bowler Street were subdivided and sold off. The 1960s clubhouse stretches along the northern side of the site, while there are two large bowling greens and small shelters to the south.



Figure 8. Laneway between 21 & 23 Carnarvon Street. (Source: Context, 2018)

The precinct developed in bursts, beginning with the two initial subdivisions in 1888 and many late Victorian houses, then groups of Edwardian dwellings many of which are semi-detached, a pocket of 1920s bungalows, and final infill development in the mid to late 1930s which is particularly pronounced on the north side of Bowler Street. Little survives of the earliest development of Bowler Street, which existed as early as 1854 (as Greeves Road), and provided access to the brickworks from 1883. As noted in the history, August Fritsch resided on this street in the 1870s, but there is no indication that this early house survives. As noted in the history, the sole brick semi-detached pair of nineteenth-century dwellings, at 44-46 Bowler Street, has been identified as a rental property owned by Fritsch.



Figure 9. The brick semi-detached house at 44 Bowler Street, Hawthorn East. (Source: Context, 2018)

The houses constructed by the turn of the century can all be characterised as Italianate in style. The Italianate is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed

eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. The houses can be divided into two basic groups: double-fronted houses which are often more elaborate in detail; and many modest single-fronted examples that are both freestanding and attached. The predominant building material in the precinct is timber, with a number of brick examples of both single and double-fronted houses.



Figure 10. Double-fronted symmetrical timber Victorian Italianate house at 26 Munro Street, Hawthorn East. (Source: Context, 2018)

In keeping with the Italianate style, the double-fronted houses are of two types: those with flat (block-fronted) symmetrical facades, and those with a hipped bay projecting to one side creating an asymmetrical façade. This projecting bay is either rectangular or canted in plan. Most of the houses are of timber construction, clad in boards machined to resemble the more expensive stone ashlar. There are also a few double-fronted houses built of bichrome and polychrome face brick (44-46 Bowler Street).



Figure 11. Asymmetrical double-fronted timber Victorian Italianate house with a canted bay and arched windows at 10 Loch Street, Hawthorn East. (Source: Context, 2018)

The double-fronted houses sit on medium sized blocks so only have front verandahs, with one return verandah seen at 23 Aberdeen Street, Hawthorn East. Most of the houses have cast-iron lacework with chamfered timber or slender Corinthian columns, though the transition to the early twentieth century is demonstrated by a number that have turned timber posts and timber fretwork. Some houses with detailing of note include those with arched windows (9 Carnarvon Street, 10 Loch Street), one with double canted bay windows (13 Aberdeen Street), and one with cast swags and rosettes beneath the eaves (15 Aberdeen Street).



Figure 12. A single-fronted timber Victorian Italianate house with a canted bay window beneath the verandah at 9 Aberdeen Street, Hawthorn East. (Source: Context, 2018)

The large majority of the Italianate houses are single-fronted, either freestanding or semi-detached. Of these, about two-thirds are of timber construction with ashlar-look boards to the front façade. The others are of bichrome or polychrome face brick. Generally they have the same standard Italianate details as seen on most of the double-fronted houses, including cornices chimneys, bracketed eaves,

a front verandah with cast-iron lacework, a four-panelled front door sometimes with side- and highlights, and double-hung sash windows in a variety of configurations. Most common is a single sash window with sidelights, others have single or paired sashes, and one has an elaborate canted bay window (9 Aberdeen Street). The front verandahs of these houses have the same range of posts as seen on the double-fronted houses, including Corinthian columns and chamfered timber posts, as well as some later examples with heavy turned timber posts indicating an Edwardian influence. (Note that many of these houses have slender turned timber posts which are nearly all modern attempts at restoration.)



Figure 13. A pair of the Boom-style brick semi-detached dwellings designed by AA Fritsch at 17-19 Carnarvon Street (Significant). (Source: Context, 2018)

The most unusual group of Victorian houses in the precinct demonstrate the Boom era version of the Italianate style, with elaborate cement-rendered parapets instead of exposed eaves. These are the two pairs of semi-detached, single-fronted houses at 13-19 Carnarvon Street designed by AA Fritsch c.1890. The parapets feature very extensive cast-cement ornament, including a cornice with panels, rosettes and brackets, a parapet with bas-relief guilloche (interlocking circle) motif, a raised central triangular pediment with an acroterion at the top, and urns to each end of the parapet. Below the parapet, each has a convex hipped verandah roof, cast-iron lacework and chamfered timber posts. Walls are of polychrome brickwork and windows are simple pairs. The four dwellings are highly intact apart from the overpainting of the brickwork to Nos.13-17, and a double-storey rear addition, well set back, to No. 19.



Figure 14. Example of a classic Edwardian double-fronted timber house at 35 Munro Street, Hawthorn East. (Source: Context, 2018)

Houses of the Edwardian/Federation era, mostly built 1905 to 1915 in this precinct, are nearly all of two types: double-fronted timber houses, and single-fronted semi-detached pairs. Stylistically, they can be called Queen Anne or a simplified version of it. Nearly all of these houses have the distinctive half-timber front gable form, either defining the façade for single-fronted examples, or creating an asymmetrical villa form. Other changes from the Victorian era are the use of red brick (instead of brown), the predominant use of timber fretwork and turned timber posts for verandahs, and the move from corniced chimneys to those of corbelled red brick or red brick with a roughcast rendered cap. There is a return to narrow weatherboards, often with a band of decorative notched boards. Windows continue to be double-hung sashes (in pairs or sometimes with sidelights), or the newer casement windows with coloured-glass highlights. Doors transition to a two or three-panel form with an arched light at the top.



Figure 15. Double-fronted timber Edwardian house with unusual massing and decorative notched weatherboards at 28 Munro Street, Hawthorn East. (Source: Context, 2018)

Among the classic asymmetrical double-fronted Edwardian houses, with a projecting gable to one side of the façade and a verandah on the other, there are also a few examples that are more unusual in their massing. These include two examples with a projecting central bay (17 Caroline Street, 28 Munro Street), and an elegant block-fronted villa with rough-cast rendered walls above a weatherboard dado (16 Munro Street).



Figure 16. Pair of brick semi-detached Edwardian dwellings with gable fronts at 6 Munro Street, Hawthorn East. (Source: Context, 2018)

The large majority of Edwardian houses in the precinct are semi-detached pairs. Most of these dwellings have a half-timbered gable dominating their façade. There are, in addition, a few timber pairs that share a hipped roof that continues over the front verandah (5-7 & 2-4 Loch Street).



Figure 17. Semi-detached Edwardian pair massed to look like a single asymmetrical villa at 22-24 Bowler Street (Significant). Note the corner window at far right. (Source: Context, 2018)

The most interesting group of semi-detached houses is at 22-40 Bowler Street, Hawthorn East. These pairs, built of tuckpointed red brick with a board band of roughcast render above, are all massed to look like a single detached villa. One of each pair has a half-timbered front gable, and both dwellings sit below what appears to be a shared hipped roof. Each dwelling has a verandah with

tapered timber posts and solid timber arched friezes with pierced Art Nouveau designs. Two of the pairs both have side verandahs, with a principal feature of two dwellings (Nos. 22 & 26) being a corner window set below a band of notched boards (note that the corner window motif did not become common until the late 1930s). The other pairs have the half-timber gable to one dwelling and a verandah across the other, in a more typical rendition of a single villa.



Figure 18. Timber California Bungalow with a transverse gabled roof and gabled porch on tapered piers at 5 Munro Street, Hawthorn East. (Source: Context, 2018)

Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Many of them are adjacent to the brickworks, suggesting a release of land at this time. The 1920s houses can all be described as California Bungalows, and nearly all of them are detached timber dwellings. Of particular note is a row of double-fronted bungalows at 3-19 Munro Street. (NB: 1 Munro Street is also a California Bungalow, but an upper storey addition has been constructed directly in line with its façade, obscuring its original form, so it has been graded Non-contributory.) This row demonstrates the principal features and types of California Bungalows, including gable-fronted and transverse gabled roofs clad in tiles, gable-fronted porches with weatherboards or simplified half-timbering in the gable, and tapered roughcast piers or paired timber posts on a brick plinth supporting them. Windows are simple double-hung sashes in a projecting box frame. There are examples of simple leadlights (19 Munro Street) and multiple panes (1 Carnarvon Street) to upper sashes, but most are plain.



Figure 19. Late interwar timber bungalow semi-detached pair at 6-8 Carnarvon Street. (Source: Context, 2018)

The California Bungalow style continued to be built in the early 1930s, but with a main hipped roof. There is a fine example of a semi-detached pair massed like one large bungalow at 1-3 Bowler Street. An unusual row of semi-detached pairs at 2-12 Carnarvon Street can also be considered late examples of the style. These double-fronted weatherboard dwellings have a shared tiled hipped roof, pairs of six-over-one sash windows, and small gabled porches with dwarf Tuscan columns resting on brick piers or full-height clinker-brick piers. The front doors have high-waisted proportions typical of the interwar era, with a leadlight at the top. There are also brick double-fronted semi-detached pairs, with projecting hipped bays at either end, creating a U-shaped plan, and stripped Moderne window surrounds (23-25 Bowler Street).



Figure 20. Face brick Old English semi-detached pair massed to look like a single house at 68-70 Fletcher Street, Hawthorn East. (Source: Context, 2018)

One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves. As was typical of the style, all are built of brick with a tiles roof. There are two main types in the precinct: face

brick houses of clinker or mixed face brick (e.g., 68-70 Fletcher Street, 2A-2 Munro Street, 23-25 Carnarvon Street) and those that combine render with clinker bricks (72-74 Fletcher Street, 31-33 Bowler Street). In one case, half a semi-detached pair is all face brick and the other mostly render (27-29 Bowler Street). All of these examples are semi-detached pairs, massed to look like a single detached house.



Figure 21. Surviving post and woven wire fence at 5 Munro Street, Hawthorn East. (Source: Context, 2018)

Interwar houses in the precinct are the only ones to retain original fences and gates. Some retain timber posts and woven wire fences (2 Carnarvon Street, 5 Munro Street), one has a timber picket fence with round-topped pickets and pointed posts (16 Loch Street), while those of the late 1930s have brick and/or rendered dwarf front fences (29-33 Bowler Street).



Figure 22. Curved brick and render fence to the Old English dwelling at 33 Bowler Street, Hawthorn East. (Source: Context, 2018)

Commonly, alterations to houses in the precinct include the replacement of Victorian (and some Edwardian) verandah posts (some less sympathetic than others) and cast-iron lacework, and the

overpainting of face brickwork or even over-rendering in a few cases (29 and 31-33 Munro Street). A smaller number have unsympathetic replacement windows or front doors, or verandahs rebuilt mid-century. A whole row of houses on the north side of Caroline Street have front verandahs that have been extended to the side to form a carport. There are also a few houses with visible upper-storey extensions. Where these extensions are legible as such, and the original roof form of the house is clear, the houses are considered to still contribute to the precinct. Another handful of houses have been reclad, both timber houses with vinyl or aluminium cladding installed over the original boards, as well as two houses with new brick cladding applied after World War II (20 & 24 Munro Street). In the case of 24 Munro Street, this single-fronted house retains its original front window and doorway, as well as the overall roof form and a chimney, so is still legible as an Italianate dwelling and contributory to the precinct.

Overall, integrity of the streetscapes is high, apart scattered examples of Non-contributory properties – both contemporary dwellings and extremely altered original houses – and one concentration of Non-contributory flats at the east end of Caroline Street. There are another two blocks of late-twentieth century flats on Munro Street – a development of the kind that characterises Hawthorn's development in this period.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay. While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses along with Edwardian and interwar dwellings. Hawthorn East is less well represented in the Heritage Overlay, with just three HO precincts. These are:

HO151 Harcourt Street Precinct, Hawthorn – this precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road and in Bayview Avenue and Molesworth Street.

HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes Victorian Italianate double-fronted houses and brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn.

HO160 Rathmines Grove Precinct, Hawthorn East - is a highly intact, single storey, Victorian timber precinct of generally timber block fronted houses with cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

In comparison to these three existing HO precincts in Hawthorn East, the Brickfields Environs Precinct contains more modest dwellings – with a majority of single-fronted examples – which were home to mostly working-class residents. The integrity of the streetscapes, however, is similar to that seen in HO161 and HO160.

In its representative of working-class housing of the Victorian, Edwardian and interwar periods, the Brickfields Environs Precinct is more closely comparable to two precincts further west in Hawthorn:

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO220 West Hawthorn Precinct, Hawthorn - comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth

of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland in order to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

The Brickfields Environs Precinct is of historical significance as tangible evidence of the influence of both public transport and employment centres on the construction of housing in Hawthorn East. As noted in the advertisements for the Symonds' Paddock subdivision, the nearby tram terminus, at the corner of Auburn and Riversdale roads, was a drawcard for new residents. The Hawthorn Brickworks, which operated from 1883 until 1972, also drew residents who were employed at the brickworks. The resultant housing stock housed many working-class residents when built, such as brickmakers, carters, laborers, die pinkers, painters, blacksmiths, coach builders and strikers, with the allotments and houses smaller and more modest than the Hawthorn East standard.

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).

The Brickfields Environs Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II. The more modest finances of the original occupiers are visible in the small allotment sizes – leading to a very high proportion of single-fronted houses and timber-framed houses of all eras, as well as many semi-detached dwellings. The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. Some of the most elaborately decorated houses of this era are Augustus Andrew Fritsch's pair of semi-detached polychrome brick houses at 13-19 Carnarvon Street, which feature highly ornamented front parapets. The Edwardian/Federation houses, both single-fronted and double-fronted, are recognisable by their half-timbered front gables and/or high hipped roofs with corbelled brick chimneys. Those brick houses shift from the Victorian brown brick to red brick. The most striking group from this era are the brick semi-detached row at 22-40 Bowler Street, which are massed to look like asymmetrical Queen Anne villas, and have unusual details such as corner windows. Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Those of the 1920s are California Bungalows, almost all of them built of timber, one of which retains an original post and woven wire fence. They have gabled roofs (front-facing or transverse) with gabled front porches supported on tapered piers or paired posts on a pier. And unusual row of late 1930s double-fronted semi-detached timber houses survives on Carnarvon Street. One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves, and are built of face

brick on its own or paired with textured render. The fashion to mass semi-detached pairs to look like a single house continues in this period. A number of the 1930s houses retain their original front fences, usually of masonry to match the house.

The houses are enhanced by the retention of the original nineteenth-century street infrastructure, including bluestone pitched laneways and kerb and channel.

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).

The Auburn Bowls Club, founded in 1886, is socially significant for its very long and ongoing use as a venue for community sporting and recreational activities, for both the women and men of this area.

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).

The Brickfields Environs Precinct is significant for its associations with the Fritsch and Holzer families, who owned the Hawthorn Brickworks and were influential in the development of housing around it. August Fritsch resided on the then Fritschs Road (now Bowler Street) in the 1870s, before the rest of the precinct was subdivided, and owned a number of rental properties by the 1890s. Another of the brickworks founders, Anton Holzer, owned land on Carnarvon Street and commissioned the son of his business partner, architect AA Fritsch, to design two pairs of semi-detached Boom-style cottages in 1890 (Nos. 13-19). AA Fritsch and Annie Holzer owned a number of properties on Loch Street and resided there in the 1890s. Both families were also involved in the creation of the Auburn Bowls Club, with Augustus Fritsch providing the land and John Holzer providing a mortgage for its purchase. During the interwar era, Mrs Gertrude Holzer was a many-time club and state champion, as well as vice-president and president of the Auburn Ladies' Bowling Club.

Statement of Significance

What is Significant?

The Brickfields Environs Precinct, comprising 3-23 & 2-24 Aberdeen Street; 1-33 & 4-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street, Hawthorn East, is significant. These streets were largely created by two 1888 subdivisions around what was then the Hawthorn Brick Works (now Fritsch-Holzer Park), established in 1883 and operated until 1972. The streets retain modest working-class housing from the late Victorian, Edwardian and interwar eras. A number of the interwar houses retain their original front fences, which are also contributory (at 29-33 Bowler Street, 2 Carnarvon Street, 16 Loch Street and 5 Munro Street). The nineteenth-century infrastructure, including bluestone pitched laneways and bluestone kerb and channel to Bowler and Carnarvon streets, are also contributory. The Auburn Bowls Club site is contributory, particularly the bowling greens, while the built elements are all non-contributory.

The row of semi-detached brick dwellings at 13-19 Carnarvon Street and at 22-40 Bowler Street are Significant. The following properties are Non-contributory to the precinct: 20 & 21 Aberdeen Street; 2 & 19 Bowler Street; 14, 16, 18 and 20 Carnarvon Street; 23, 27, 28 (all units), 29, 31-33 and 35 Caroline Street; 56 & 58 Fletcher Street; 1, 6 & 9 Loch Street; and 1, 20, 21-23 & 33 Munro Street. The rest are Contributory.

How is it significant?

The Brickfields Environs Precinct is of local historical, architectural and social significance to the City of Boroondara.

Why is it significant?

The Brickfields Environs Precinct is of historical significance as tangible evidence of the influence of both public transport and employment centres on the construction of housing in Hawthorn East. As noted in the advertisements for the Symonds' Paddock subdivision, the nearby tram terminus, at the corner of Auburn and Riversdale roads, was a drawcard for new residents. The Hawthorn Brickworks, which operated from 1883 until 1972, also drew residents who were employed at the brickworks. The resultant housing stock housed many working-class residents when built, such as brickmakers, carters, laborers, die pinkers, painters, blacksmiths, coach builders and strikers, with the allotments and houses smaller and more modest than the Hawthorn East standard. (Criterion A)

The Brickfields Environs Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II. The more modest finances of the original occupiers are visible in the small allotment sizes – leading to a very high proportion of single-fronted houses and timber-framed houses of all eras, as well as many semi-detached dwellings. The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. Some of the most elaborately decorated houses of this era are Augustus Andrew Fritsch's pair of semi-detached polychrome brick houses at 13-19 Carnarvon Street, which feature highly ornamented front parapets. The Edwardian/Federation houses, both single-fronted and double-fronted, are recognisable by their half-timbered front gables and/or high hipped roofs with corbelled brick chimneys. Those brick houses shift from the Victorian brown brick to red brick. The most striking group from this era are the brick semi-detached row at 22-40 Bowler Street, which are massed to look like asymmetrical Queen Anne villas, and have unusual details such as corner windows. Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Those of the 1920s are California Bungalows, almost all of them built of timber, one of which retains an original post and woven wire fence. They have gabled roofs (front-facing or transverse) with gabled front porches supported on tapered piers or paired posts on a pier. And unusual row of late 1930s double-fronted semi-detached timber houses survives on Carnarvon Street. One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves, and are built of face

brick on its own or paired with textured render. The fashion to mass semi-detached pairs to look like a single house continues in this period. A number of the 1930s houses retain their original front fences, usually of masonry to match the house. The houses are enhanced by the retention of the original nineteenth-century street infrastructure, including bluestone pitched laneways and kerb and channel. (Criterion D)

The Brickfields Environs Precinct is significant for its associations with the Fritsch and Holzer families, who owned the Hawthorn Brickworks and were influential in the development of housing around it. August Fritsch resided on the then Fritschs Road (now Bowler Street) in the 1870s, before the rest of the precinct was subdivided, and owned a number of rental properties by the 1890s. Another of the brickworks founders, Anton Holzer, owned land on Carnarvon Street and commissioned the son of his business partner, architect AA Fritsch, to design two pairs of semi-detached Boom-style cottages in 1890 (Nos. 13-19). AA Fritsch and Annie Holzer owned a number of properties on Loch Street and resided there in the 1890s. (Criterion H)

The Auburn Bowls Club, founded in 1886, is a Contributory place in the precinct for its social values as a very long and ongoing venue for community sporting and recreational activities, for both the women and men of this area, and for its associations with the Fritsch and Holzer families. Augustus Fritsch provided the land and John Holzer providing a mortgage for its purchase. During the interwar era, Mrs Gertrude Holzer was a many-time club and state champion, as well as vice-president and president of the Auburn Ladies' Bowling Club. (Criteria G & H)

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
	2	Aberdeen Street	Contributory	c.1920-25
	3	Aberdeen Street	Contributory	c.1920-25
	4	Aberdeen Street	Contributory	c.1905
	5	Aberdeen Street	Contributory	c.1887-1900
	6	Aberdeen Street	Contributory	c.1887-1900
	7	Aberdeen Street	Contributory	c.1887-1900
	8	Aberdeen Street	Contributory	c.1887-1900
	9	Aberdeen Street	Contributory	c.1887-1900
	10	Aberdeen Street	Contributory	c.1912-14
	11	Aberdeen Street	Contributory	c.1887-1900
	12	Aberdeen Street	Contributory	c.1912-14
	13	Aberdeen Street	Contributory	c.1887-1900
	14	Aberdeen Street	Contributory	c.1912-14
	15	Aberdeen Street	Contributory	c.1887-1900
	16	Aberdeen Street	Contributory	c.1912-14
	17	Aberdeen Street	Contributory	1888-90
	18	Aberdeen Street	Contributory	c.1905
	19	Aberdeen Street	Contributory	1888-90
	20	Aberdeen Street	Non-contributory	Contemporary
	21	Aberdeen Street	Non-contributory	c.1912-14, altered
	22	Aberdeen Street	Contributory	c.1887-1900
	23	Aberdeen Street	Contributory	c.1887-1900
	24	Aberdeen Street	Contributory	c.1905
	1	Bowler Street	Contributory	c.1935
	2	Bowler Street	Non-Contributory	Contemporary

Name	Number	Street	Grading	Built Date
	2A	Bowler Street	Contributory	c.1935-37
	3	Bowler Street	Contributory	c.1935
	4	Bowler Street	Contributory	c.1888-96
	6	Bowler Street	Contributory	c.1888-96
	8	Bowler Street	Contributory	c.1888-96
	10	Bowler Street	Contributory	c.1888-96
	12	Bowler Street	Contributory	c.1888-96
	14	Bowler Street	Contributory	c.1888-96
	18	Bowler Street	Contributory	c.1910
	19	Bowler Street	Non-contributory	Post-war
	20	Bowler Street	Contributory	c.1910
	21	Bowler Street	Contributory	c.1935
	22	Bowler Street	Significant	c.1910
	23	Bowler Street	Contributory	c.1935
	24	Bowler Street	Significant	c.1910
	25	Bowler Street	Contributory	c.1935
	26	Bowler Street	Significant	c.1910
	27	Bowler Street	Contributory	c.1935
	28	Bowler Street	Significant	c.1910
	29	Bowler Street	Contributory	c.1935
	30	Bowler Street	Significant	c.1910
	31-33	Bowler Street	Contributory	c.1935
	32	Bowler Street	Significant	c.1910
	34	Bowler Street	Significant	c.1910
	36	Bowler Street	Significant	c.1910
	38	Bowler Street	Significant	c.1910
	40	Bowler Street	Significant	c.1910
	42	Bowler Street	Contributory	c.1915-20
	44	Bowler Street	Contributory	c.1888-96
	46	Bowler Street	Contributory	c.1888-96
	1	Carnarvon Street	Contributory	c.1925
	2	Carnarvon Street	Contributory	c.1935-37
	4	Carnarvon Street	Contributory	c.1935-37
	5	Carnarvon Street	Contributory	c.1888-1900
	6	Carnarvon Street	Contributory	c.1935-37
	7	Carnarvon Street	Contributory	c.1888-1900
	8	Carnarvon Street	Contributory	c.1935-37
	9	Carnarvon Street	Contributory	c.1888-1900
	10	Carnarvon Street	Contributory	c.1935-37
	11	Carnarvon Street	Contributory	c.1888-1900
	12	Carnarvon Street	Contributory	c.1935-37
	13	Carnarvon Street	Significant	c.1890
	14	Carnarvon Street	Non-contributory	Contemporary
	15	Carnarvon Street	Significant	c.1890
	16	Carnarvon Street	Non-contributory	Contemporary
	17	Carnarvon Street	Significant	c.1890
	18	Carnarvon Street	Non-contributory	Contemporary
	19	Carnarvon Street	Significant	c.1890
	20	Carnarvon Street	Non-contributory	Contemporary
	21	Carnarvon Street	Contributory	c.1920
	23	Carnarvon Street	Contributory	c.1935
	25	Carnarvon Street	Contributory	c.1935
	1	Caroline Street	Contributory	c.1935
	2	Caroline Street	Contributory	c.1910

Name	Number	Street	Grading	Built Date
	3	Caroline Street	Contributory	c.1935
	4	Caroline Street	Contributory	c.1910
	5	Caroline Street	Contributory	c.1888-1900
	6	Caroline Street	Contributory	c.1888-1900
	7	Caroline Street	Contributory	c.1888-1900
	8	Caroline Street	Contributory	c.1910
	9	Caroline Street	Contributory	c.1888-1900
	10	Caroline Street	Contributory	c.1888-1900
	11	Caroline Street	Contributory	c.1888-1900
	12	Caroline Street	Contributory	c.1888-1900
	13	Caroline Street	Contributory	c.1888-1900
	14	Caroline Street	Contributory	c.1888-1900
	15	Caroline Street	Contributory	c.1888-1900
	16	Caroline Street	Contributory	c.1888-1900
	17	Caroline Street	Contributory	c.1910
	18	Caroline Street	Contributory	c.1888-1900
	19	Caroline Street	Contributory	c.1888-1900
	20	Caroline Street	Contributory	c.1900-05
	21	Caroline Street	Contributory	c.1888-1900
	22	Caroline Street	Contributory	c.1900-05
	23	Caroline Street	Non-contributory	Contemporary
	24	Caroline Street	Contributory	c.1900-05
	25	Caroline Street	Contributory	c.1888-1900
	26	Caroline Street	Contributory	c.1888-1900
	27	Caroline Street	Non-contributory	Contemporary
	1-3/28	Caroline Street	Non-contributory	Contemporary
	29	Caroline Street	Non-contributory	Contemporary
	30	Caroline Street	Contributory	c.1888-1900
	31-33	Caroline Street	Non-contributory	Contemporary
	32	Caroline Street	Contributory	c.1888-1900
	34	Caroline Street	Contributory	c.1888-1900
	35	Caroline Street	Non-contributory	Contemporary
	36	Caroline Street	Contributory	c.1888-1900
	37	Caroline Street	Contributory	c.1915
	38	Caroline Street	Contributory	c.1888-1900
	40	Caroline Street	Contributory	c.1888-1900
	42	Caroline Street	Contributory	c.1888-1900
	52	Fletcher Street	Contributory	c.1905
	54	Fletcher Street	Contributory	c.1905
	56	Fletcher Street	Non-contributory	Contemporary
	58	Fletcher Street	Non-contributory	Contemporary
	60	Fletcher Street	Contributory	c.1905
	61	Fletcher Street	Contributory	1915
	62	Fletcher Street	Contributory	1895
	63	Fletcher Street	Contributory	1915
	64	Fletcher Street	Contributory	1895
	65	Fletcher Street	Contributory	1915
	66	Fletcher Street	Contributory	1895
	67	Fletcher Street	Contributory	1915
	68	Fletcher Street	Contributory	c.1935
	69	Fletcher Street	Contributory	1915
	70	Fletcher Street	Contributory	c.1935
	71	Fletcher Street	Contributory	1915
	72	Fletcher Street	Contributory	c.1935

Name	Number	Street	Grading	Built Date
	73	Fletcher Street	Contributory	1915
	74	Fletcher Street	Contributory	c.1935
	75	Fletcher Street	Contributory	1915
	1	Loch Street	Non-contributory	c.1888-1900, façade rebuilt
	2	Loch Street	Contributory	c.1912-14
	3	Loch Street	Contributory	c.1912-14
	4	Loch Street	Contributory	c.1912-14
	5	Loch Street	Contributory	c.1905
	6	Loch Street	Non-contributory	Contemporary
	7	Loch Street	Contributory	c.1905
	8	Loch Street	Contributory	c.1888-1900
	9	Loch Street	Non-contributory	Contemporary
	10	Loch Street	Contributory	c.1888-1900
	11	Loch Street	Contributory	c.1888-1900
	12	Loch Street	Contributory	c.1888-1900
	13	Loch Street	Contributory	c.1888-1900
	14	Loch Street	Contributory	c.1888-1900
	15	Loch Street	Contributory	c.1888-1900
	16	Loch Street	Contributory	c.1920
	16A	Loch Street	Contributory	c.1920
	17	Loch Street	Contributory	c.1888-1900
	18	Loch Street	Contributory	c.1888-1900
	19	Loch Street	Contributory	c.1888-1900
	21	Loch Street	Contributory	c.1888-1900
	23	Loch Street	Contributory	c.1888-1900
	25	Loch Street	Contributory	c.1888-1900
	27	Loch Street	Contributory	c.1888-1900
	29	Loch Street	Contributory	c.1888-1900
	31	Loch Street	Contributory	c.1888-1900
	1	Munro Street	Non-contributory	c.1920-24
	2	Munro Street	Contributory	c.1935
	2A	Munro Street	Contributory	c.1935
Auburn Bowls Club	2B	Munro Street	Contributory	Est. 1886
	3	Munro Street	Contributory	c.1920-24
	4	Munro Street	Contributory	c.1912-14
	5	Munro Street	Contributory	c.1920-24
	6	Munro Street	Contributory	c.1912-14
	7	Munro Street	Contributory	c.1920-24
	8	Munro Street	Contributory	c.1912-14
	9	Munro Street	Contributory	c.1920-24
	10	Munro Street	Contributory	c.1912-14
	11	Munro Street	Contributory	c.1920-24
	12	Munro Street	Contributory	c.1912-14
	14	Munro Street	Contributory	c.1912-14
	16	Munro Street	Contributory	c.1912-14
	19	Munro Street	Contributory	c.1920-24
	20	Munro Street	Non-contributory	c.1888-1900
	21-23	Munro Street	Non-contributory	Contemporary
	22	Munro Street	Contributory	c.1888-1900
	24	Munro Street	Contributory	c.1888-1900
	25	Munro Street	Contributory	c.1905
	26	Munro Street	Contributory	c.1888-1900

Name	Number	Street	Grading	Built Date
	27	Munro Street	Contributory	c.1905
	28	Munro Street	Contributory	c.1905
	29	Munro Street	Contributory	c.1905
	31	Munro Street	Contributory	c.1905
	33	Munro Street	Non-contributory	Contemporary
	35	Munro Street	Contributory	c.1905
	37	Munro Street	Contributory	c.1905
	39	Munro Street	Contributory	c.1905
	41	Munro Street	Contributory	c.1905

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - Front fences (5 Munro Street, 2 Carnarvon Street, 16 Loch Street, 29-33 Bowler Street)
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

Identified By Context

References Age, as cited.

Argus, as cited.

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Burwood Road Estate Precinct

Prepared by: Context

Address: 1-27 & 2-24 Oberon Avenue; and 1 & 2-14 Tara Street, Hawthorn East

Name: Burwood Road Estate Precinct	Survey Date: January 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Thomas Cockram, John Twigg, John Strutt, John Werlich
Extent of Overlay: See precinct map	Construction Date: 1885-1905



GRADING

CONTRIBUTORY

PRECINCT BOUNDARY



East side of Oberon Avenue. (Source: Context 2018)



West side of Oberon Avenue. (Source: Context 2018)



West end of Tara Street. (Source: Context 2018)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places*, 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places*, 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places*, 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).

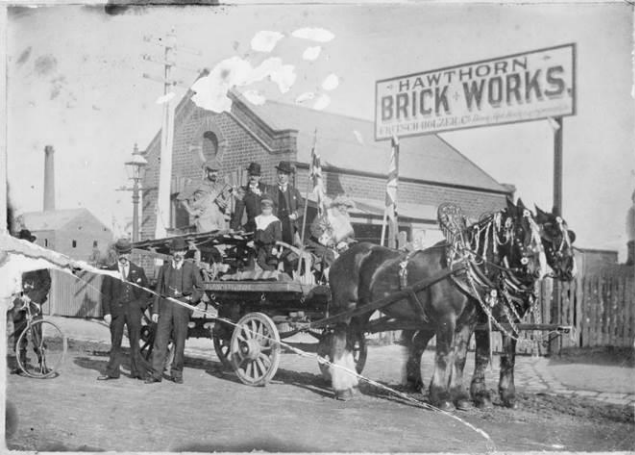


Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler)

In 1882, as part of the extension of the railway line from Hawthorn to Auburn and Camberwell Stations, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

History

This precinct is located on Crown Allotment 94, Section 7, in the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the allotment was bounded on three sides by Burwood Road, Victoria Road and Burke Road ('Plan of the Borough of Hawthorn' 1866).

After the railway line was extended from Hawthorn to Camberwell in 1882, Frank Stuart subdivided land on Crown Allotment 94 to form the T-shape Burwood Road Estate located between Auburn Station and Camberwell Station next to the railway line. Francis (Frank) Stuart (1844-1910) was a prominent New South Wales manufacturer, who moved to Victoria by the mid-1880s where he was president of the Victorian Chamber of Manufacturers in 1885, then elected to the Victorian Parliament in 1889 where he championed intercolonial free trade. He also speculated in real estate, registering 51 land titles in the 1870s and '80s, mostly in Hawthorn and the Gippsland Lakes (Stuart 1990).

In 1885, 15 lots in the estate, fronting Tara Street and Oberon Avenue, were put up for sale (see Figure 2). Another parcel of land measuring one hectare on Victoria Road to the north and owned by Fred Bristow in 1886 was added to the estate c1888, creating the part of Oberon Avenue north of the dogleg in the street (McWilliam 2004:59).

Building in the precinct commenced from 1886 with most houses purchased freehold by their occupiers, a reflection of the high level of home ownership in Melbourne at the time (at the end of the 1880s around 40 per cent of Melbourne households owned or were buying their own homes). This trend was facilitated by the improved living standards enjoyed by Melburnians in the 1880s, including lower-paid workers, before the advent of the economic depression of the 1890s (Dingle 2008).

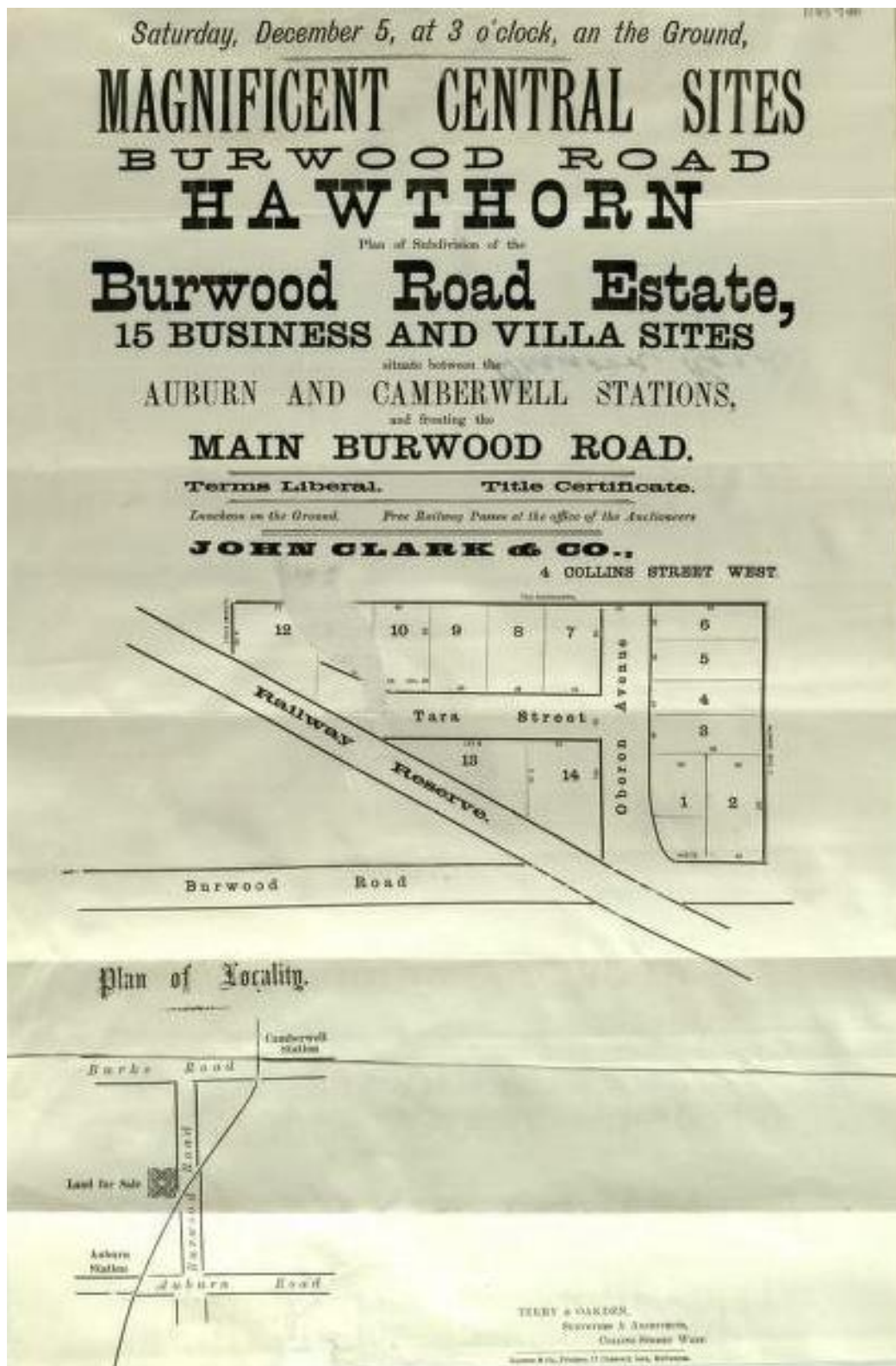
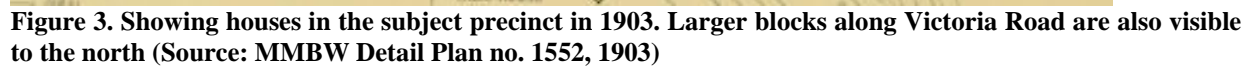


Figure 2. Burwood Road Estate, 1885. (Source: SLV)



Oberon Avenue

Oberon Avenue was formed as part of the Burwood Road Estate subdivision in 1885. By 1888, 15 cottages had been built south of the dogleg in Oberon Avenue by Thomas Cockram, John Twigg and John Strutt. These were 13-27 & 14-24 Oberon Avenue (No. 26 has since been demolished). Among the three builders, Thomas Cockram (1831-1912) is especially well known, as the founder of an important Melbourne construction company which still uses his name, and the builder of landmarks such as the Windsor Hotel and the Princess Theatre of Spring Street, and the Eastern Hill Fire Station (Shaw 1981) (all on the Victorian Heritage Register).

After more land was added to the estate c1888, Oberon Avenue was extended to the north. Additional houses were built in Oberon Avenue from 1895 (McWilliam 2004:59), with all but one (No. 9) completed by 1903.

Houses in Oberon Avenue were purchased mainly by workers in the trade and service industries. Residents' occupations in 1891 and 1901 included a traveller, carpenter, shipwright, builder, carpenter, bootmaker, clerk, bricklayer, painter, gardener, butcher and grocer (RB 1891, 1901).

Tara Street

Named after Sir John O'Shanassy's home 'Tara' (addressed today at 2 Berwick Street, Camberwell), Tara Street was formed as part of the Burwood Road Estate subdivision in 1885. By 1887, John Werlich had built three homes in the street; by 1895 seven houses on the north side and one on the south side of Tara Street had been constructed (McWilliam 2004:73).

John Werlich was a local builder, residing on Chatham Road, Canterbury, at the end of the 1880s. Building tender notices (*Age* 8 February 1888:7; *Age* 24 October 1888:6; *Age* 21 September 1889:11; *Age* 28 July 1890:7; and *Age* 16 January 1891:3) indicate that he had participated in several local construction jobs, though he moved to liquor trades in 1890-91. In April 1891, Werlich held the business licence for Four Courts Hotel at the corner of William and Little Bourke streets in the Melbourne CBD (*Age* 23 April 1891:9). This new business was hit by the economic depression of the era, leading to bankruptcy by 1893 (*Age* 14 March 1893:7).

Houses in Tara Street were purchased mainly by workers in the trade and service industries. Residents' occupations in 1892 included an ironworker, mechanic, carpenter and agent; and in 1901, a canvasser, labourer, brass-founder and accountant (RB 1892 and 1901).

Description & Integrity

Burwood Road Estate Precinct is a small pocket of land tucked behind Victoria Road and entered off Burwood Road where it intersects the railway line. The north-west orientation of the railway line gives the western part of the precinct an irregular plan, with Tara Street changing course to follow it. Oberon Avenue also has an irregular plan, first leading directly north off Burwood Road and then shifting west with a dogleg where two separate subdivisions met.

The two streets are paved with asphalt and retain bluestone pitched kerbs and two-pitcher channel (gutter) along Tara Street, while Oberon Avenue retains a soft shoulder (no kerb) and a shallow channel to its southern half (with concrete kerb and channel north of that). The channel is four pitches wide on the west side of the street (widening further at the intersection with Tara Street) and just two or three pitches on the east side. In addition, the laneway that intersects with the north end of Oberon Avenue retains its bluestone paving.



Figure 4. Intersection of Oberon Avenue and Tara Street, looking south. Note the wide bluestone channel without a kerb to Oberon Avenue (widening at the intersection), and the more standard bluestone kerbs and narrow channel on Tara Street. (Source: Context 2018)

The housing stock in the precinct is highly consistent, reflecting its construction over a short period of time. All of the houses can all be described as Victorian Italianate in style. This style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. This description can be applied to virtually all the houses in the precinct.



Figure 5. Single-fronted timber cottages at 6 to 2 Tara Street. (Source: Context 2018)



Figure 6. Single-fronted Italianate timber cottages on the east side of Oberon Avenue. (Source: Context 2018)

The most common sub-type seen in the precinct is a single-front timber cottage with ashlar-look boards to the front façade (emulating more expensive stone). All of the dwellings were built as detached houses, though 17 & 19 Oberon Avenue have been built up against each other by different builders (judging from the differing façade details). The houses on the north side of Tara Street (Nos. 2-12) and on the east side of Oberon Avenue (Nos. 1-27) are all raised on stumps, so front verandahs are reached via short flights of steps and often have a balustrade.



Figure 7. A typical single-fronted timber cottage at 14 Oberon Avenue. (Source: Realestate.com.au no date)

Exceptions to this are six double-fronted timber houses, and six face brick houses. The double-fronted houses are of two types typical of the Italianate style: those with flat (block-fronted) symmetrical facades (22 & 24 Oberon Avenue, 1 Tara Street which appears to face west), and those with a hipped bay projecting to one side creating an asymmetrical façade (5 & 20 Oberon Avenue, 14 Tara Street). Apart from one exception (8 Tara Street), all of the brick houses are in the north part of Oberon Street subdivided around 1888 (they are 1, 2, 3, 8 & 12 Oberon Avenue). Half of them have been overpainted, but the remainder all have tuckpointed polychrome brickwork of brown

Hawthorn brick wall with cream and red brick banding. No. 8 Oberon Avenue also has geometric diaper patterns.



Figure 8. A double-fronted timber house with a symmetrical façade at 24 Oberon Avenue, Hawthorn East. (Source: Realestateview.com.au, no date)

Amongst the timber houses, there is a group in the southern part of the precinct (subdivided in 1885) that has a distinctively small-scale ashlar board to their facades, indicating the work of a single builder. These are 14, 16, 19, 21, 23, 24, 25 & 27 Oberon Avenue; and 4 & 6 Tara Street.



Figure 9. One of the timber houses with the small-scale timber ashlar at 27 Oberon Avenue, Hawthorn East, which also retains its original verandah columns (missing their capitals). (Source: Context 2018)

While ornamentation of the houses is quite consistent among the houses in the precinct, some have additional features such as raised mouldings or twisted columns between windows, more complex raised mouldings between eaves brackets (such as those at 14 & 16 Oberon Avenue and 14 Tara Street), or cast-iron balustrades to some houses in an elevated position (23 & 25 Oberon Avenue

and 10 Tara Street appear to be original). One brick and one timber house, at 2 & 6 Oberon Avenue, have inset tiles to their facades, while 13 Oberon Avenue has a scalloped apron below the front window and a fluted chimney shaft.

The streetscapes of the precinct have extremely high integrity, with no non-contributory properties among them. All houses are clearly recognisable as Victorian Italianate in period and style, though some have undergone changes over the years. The most frequent alterations are to front verandahs, ranging from the frequent replacement of verandah posts and loss of cast-iron frieze and brackets, to entire rebuilding (seen at 20 & 21 Oberon Avenue). The most intact verandahs in the precinct are those at 4, 14, 16, 18 & 25 Oberon Avenue and 6 Tara Street (slender stop-chamfered posts, which have lost their built-up capitals at No. 16), 27 Oberon Avenue and 10 Tara Street (slender round timber columns, which have lost their cast-iron Corinthian capitals, as well as cast-iron at 10 Tara Street).



Figure 10. The verandah at 25 Oberon Avenue, Hawthorn East, with original stop-chamfered posts, cast-iron frieze, brackets and balustrade. (Source: Context 2018)



Figure 11. The verandah at 10 Tara Street, Hawthorn East, with original round tapered posts (capital missing), cast-iron frieze, brackets and balustrade. (Source: Context 2018)

Less frequent alterations include the removal of eaves brackets, the replacement of front doors, the overpainting of brick, removal or lopping of chimney tops (4, 6, 10 & 18 Oberon Avenue), replacement of front windows with a different format (12 Tara Street), and modern rear extensions. For the most

part, these extensions are not visible from the street, so do not impact on the streetscape. An exception is 9 Oberon Avenue, where a two-storey rear extension is set two rooms back from the façade, and is partially visible but not overwhelmingly so.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn is well represented by several Victorian era precincts on the Heritage Overlay. Hawthorn East is less well represented with only two Victorian HO precincts, one whose focus is Victorian mansions (HO151 Harcourt Street Precinct). In the two suburbs there are four precincts that contain modest and largely representative workers' housing of the period between about 1880 and 1900.

The Burwood Road Estate Precinct compares favourably with the precincts below:

HO160 Rathmines Grove Precinct, Hawthorn East - A small and highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest single storey Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO156 Morang Road Precinct, Hawthorn – This precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861 and the surrounding small-scaled and relatively intact group of later nineteenth-century housing in both terraced and detached form.

HO220 West Hawthorn Precinct, Hawthorn - Comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats.

Among the comparative examples, Burwood Road Estate Precinct compares most closely to HO160 Rathmines Grove Precinct, also in Hawthorn East. The housing is similar in size and layout, comprising a late Victorian subdivision creating a dead-end residential street. Rathmines Grove contains all double-fronted houses, primarily of timber, with a few of brick, while Burwood Road Estate Precinct contains mostly single-fronted cottages. The Victorian Italianate style and modest architectural pretension are very similar. The intactness of the contributory houses in the two precincts is very similar, while the streetscapes of Burwood Road Estate Precinct are higher in overall consistency and integrity. As noted, the majority of houses in Burwood Road Estate Precinct are single-fronted timber cottages, of a type and intactness most similar to those in HO146 Central Gardens Precinct and HO220 West Hawthorn Precinct, though its streetscapes are far more consistent than either of these existing precincts (both in house type and lack of non-contributory properties).

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Burwood Road Estate Precinct illustrates the rapid growth in the northern part of Hawthorn East that followed the opening of the Auburn and Camberwell railway stations in 1882. After the estate was subdivided in 1885 and 1888, rows of timber cottages were built rapidly, with more than half of them completed by 1888 and all but one of the others by 1903. The division of the original wide 'villa sites' into narrower allotments occupied mostly by single-fronted cottages illustrates the more modest means of their early occupants, workers in the trades and service industries, who were nonetheless able to share in Melbourne's high level of home ownership and improved living standards in the 1880s. The irregular pattern of streets with a single outlet and dogleg in Oberon Avenue illustrates the private nature of road creation during the late Victorian period. Its street layout was made even more irregular by the 1882 railway line forming a diagonal boundary to Tara Street, and its subdivision in two stages resulting in a dogleg in Oberon Avenue.

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).

The precinct is of architectural significance for its collection Victorian Italianate cottages and houses that illustrate the modest yet stylish dwellings occupied by trade and service-industry workers of Hawthorn East in the nineteenth century. They display the principal features of this style, including low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. While most are timber houses with ashlar-look boards to the facades, there are a few built of polychrome brickwork utilising the local Hawthorn bricks. The majority of the houses are single-fronted cottages, along with five double-fronted houses with symmetrical or asymmetrical façades, both typical of the Italianate style.

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

While most of the houses in the precinct have quite standard Victorian Italianate forms and details, their rapid construction by a small group of builders has created by an unusually high level of overall consistency in the streetscapes, as well as a small point of difference. Half of the c1885-88 cottages in the early part of the subdivision are characterised by distinctively small-scale ashlar board to their facades (14, 16, 19, 21, 23, 24, 25 & 27 Oberon Avenue and 4 & 6 Tara Street), marking them as the work of a single builder. The streetscapes are enhanced by the retention of bluestone pitched kerb and channels and laneways, and the irregular course of the two streets in the precinct provide additional visual interest.

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?

Burwood Road Estate Precinct, comprising 1-27 & 2-24 Oberon Avenue; and 1 & 2-14 Tara Street, Hawthorn East, are significant. It was subdivided in 1885 and 1888, and all but one house in the precinct was completed by 1903 (with the final one built shortly afterward).

All properties within the precinct are Contributory, and the bluestone pitched kerbs, channels and laneways also contribute to its significance.

How is it significant?

Burwood Road Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Burwood Road Estate Precinct illustrates the rapid growth in the northern part of Hawthorn East that followed the opening of the Auburn and Camberwell railway stations in 1882. After the estate was subdivided in 1885 and 1888, rows of timber cottages were built rapidly, with more than half of them completed by 1888 and all but one of the others by 1903. The division of the original wide 'villa sites' into narrower allotments occupied mostly by single-fronted cottages illustrates the more modest means of their early occupants, workers in the trades and service industries, who were nonetheless able to share in Melbourne's high level of home ownership and improved living standards in the 1880s. The irregular pattern of streets with a single outlet and dogleg in Oberon Avenue illustrates the private nature of road creation during the late Victorian period. Its street layout was made even more irregular by the 1882 railway line forming a diagonal boundary to Tara Street, and its subdivision in two stages resulting in a dogleg in Oberon Avenue. (Criterion A)

The precinct is of architectural significance for its collection of Victorian Italianate cottages and houses that illustrate the modest yet stylish dwellings occupied by trade and service-industry workers of Hawthorn East in the nineteenth century. They display the principal features of this style, including low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. While most are timber houses with ashlar-look boards to the facades, there are a few built of polychrome brickwork utilising the local Hawthorn bricks. The majority of the houses are single-fronted cottages, along with five double-fronted houses with symmetrical or asymmetrical façades, both typical of the Italianate style. (Criterion D)

While most of the houses in the precinct have quite standard Victorian Italianate forms and details, their rapid construction by a small group of builders has created by an unusually high level of overall consistency in the streetscapes, as well as a small point of difference. Half of the c1885-88 cottages

in the early part of the subdivision are characterised by distinctively small-scale ashlar board to their facades (14, 16, 19, 21, 23, 24, 25 & 27 Oberon Avenue and 4 & 6 Tara Street), marking them as the work of a single builder. The streetscapes are enhanced by the retention of bluestone pitched kerb and channels and laneways, and the irregular course of the two streets in the precinct provide additional visual interest. (Criterion E)

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	Oberon Avenue	Contributory	c.1895-1903
	2	Oberon Avenue	Contributory	c.1895-1903
	3	Oberon Avenue	Contributory	c.1895-1903
	4	Oberon Avenue	Contributory	c.1895-1903
	5	Oberon Avenue	Contributory	c.1895-1903
	6	Oberon Avenue	Contributory	c.1895-1903
	8	Oberon Avenue	Contributory	c.1895-1903
	9	Oberon Avenue	Contributory	c.1905
	10	Oberon Avenue	Contributory	c.1895-1903
	11	Oberon Avenue	Contributory	c.1895-1903
	12	Oberon Avenue	Contributory	c.1895-1903
	13	Oberon Avenue	Contributory	c.1885-88
	14	Oberon Avenue	Contributory	c.1885-88
	15	Oberon Avenue	Contributory	c.1885-88
	16	Oberon Avenue	Contributory	c.1885-88
	17	Oberon Avenue	Contributory	c.1885-88
	18	Oberon Avenue	Contributory	c.1885-88
	19	Oberon Avenue	Contributory	c.1885-88
	20	Oberon Avenue	Contributory	c.1885-88
	21	Oberon Avenue	Contributory	c.1885-88
	22	Oberon Avenue	Contributory	c.1885-88
	23	Oberon Avenue	Contributory	c.1885-88
	24	Oberon Avenue	Contributory	c.1885-88
	25	Oberon Avenue	Contributory	c.1885-88
	27	Oberon Avenue	Contributory	c.1885-88
	1	Tara Street	Contributory	c.1885-95
	2	Tara Street	Contributory	c.1885-95
	4	Tara Street	Contributory	c.1885-95
	6	Tara Street	Contributory	c.1885-95
	8	Tara Street	Contributory	c.1885-95
	10	Tara Street	Contributory	c.1885-95
	12	Tara Street	Contributory	c.1885-95
	14	Tara Street	Contributory	c.1885-95

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By Context

References

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Smith's Paddock (Burwood Reserve) Precinct

Prepared by: Context

Address: 1-47 & 2A-68 Auburn Parade, 1-29 Burwood Avenue, 720-790 & 815-825 Burwood Road, 2-10 Carrington Avenue, 1-19 & 2-20 Gillman Street, and 1 & 2 Newport Crescent, Hawthorn East

Name: Smith's Paddock (Burwood Reserve) Precinct	Survey Date: January 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: See precinct map	Construction Date: 1886-92, 1896-1941

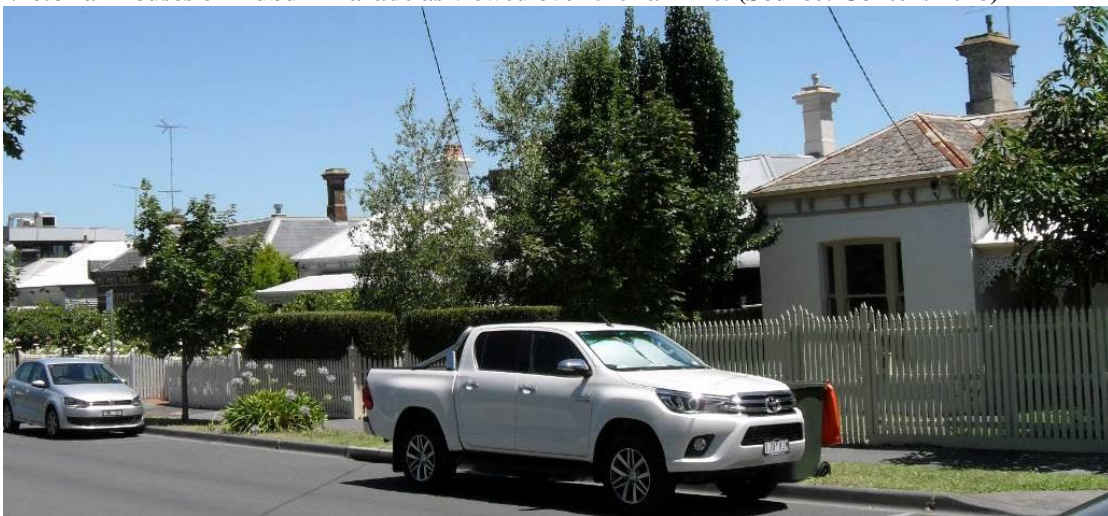


GRADING

	SIGNIFICANT		PRECINCT BOUNDARY
	CONTRIBUTORY		
	NON-CONTRIBUTORY		
	EXISTING HERITAGE OVERLAY		



Victorian houses on Auburn Parade as viewed over the rail line. (Source: Context 2018)



Victorian houses on the west side of Gillman Street. (Source: Context 2018)



Edwardian houses on Burwood Road (eastern part). (Source: Context 2018)



Interwar bungalows on Burwood Road (western part). (Source: Context 2018)



Edwardian villa and semi-detached pair at 815-819 Burwood Road (northern side). (Source: Context 2018)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places*, 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).



Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933 (*Victorian Places* 2015).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the

railway line was completed in 1922. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62).

History

This precinct is located primarily on Crown Allotment 97, Section 7, in the Parish of Boroondara, comprising approximately 21 acres, and first purchased by J M Smith in 1853 (Parish Plan Boroondara 1931).

By 1866, the allotment was bounded on two sides by Burwood and Burke roads ('Plan of the Borough of Hawthorn' 1866).

After the railway line was extended from Hawthorn to Camberwell in 1882, in 1886 Smith's Paddock (also known as Burwood Reserve) was subdivided into 125 lots just west of Camberwell Railway Station (see Figure 2), and included the newly surveyed roads of Auburn Parade, Carrington Avenue, Burwood Avenue (which followed the curve of the railway line), and Gillman Street (McWilliam 2007:1). The land closest to Burke Road and the Camberwell Railway Station was the most desirable, as indicated by the larger allotments (50-feet wide) and very generous rear laneway (Carrington Avenue). To the south-west of the railway line, allotments on Auburn Parade, Gillman Street and the western half of Burwood Road are more modest in dimension (33-feet wide) and laneways are standard in size.

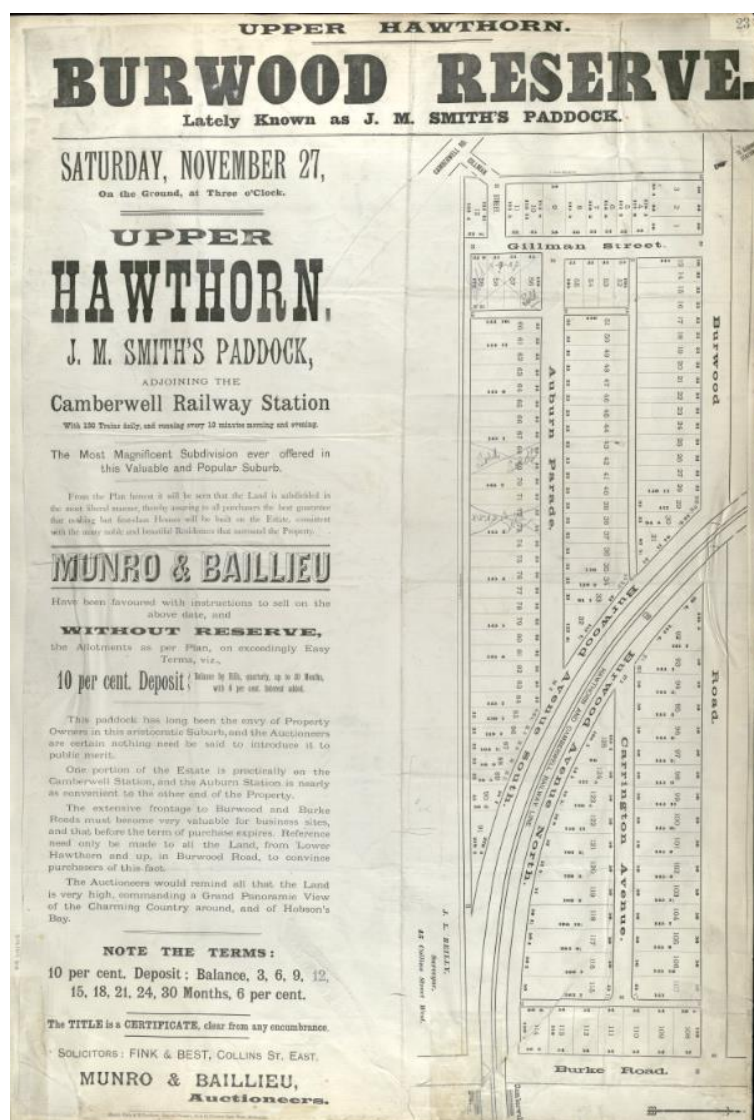


Figure 2. Sale notice for the Burwood Reserve (J M Smith's Paddock), Upper Hawthorn, 1886. (Source: SLV)

Land to the northeast of the railway line was advertised again in 1889 (see Figure 3) ('Burwood Road and Carrington Avenue' 1889). The latter plan shows those allotments with residences in existence in Carrington Avenue and Burwood Road.

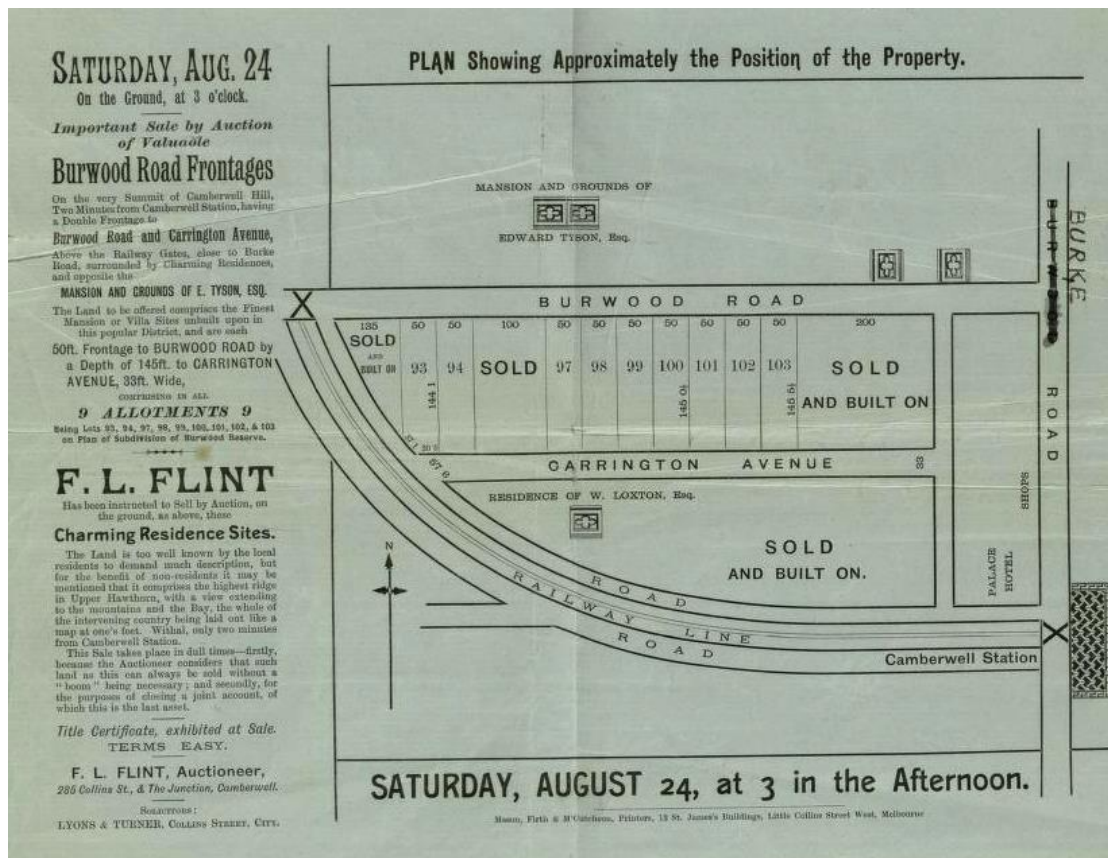


Figure 3. Burwood Road and Carrington Avenue, 1889. (Source: SLV)

A Melbourne Metropolitan Board of Works plan shows the residences in existence in the subject precinct by 1903, with nearly complete development of Auburn Parade and Gillman Street, and more scattered development elsewhere (see Figure 4).

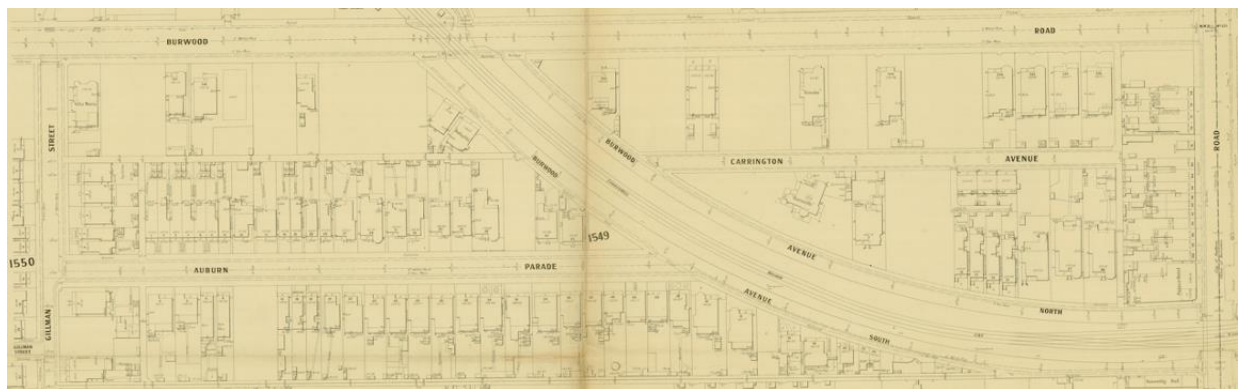


Figure 4. Showing houses in the subject precinct in 1903. (Source: MMBW detail plan 1548 and 1549, 1903)

Prior to the subdivision of the Burwood Reserve/Smith's Paddock estate, the smaller Burwood Road Estate was subdivided in 1885, creating Tara Street and Oberon Avenue and several lots on the north side of Burwood Road, just east of Oberon Avenue. By 1903, the two small streets were almost entirely developed (see the citation for the Burwood Road Estate Precinct), but no construction had occurred yet on the Burwood Road lots.

Auburn Parade (formerly part of Burwood Avenue South)

By 1888 in Auburn Parade, John Graham owned eight new brick homes, including numbers 21-29, and other lots were owned by builders Holder, Butler, Utber, Morgan, Davis, Cockram and Biber. In 1888-89, houses were built at 24-54 Auburn Parade (most likely constructed by builder, George Holder), 14-20, 31-39 (most likely constructed by builder, Utber), and 43-45. Nearly the entire streetscape was completed by 1892. Exceptions are two Edwardian houses (c1903-10) at Nos. 10 & 56-58, and interwar houses at Nos. 12 and 47, filling in the empty blocks seen on the 1903 MMBW plan. By 1909, the Holzer family owned the houses at 27-29 Auburn Parade (McWilliam 2004:3; McWilliam 2007:6).

Gillman Street

Named after solicitor Francis Gillman, who was mayor of the City of Hawthorn in 1890-91, and also involved with a number of subdivisions in the Hawthorn area, Gillman Street contained only one house in 1887, but 14 by 1888, built by Krage (likely 3 and 5) on the east side of the street, and by Luff on the west (likely 4 and 6). Houses in Gillman Street were built at 4-12 in 1887-88, 16-20 by 1890, and number 14 in 1901 (McWilliam 2004:29; McWilliam 2007:6). All but one house on the street had been completed by 1892. This was 'Wanganui', a gable-fronted Edwardian house at No. 15, built by 1909 (S&Mc 1893, 1910).

Burwood Road

From 1843, Burwood Road was known as Main Hawthorn Road, or Upper Hawthorn Road, and from 1852, Burwood Street (McWilliam 2004:9).

Houses on the south side of Burwood Road were built in 1888 at numbers 728-730; in 1888 at 756 for John Power; in c1895 at 778; in 1896 at 720; in 1900 at 740 and 762-764; in 1914 at 766-768; in 1920 at 726, 738 and 742-744; by 1930 at 722-724 and 746-750; and around 1940 at 774-76 (McWilliam 2007:3).

On the north side, development only began in 1914, with the construction of the corner villa (number 815) and adjoining semi-detached pair (numbers 817 & 819). Five years later the small bungalow (number 823) and large attic-storey bungalow (number 825) were constructed. Number 821 was not developed until the post-war era (S&Mc).

1 Newport Crescent (formerly part of Burwood Avenue South)

Newport Crescent was named after corset manufacturer, Joseph Newport, who, by 1887, owned two lots in the crescent and a new house nearby in Burwood Road (McWilliam 2004:58). It is believed that the houses at 1 and 2 Newport Crescent were built for Joseph Newport in 1890 (McWilliam 2007:3).

Carrington Avenue

Named after New South Wales governor in 1885-90, Lord Carrington, Carrington Avenue contained three dwellings by 1891 (McWilliam 2004:12; S&Mc). These are the diminutive terrace houses at Nos. 6-10. They were joined by a semi-detached pair at Nos. 2-4 during the mid-1930s.

Burwood Avenue

Burwood Avenue initially consisted of Burwood Avenue North, planned in 1886 to Burke Road, and Burwood Avenue South, later Auburn Parade and Newport Crescent. The houses at 15-21 & 27 were occupied by 1891 (S&Mc 1892). Burwood Avenue North contained seven houses west of the Palace Hotel, which stands on the corner of Burwood Avenue and Burke Road, by 1900 (McWilliam 2004:9). The 1903 MMBW plan (No. 1548 & 1549) shows a total of nine dwellings, seven of which survive at Nos. 7 & 15-27. Mr Loxton's villa 'Thornccliffe', which is shown both on the 1889 sale plan and the 1903 MMBW plan, has since been demolished and replaced with units at No. 3.

The polychrome brick villa called 'Dartford' at 23-25 Burwood Avenue, Hawthorn East was built in 1898 and first occupied by a Francis V Fritsch (S&Mc 1899). Francis was the second eldest son of Augustus Fritsch, one of the founding members of the Hawthorn Brick Company. He died there in 1906 at the age of just 35 (*Argus* 14 Nov. 1906:1). Francis was also the brother of prominent local

architect Augustus A Fritsch. AA Fritsch placed a tender notice in November 1897 for a 'Brick Villa, Burwood-av., near Camberwell railway station' (*Age* 23 Nov. 1897:7). This was clearly for the construction of 'Dartford', both due to the family connection, that it was the only house constructed at that time on Burwood Avenue North or South (the south side now being Newport Crescent and the southern part of Auburn Parade), and because of its high design quality and unusual details. AA Fritsch was articulated to Hawthorn-based architect John Beswicke, and then opened his own office in Melbourne after a tour of Europe and the USA. He designed many houses in Hawthorn and Camberwell in the late Victorian period, including polychrome and rendered brick examples in HO155 Lyndhurst Crescent Precinct (11, 13 & 19 Lyndhurst Crescent, all of 1889-90), and two pairs of boldly parapeted semi-detached cottages in Carnarvon Street c1890 (*Age* 3 Aug 1889:3; *Age* 10 Jul 1891:3; *Age* 18 Aug 1891:8; SLV Architectural Drawings Collection). The commission for a Roman Catholic presbytery in Malvern in 1894 marked the start of his long involvement with the Catholic Church. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patrick's College at Sale and Assumption College at Kilmore. He designed many presbyteries, schools and convents throughout Victoria and elsewhere, including St Joseph's and St John's schools in Hawthorn. He also worked on Newman College with Walter Burley Griffin in 1916-18 (Reeves 2012:264; *Argus* 10 Jun 1933).

In the 1930s a semi-detached pair and a free-standing house were built at Nos. 9-11 & 13. It is not clear when No. 5 was constructed, but its mottled cream bricks suggest the late 1940s.

Description & Integrity

Smith's Paddock (Burwood Reserve) Precinct is situated primarily on the south side of Burwood Road, just west of Burke Road, and is intersected by the Lilydale Railway line. The railway line sits in a cutting here, between Burwood Avenue and Newport Crescent/Auburn Parade, both of which follow the railway's curved path. The north-eastern side of the precinct slopes down toward the south-western part, creating elevated views of Burwood Avenue from the south.

Apart from accommodating the curve of the railway line, the streets to the west have a layout and dimensions typical of nineteenth-century inner-suburban residential areas. Relatively narrow blocks back onto bluestone pitched service laneways. This is in contrast with the east side of the precinct, where the rear laneway shared by Burwood Road and Burwood Avenue is a full-width street, now paved in asphalt. While this side of the Burwood Reserve subdivision originally featured large 'villa sites', two were subdivided in the late 1880s to accommodate four narrow terrace-type houses (freestanding, but with minimal side setbacks) facing Burwood Avenue (Nos. 15-21), and a terrace of three shallow double-fronted dwellings to their rear at 6-10 Carrington Avenue. In all, Carrington Avenue has five dwellings, and a footpath serving them along the south side. Along the north side of the street is an informal nature strip planted with semi-mature *Melaleuca* trees. Apart from these examples, and a small number of semi-detached pairs, all of the Contributory houses in the eastern part of the precinct are freestanding and double-fronted. To the west of the railway line, where allotments were narrower from the start, there is a fairly even mix between single and double-fronted houses, plus one terrace (1-11 Auburn Parade), and a small number of semi-detached pairs, most of them Edwardian.



Figure 5. Bluestone pitched channel which runs along the west side of the railway line (Newport Crescent and 48-68 Auburn Parade). Note that the footbridge is modern. (Source: Context 2018)

The public domain in the precinct features asphalt-paved roadways with bluestone pitched kerb and a narrow (one or two block) channel. The exceptions to this are Newport Crescent and 48-68 Auburn Parade, which does not have a hard kerb but a shallow four-block channel. This channel is traversed by a small footbridge in front of 50 Auburn Road. It is modern in construction and does not appear on the 1903 MMBW plan. Gillman Street has lost all bluestone paving elements. To the north and south of Auburn Parade are long bluestone-pitched laneways. There is also a laneway to the rear of Gillman Street which retains bluestone pitches to the eastern half of the roadbed only.

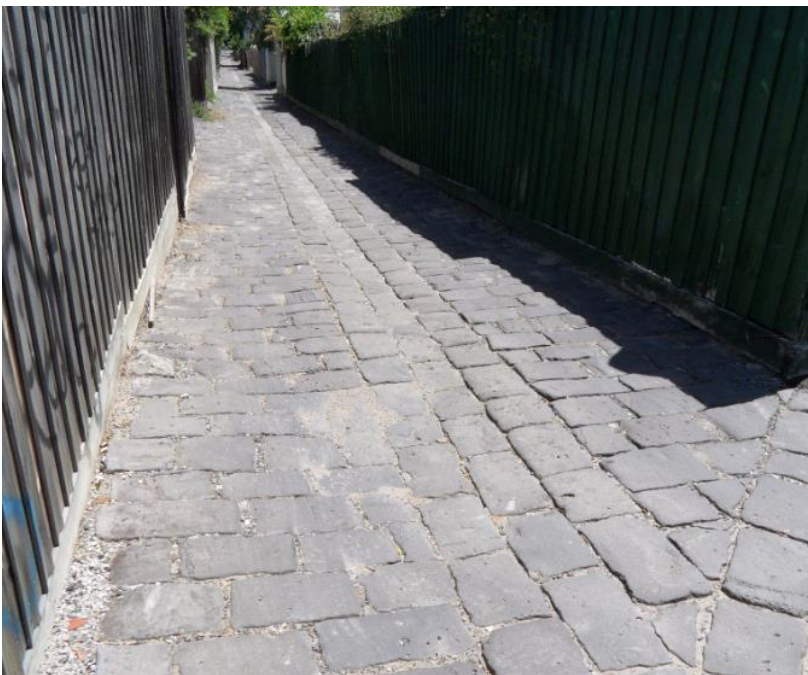


Figure 6. Bluestone pitched laneway behind Auburn Parade at the Newport Crescent outlet. (Source: Context 2018)

As noted in the History, the large majority of houses in Smith's Paddock (Burwood Reserve) Precinct were built during the late Victorian era, between 1886 and 1892. As the Italianate style was dominant

during this period, all of these houses can be described as more or less standard examples of this architectural style. The Italianate is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. The houses can be divided into two basic groups: double-fronted houses which are often more substantial in construction (mainly of brick) and elaborate in detail; and the more modest single-fronted examples that are mainly of timber construction and are both freestanding and attached.

In keeping with the Italianate style, the double-fronted houses are of two types: those with flat (block-fronted) symmetrical facades, and those with a hipped bay projecting to one side creating an asymmetrical façade. This projecting bay is either rectangular or canted in plan. The roofs of these larger houses are generally clad in slates, often with decorative details such as bands of octagonal slates, often in a contrasting colour (e.g., 788 Burwood Road).



Figure 7. An example of bichrome brick and the most substantial dwelling in the precinct, at 756 Burwood Road, Hawthorn East. (Source: Context 2018)

Reflecting the improved quality of bricks in the late 1880s, most of the double-fronted houses have tuckpointed polychrome face brick walls. The body colour of these houses is brown Hawthorn bricks, with banding, window and door dressings, and diaper patterns to the eaves in cream or red brick (or both). Intact examples of bichrome (brown and cream) and polychrome (brown, cream and red) brickwork are seen at 4, 26, 27, 28, 34, 38, 39, 43 & 54 Auburn Parade; 728, 730, 756, 788 & 790 Burwood Road; and 8, 11 & 18 Gillman Street.

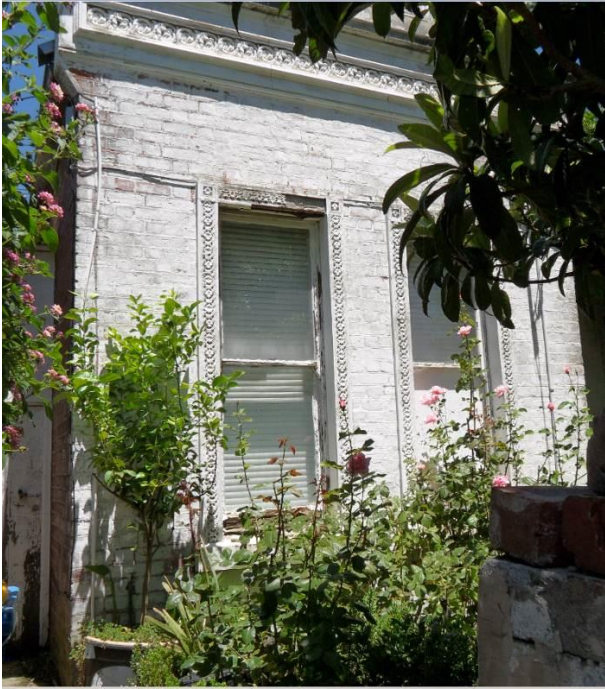


Figure 8. Cast rinceaux mouldings to the windows and parapet of 48 Auburn Parade, Hawthorn East. (Source: Context 2018)

There are many other polychrome brick houses that have been overpainted or, in a few cases, over-rendered. Two examples that are quite unusual, though altered in this way, are asymmetrical villas at 46 & 48 Auburn Parade. Both have bands of cast ornament (small and large rinceaux patterns) running below eaves level and around the windows (of No. 48). Both have a parapet concealing the roof of the projecting bay. While quite modest at No. 48, it is a full-fledged stepped parapet with a shell bas-relief in the top pediment, and the name 'Esk' below.



Figure 9. 'Dartford' at 23 Burwood Avenue, Hawthorn East, constructed in 1898 (Significant). (Source: Context 2017)

The most outstanding example of this type is 'Dartford' at 23 Burwood Avenue, built in 1898 for Francis Fritsch and designed by his brother, Augustus A Fritsch. It is a large, elevated villa, asymmetrical in form, with a projecting hipped bay and return verandah. The polychrome brickwork uses red brick quoining (in contrast to the typical cream brick quoining) and exaggerated cream brick arches above the front windows imparting a Venetian Gothic feel. Even more unusual is the cast ornament. Instead of the typical eaves brackets, the house has a classical cornice utilising egg & dart, fluted and pearl mouldings. At the springing of the front window segmental arches are acanthus-leaf capitals that appear to be unglazed terracotta (the cornice may be terracotta as well, but it has been overpainted). The house is highly intact externally. The property also retains a mature Canary Island Palm in the front garden, a species that was very fashionable during the Edwardian and interwar periods.

It appears that only one of these double-fronted houses originally had rendered walls (though a few others have recent render). This is the elegant highset villa with a large canted projecting bay at 27 Burwood Avenue, which retains run and cast cement ornament such as pilasters between windows, moulded architraves and keystones to windows, and run stringcourses. It also retains its original verandah iron, included fluted Corinthian columns and a combined frieze and brackets.



Figure 10. Fine timber details to 2 Newport Crescent, Hawthorn East. (Source: Context 2018)

There are also a small number of very elegant timber double-fronted houses, one of them a rare two-storey example. This is 64 Auburn Parade, whose front façade is articulated with a two-storey canted bay window. The house retains a small corner porch (probably original), but has lost the front verandah shown on the 1903 MMBW plan. The front walls are of ashlar-look boards with massive corner 'quoins'. Nearby, the single-storey house at 60 Auburn Road is distinguished by the picturesque combination of a pierced bargeboard to the projecting front gable above a full-width canted bay window with panelling and moulded window surrounds. Two other timber houses with particularly fine details are the pair at 1 & 2 Newport Crescent. They are symmetrical, block-fronted houses with ashlar-look boards. There are raised timber 'quoins' to the corners of the houses and around their front doors, barley-twist colonettes between the paired front windows, and applied

scalloped mouldings to the eaves (as well as brackets and cricket bat mouldings) and the verandah beam. Both houses retain Corinthian verandah columns, but only 2 Newport Crescent still has its cast-iron frieze and brackets.



Figure 11. A classic example of a single-fronted timber Victorian Italianate cottage. (Source: Context 2018)

About half of the Victorian houses, particularly on the west side of the precinct, are single-fronted cottages. They often have only a verandah across the front façade, a single front window (often with sidelights), and a simple hipped roof many of which retain their original slate cladding. They share common characteristics of the Italianate style with the larger houses, including window and door types (double-hung windows, four-panelled doors), and verandah details. The majority of the smaller houses are of timber construction, with ashlar-look boards to the façade, while others are of brick (polychrome or plain, with many overpainted). While many of the cottages have exposed eaves with decorative brackets and mouldings between them, few have parapeted fronts with elaborate cast-cement decoration (see 6 & 8 Auburn Parade, 17 & 19 Gillman Street). Most of the cottages are freestanding, with a smaller number of semi-detached pairs (see 762-764 Burwood Road, 6-8 & 19-21 Auburn Parade, 17-19 Gillman Street) and two brick terraces (1-11 Auburn Road, 6-10 Carrington Avenue). The Carrington Avenue terrace is quite austere with a transverse hipped roof and simple skillion verandah roofs with stop-chamfered timber posts. The walls are of brown Hawthorn brick with red brick accents (mostly overpainted). The Auburn Road terrace is more decorative and suggests a transition to the Federation period with details such as diagonal boarding to the front door surrounds and a scrolled open pediment detail to the front parapets.

Typical alterations to the large and small Victorian houses in the precinct include the overpainting of face brick and the loss of original verandah posts and cast-iron. A smaller number of houses also

have a change of format to the front windows, replacement of the front door with a simplified version, complete loss of the verandah superstructure, and rendering of face brick. There is also a small number of houses that have a visible two-storey rear extension, 13 & 54 Auburn Parade, but in both cases the addition is set behind the front chimney and is legible as a later alteration.



Figure 12. Two-storey Victorian commercial-residential building at 66-68 Auburn Parade, Hawthorn East. (Source: Context 2018)

Within this residential area, there is one building that was designed for both commercial and residential uses (shop at ground floor, shopkeeper's dwelling behind and on the first floor). This is 66-68 Auburn Parade, Hawthorn East, at the west end not far from the Burke Road shopping area. Built c.1890-92, this two-storey building that contained two tenancies is built to the front boundary and has arched openings to both levels of the front façade. The first floor retains run mouldings to the windows, as well as heavy cornices at the top and bottom of this level, with a very simple parapet at the top. The ground floor walls have been rebuilt and their original appearance is unknown.



Figure 13. Brick Edwardian semi-detached pair at 766-768 Burwood Road, Hawthorn East. (Source: Context 2018)

Federation/Edwardian houses in the precinct are most likely to be built of face brick, with the semi-detached form even more popular than in the Victorian era. Stylistically they can be called Queen Anne in style. All of these houses have the distinctive half-timber front gable form, either defining the façade for single-fronted examples, or creating an asymmetrical villa form. Other changes from the Victorian era are the prominent use of red brick (sometimes with brown Hawthorn brick or rendered dressings), and the use of casement windows with highlights. While some Edwardian houses retained a low hipped roof profile (see 782 Burwood Road), others adopt the more typical Federation pyramidal or gabled hipped roof (see 780 & 815 Burwood Road, 10 Auburn Parade). Roof cladding underwent a transition from slate with terracotta ridge tiles and finials (10 Auburn Parade) to fully tiled roofs (766-768, 780 & 815-819 Burwood Road).



Figure 14. Timber Federation Queen Anne villa at 780 Burwood Road, Hawthorn East. (Source: Context 2018)

Timber Edwardian houses still have ashlar-block cladding (10 Auburn Parade, 782 Burwood Road) or weatherboards with an ornamental band of scalloped boards at the base (780 Burwood Road). The verandahs also demonstrate the transition, moving from slender Corinthian columns to turned timber posts, but some retain cast-iron decoration (see 782 Burwood Road). Most have timber fretwork more typical of the Federation era (see 780 & 815-819 Burwood Road, 15 Gillman Street). The earliest and finest example of this type is 'Villa Maria' at 720 Burwood Road, constructed in 1896 when Victorian Italianate was still the dominant style. Situated on a corner site, the house has a half-timbered gable facing Burwood Road, an octagonal tower with witch's hat roof addressing the corner, and a timber fretwork verandah facing Gillman Street. Walls are of red brick with brown Hawthorn brick dressings. Given its early date for the style, it still has double-hung sash windows more typical of the Victorian era.



Figure 15. 'Villa Maria' at 720 Burwood Road, Hawthorn East. (Source: Context 2018)

The Edwardian-era houses in the precinct are generally of a high intactness, with a small number of external alterations noted, limited to the loss of verandah fretwork (10 & 41A Auburn Parade).

Burwood Road, to the west of the railway line, is the area with the strongest interwar character in the precinct, as two-thirds of the houses date from that era, many of them in a single row. Other single and duplex examples are scattered around the other streets, representing the final infill of the subdivision. The houses of the early interwar period (c1915-30) are characterised by red brick walls and tiled roofs, while later houses of the 1930s are likely to be finished in roughcast render and utilise darker, multi-coloured bricks.



Figure 16. Attic-bungalow of 1919 at 825 Burwood Road, Hawthorn East. (Source: Context 2018)

The earliest of the interwar houses (c1915-20) have a bungalow form with Arts & Crafts decorative detail (see 41-41A Auburn Parade, 726 Burwood Road), and some retain a very Queen Anne massing (see 825 Burwood Road). The semi-detached dwelling at 41 Auburn Parade is particularly distinguished by its curvilinear solid verandah fretwork. The most substantial of these is an attic bungalow of c1915 at 770 Burwood Road, which combines heavy bungalow form such as brick verandah piers with ladder-back fretwork more typical of the Edwardian era.



Figure 17. California Bungalow at 746 Burwood Road with hipped-gable and gabled roof forms. Note the shingled hood to the front bay window. (Source: Context 2018)

The houses of the 1920s are almost all detached California Bungalows. These houses are strongly characterised by the gabled roof form in many variations. While some earlier examples have a hipped or gabled-hipped roof, most have a gable-fronted or transverse-gabled roof. Nearly all have a gabled front porch which might be nested below the main roof gable. Gables are often clad in timber shingles, sometimes combined with a simplified version of half-timbering. Porch supports are heavy square brick piers, or a low brick pier topped by a tapered pier (rendered to set them apart). Windows are double-hung sashes, often combined in horizontal groups or bay windows.



Figure 18. Semi-detached pair of Old English houses at 2-4 Carrington Avenue, Hawthorn East. No. 2 (right) appears to retain its original render colour. (Source: Context 2018)

Houses of the 1930s in the precinct are mostly constructed of brick, using the newly popular clinker brick with its dark, mottled colour. Semi-detached pairs are again common, often designed to look like a single house. The most common style is Old English. This style is recognisable by vergeless gables with corbelled eaves, and other medieval decorative touches. There are examples with solely brick walls (774-776 Burwood Road), but most common examples have a combination of textured render and clinker brick walls (2-4 Carrington Avenue, 9-11 Burwood Avenue). Other 1930s houses illustrate the returned popularity of the hipped roof (47 Auburn Parade, 13 Burwood Avenue).

The 1930s houses appear to be highly intact externally, though 13 Burwood Avenue many have a second coat of render covering the original finish.

Overall, integrity of the streetscapes is high, with only a small number of scattered non-contributory properties. Those in the western half of the precinct are single-storey and unobtrusive in the streetscape. On the eastern side, there are two late twentieth-century blocks of flats that replaced earlier dwellings on Burwood Road (Nos. 758 and 772), as well attached units at 1-3 Burwood Avenue, which replaced the first house in the area ('Thornccliffe'). The flats and units are three and four-storeys in height and far more bulky than contributory houses in the precinct, however, they are set away from the main streetscapes.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay. While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses along with Edwardian and interwar dwellings. Hawthorn East is less well represented in the Heritage Overlay, with just three HO precincts. These are:

HO151 Harcourt Street Precinct, Hawthorn East – this precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road, Bayview Avenue and Molesworth Street. In comparison, Smith's Paddock (Burwood Reserve) Precinct has a similar mix of time periods during which contributory (and significant) houses were built. The scale and architectural grandeur of the Victorian mansions on Harcourt Street is not matched by anything in Smith's Paddock (Burwood Reserve) Precinct, though houses in the eastern half of the precinct compare very well to the middle-class houses on Rathmines Road, Auburn Road, Bayview Avenue and Molesworth Street.

HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian/Federation precinct developed to capitalise on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn East.

The large Victorian houses in Burwood Reserve Estate are of a comparable size, quality and intactness to those in Ryeburne Avenue Precinct. On the other hand, the scale of the Edwardian villas in Ryeburne Avenue Precinct is larger than the average Edwardian house in Burwood Reserve Estate.

HO160 Rathmines Grove Precinct, Hawthorn East - A highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

The contributory houses in the Rathmines Grove Precinct are almost solely Victorian, giving it a very homogenous character. The prominent houses at the entrance to the precinct along Rathmines Grove compare closely to the larger and more elaborate Victorian villas in Burwood Road Precinct, while those on Rathmines Grove are more modest in design.

HO precincts in other suburbs that have a number of built-eras that contribute to their significance, and contain building stock that is comparable in quality and intactness to Smith's Paddock (Burwood Reserve) Precinct, are:

HO164 Leslie Street Precinct, Hawthorn - The precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including a number of individually significant buildings exemplifying the Federation style in its formative phase. Oxley Road, Elmie and Goodall streets have a good variety of Victorian and Federation houses. Leslie Street has a homogeneous run of 1880s workers' cottages.

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex bungalow variants.

HO529 Queen Street Precinct, Kew - It is of aesthetic significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles. Fenton Avenue's interwar character is also consistent, with richly detailed brick treatments and a variety of Art Deco elements.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Smith's Paddock (Burwood Reserve) Precinct illustrates the influence of the opening of the Auburn and Camberwell railway stations in 1882, both on its topography and in the burst of development that followed it in the late nineteenth century. Smith's Paddock was subdivided into 125 lots in 1886 to create the Burwood Reserve Estate. The desirability in being as close as possible to a train station during the pre-automotive era is illustrated by the differing subdivision patterns in the two halves of the precinct. Near the station are large villa allotments with a wide rear laneway (Carrington Avenue) on elevated land, while to the west of the line are narrower allotments with standard rear laneways. While separated by the railway cutting, there are open vistas between the two halves, as viewed from Burwood Avenue and Newport Crescent/Auburn Parade.

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).

The housing stock in the precinct is dominated by the Victorian Italianate style, with the large and small examples of the style displaying characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. There is a smaller group of Federation/Edwardian Queen Anne houses, which display characteristic

features such as high hipped roofs (sometimes with a gablet at the top), the use of terracotta ridgecapping and tiles, projecting front gables with half-timbering in them, and timber verandah fretwork. Among the interwar houses of the precinct, the California Bungalow style is well represented, with dominant gabled roof forms and front porches, the use of timber shingles in gables, and heavy masonry porch piers. There are also a number of Old English houses from the 1930s, with characteristics vergeless and corbelled front gables, and the use of mottled clinker bricks often with textured render.

The precinct's bluestone pitched laneways and bluestone kerb and channel to the streets are characteristic of nineteenth century suburban infrastructure. The wide channel to Newport Crescent and the southern part of Auburn Crescent is unusual.

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

'Dartford' at 23-25 Burwood Avenue, Hawthorn East, is of aesthetic significance for its elaborate decoration, applied to a substantial but standard Italianate villa form. Details of note include the Venetian Gothic cream brick arches above the front windows, the terracotta acanthus-leaf capitals between the windows, and the cast (possibly terracotta) classical cornice below the eaves.

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).

'Dartford' at 23-25 Burwood Avenue, Hawthorn East, is significant for its connection with the Fritsch family. It was built in 1898 as the home of Francis V Fritsch and family, and designed by his brother, Augustus A Fritsch. The two were sons of Augustus Fritsch, who had founded the nearby Hawthorn Brick Company with the Holzer brothers. Son, architect Augustus A Fritsch, was active designing many houses in the Hawthorn and Camberwell area during the late Victorian period, and the commission for a Roman Catholic presbytery in Malvern in 1894 marked the start of his long involvement with the Catholic Church. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patrick's College at Sale and Assumption College at Kilmore. He designed many presbyteries, schools and convents throughout Victoria and elsewhere, including St Joseph's and St John's schools in Hawthorn.

Statement of Significance

What is Significant?

Smith's Paddock (Burwood Reserve) Precinct, comprising 1-47 & 2A-68 Auburn Parade, 1-29 Burwood Avenue, 720-790 & 815-825 Burwood Road, 2-10 Carrington Avenue, 1-19 & 2-20 Gillman Street, and 1 & 2 Newport Crescent, Hawthorn East, is significant. The precinct boundaries correspond largely with a 1880s subdivision also known as the Burwood Reserve Estate. The majority of the houses were built in the late Victorian period (late 1880s-90s), with further infill in the Edwardian and interwar eras.

The Victorian house at 23-25 Burwood Avenue is significant. The following properties are non-contributory: 2A & 18 Auburn Parade, 1-5 & 29 Burwood Avenue, and 732-734, 758, 772 & 821 Burwood Road. The remaining properties are contributory, as are the bluestone pitched laneways running behind Auburn Parade to the north and south, and behind Gillman Street to the east and west.

How is it significant?

Smith's Paddock (Burwood Reserve) Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Smith's Paddock (Burwood Reserve) Precinct is of historic significance for illustrating the influence of the opening of the Auburn and Camberwell railway stations in 1882, both on its topography and in the burst of development that followed it in the late nineteenth century. Smith's Paddock was subdivided into 125 lots in 1886 to create the precinct. The desirability in being as close as possible to a train station during the pre-automotive era is illustrated by the differing subdivision patterns in the two halves of the precinct. Near the station are large villa allotments with a wide rear laneway (Carrington Avenue) on elevated land, while to the west of the line are narrower allotments with standard rear laneways. While separated by the railway cutting, there are open vistas between the two halves, as viewed from Burwood Avenue and Newport Crescent/Auburn Parade. (Criterion A)

Architecturally, the housing stock in the precinct is dominated by the Victorian Italianate style, with the large and small examples of the style displaying characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. There is a smaller group of Federation/Edwardian Queen Anne houses, which display characteristic features such as high hipped roofs (sometimes with a gablet at the top), the use of terracotta ridgescaping and tiles, projecting front gables with half-timbering in them, and timber verandah fretwork. Among the interwar houses of the precinct, the California Bungalow style is well represented, with dominant gabled roof forms and front porches, the use of timber shingles in gables, and heavy masonry porch piers. There are also a number of Old English houses from the 1930s, with characteristics vergeless and corbelled front gables, and the use of mottled clinker bricks often with textured render. The precinct's bluestone pitched laneways and bluestone kerb and channel to the streets are characteristic of nineteenth century suburban infrastructure. The wide channel to Newport Crescent and the southern part of Auburn Crescent is unusual. (Criterion D)

'Dartford' at 23-25 Burwood Avenue, Hawthorn East, is of aesthetic significance for its elaborate decoration, applied to a substantial but standard Italianate villa form. Details of note include the Venetian Gothic cream brick arches above the front windows, the terracotta acanthus-leaf capitals between the windows, and the cast (possibly terracotta) classical cornice below the eaves. It is also of associative (historic) significance for its connection with the Fritsch family. It was built in 1898 as the home of Francis V Fritsch and family, and designed by his brother, Augustus A Fritsch. The two were sons of Augustus Fritsch, who had founded the nearby Hawthorn Brick Company with the Holzer brothers. Son, architect Augustus A Fritsch, was active designing many houses in the Hawthorn and Camberwell area during the late Victorian period, and the commission for a Roman Catholic presbytery in Malvern in 1894 marked the start of his long involvement with the Catholic

Church. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patrick's College at Sale and Assumption College at Kilmore. He designed many presbyteries, schools and convents throughout Victoria and elsewhere, including St Joseph's and St John's schools in Hawthorn. (Criteria E & H)

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	Auburn Parade	Contributory	1890-92
	2	Auburn Parade	Contributory	1890-92
	2A	Auburn Parade	Non-contributory	Contemporary
	3	Auburn Parade	Contributory	1890-92
	4	Auburn Parade	Contributory	1890-92
	5	Auburn Parade	Contributory	1890-92
	6	Auburn Parade	Contributory	1890-92
	7	Auburn Parade	Contributory	1890-92
	8	Auburn Parade	Contributory	1890-92
	9	Auburn Parade	Contributory	1890-92
	10	Auburn Parade	Contributory	c.1903-10
	11	Auburn Parade	Contributory	1890-92
	12	Auburn Parade	Contributory	c.1920-30
	13	Auburn Parade	Contributory	1890-92
	14	Auburn Parade	Contributory	1888-89
	15	Auburn Parade	Contributory	1890-92
	16	Auburn Parade	Contributory	1888-89
	17	Auburn Parade	Contributory	1890-92
	18	Auburn Parade	Non-contributory	Contemporary
	19	Auburn Parade	Contributory	1890-92
	20	Auburn Parade	Contributory	1888-89
	21	Auburn Parade	Contributory	1886-88
	22	Auburn Parade	Contributory	1890-92
	23	Auburn Parade	Contributory	1886-88
	24	Auburn Parade	Contributory	1888-89
	25	Auburn Parade	Contributory	1886-88
	26	Auburn Parade	Contributory	1888-89
	27	Auburn Parade	Contributory	1886-88
	28	Auburn Parade	Contributory	1888-89
	29	Auburn Parade	Contributory	1886-88
	30	Auburn Parade	Contributory	1888-89
	31	Auburn Parade	Contributory	1888-89
	32	Auburn Parade	Contributory	1888-89
	33	Auburn Parade	Contributory	1888-89
	34	Auburn Parade	Contributory	1888-89
	35	Auburn Parade	Contributory	1888-89
	36	Auburn Parade	Contributory	1888-89
	37	Auburn Parade	Contributory	1888-89
	38	Auburn Parade	Contributory	1888-89
	39	Auburn Parade	Contributory	1888-89
	40	Auburn Parade	Contributory	1888-89
	41	Auburn Parade	Contributory	1915-20
	41A	Auburn Parade	Contributory	1915-20

Name	Number	Street	Grading	Built Date
	42	Auburn Parade	Contributory	1888-89
	43	Auburn Parade	Contributory	1888-89
	44	Auburn Parade	Contributory	1888-89
	45	Auburn Parade	Contributory	1888-89
	46	Auburn Parade	Contributory	1888-89
	47	Auburn Parade	Contributory	1938-42
'Esk'	48	Auburn Parade	Contributory	1888-89
	50	Auburn Parade	Contributory	1888-89
	52	Auburn Parade	Contributory	1888-89
	54	Auburn Parade	Contributory	1888-89
	56	Auburn Parade	Contributory	c.1903-10
	58	Auburn Parade	Contributory	c.1903-10
	60	Auburn Parade	Contributory	1890-92
	1/62	Auburn Parade	Contributory	1890-92
	64	Auburn Parade	Contributory	1890-92
	66-68	Auburn Parade	Contributory	1890-92
	1	Burwood Avenue	Non-contributory	Contemporary
	1A	Burwood Avenue	Non-contributory	Contemporary
	3	Burwood Avenue	Non-contributory	Contemporary
	5	Burwood Avenue	Non-contributory	c.1945-50
	7	Burwood Avenue	Contributory	1890-92
	11	Burwood Avenue	Contributory	c.1930-37
	13	Burwood Avenue	Contributory	c.1930-37
	15	Burwood Avenue	Contributory	1886-89
	17	Burwood Avenue	Contributory	1886-89
	19	Burwood Avenue	Contributory	1886-89
	21	Burwood Avenue	Contributory	1886-89
'Dartford'	23-25	Burwood Avenue	Significant	1898
	27	Burwood Avenue	Contributory	1886-89
	29	Burwood Avenue	Non-contributory	Car park
'Villa Maria'	720	Burwood Road	Contributory	1896
	722	Burwood Road	Contributory	1930
	724	Burwood Road	Contributory	1930
	726	Burwood Road	Contributory	1920
	728	Burwood Road	Contributory	1888
	730	Burwood Road	Contributory	1888
	732	Burwood Road	Non-contributory	Contemporary
	734	Burwood Road	Non-contributory	Contemporary
	738	Burwood Road	Contributory	1920
	740	Burwood Road	Contributory	1900
	742	Burwood Road	Contributory	1920
	744	Burwood Road	Contributory	1920
	746	Burwood Road	Contributory	c.1920-30
	748	Burwood Road	Contributory	c.1920-30
	750	Burwood Road	Contributory	c.1920-30
	756	Burwood Road	Contributory	1888
	758	Burwood Road	Non-contributory	Contemporary
	762	Burwood Road	Contributory	1900
	764	Burwood Road	Contributory	1900
	766	Burwood Road	Contributory	1914
	768	Burwood Road	Contributory	1914
	770	Burwood Road	Contributory	c.1915
	772	Burwood Road	Non-contributory	Contemporary
	774	Burwood Road	Contributory	1938-41

Name	Number	Street	Grading	Built Date
	776	Burwood Road	Contributory	1938-41
	778	Burwood Road	Contributory	c.1895
	780	Burwood Road	Contributory	1910-15
	782	Burwood Road	Contributory	1910-15
	784 and 784A	Burwood Road	Contributory	1886-89
	786	Burwood Road	Contributory	1886-89
	788	Burwood Road	Contributory	1886-89
	790	Burwood Road	Contributory	1886-89
	815	Burwood Road	Contributory	1914
	817	Burwood Road	Contributory	1914
	819	Burwood Road	Contributory	1914
	821	Burwood Road	Non-contributory	c1950s
	823	Burwood Road	Contributory	1919
	825	Burwood Road	Contributory	1919
	2	Carrington Avenue	Contributory	c.1930-37
	4	Carrington Avenue	Contributory	c.1930-37
Terrace	6	Carrington Avenue	Contributory	c.1886-91
Terrace	8	Carrington Avenue	Contributory	c.1886-91
Terrace	10	Carrington Avenue	Contributory	c.1886-91
	1	Gillman Street	Contributory	1890-92
	2	Gillman Street	Contributory	1890-92
	3	Gillman Street	Contributory	1890-92
	4	Gillman Street	Contributory	1887-88
	5	Gillman Street	Contributory	1890-92
	6	Gillman Street	Contributory	1887-88
	7	Gillman Street	Contributory	1890-92
	8	Gillman Street	Contributory	1887-88
	9	Gillman Street	Contributory	1890-92
	10	Gillman Street	Contributory	1887-88
	11	Gillman Street	Contributory	1890-92
	12	Gillman Street	Contributory	1887-88
	14	Gillman Street	Contributory	1890-92
'Wanganui'	15	Gillman Street	Contributory	c.1900-09
	16	Gillman Street	Contributory	1889-90
	17	Gillman Street	Contributory	1890-92
	18	Gillman Street	Contributory	1889-90
	19	Gillman Street	Contributory	1890-92
	20	Gillman Street	Contributory	1889-90
'Dudley Villa'	1	Newport Crescent	Contributory	1890
	2	Newport Crescent	Contributory	1890

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	Yes - 2 Carrington Avenue
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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fences at 746 & 774 Burwood Road
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

Identified By Context

References

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'Upper Hawthorn, Burwood Reserve, lately known as J.M. Smith's Paddock, Saturday, November 27 1886', State Library of Victoria (SLV) Map Collection, accessed online 28 December 2017.

Longford Estate & Environs Precinct

Prepared by: Context

Address: 313-343 Auburn Road, Hawthorn; 499-529 Tooronga Road, 2-44 and 1-45 Currajong Road, 1A-41 and 2-44 Invermay Grove, and 1-39 and 2-50 Harts Parade, Hawthorn East and Hawthorn

Name: Longford Estate and Environs Precinct	Survey Date: February 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1885-1942



GRADING

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places*, 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).



Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places*, 2015).

History

This precinct is located on Crown Allotment A, Section 5, in the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the allotment was bounded by Auburn Road, Riversdale Road, Tooronga Road and Burgess Street ('Plan of the Borough of Hawthorn' 1866).

The precinct is the result of a number of subdivisions developed from 1884, after the opening of the Hawthorn-Camberwell railway line in 1882, as well as the approach of the horse tramway (opened in 1890) and the establishment of the electric tram in Riversdale Road by 1916. Building in the precinct commenced from 1883, however slowed with the economic depression of the 1890s.

Land owned by Thomas Barker and William Eastaugh had been acquired by Rev Hart by 1875. By 1884, the land had been subdivided into 27 lots fronting Harts Parade and Auburn Road (see Figure 2) (McWilliam 2004:35).

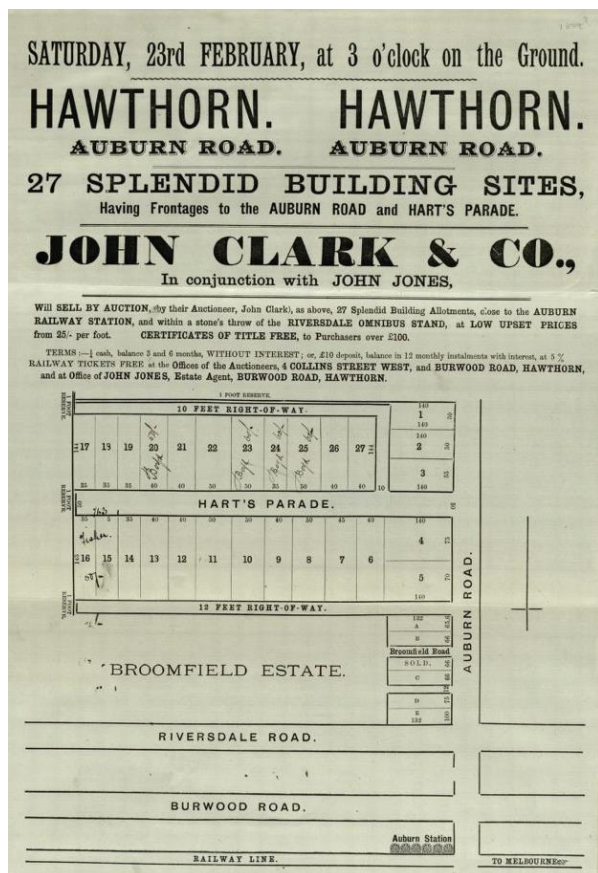


Figure 2. Harts Parade subdivision, 1884. North is at the bottom. (Source: SLV)

In 1885, the Auburn Reserve estate was auctioned, comprising 34 lots fronting Tooronga Road, Currajong Road and Auburn Road. In 1886, the Longford Estate subdivided another 40 lots in Invermay Grove (see Figures 3 and 4).

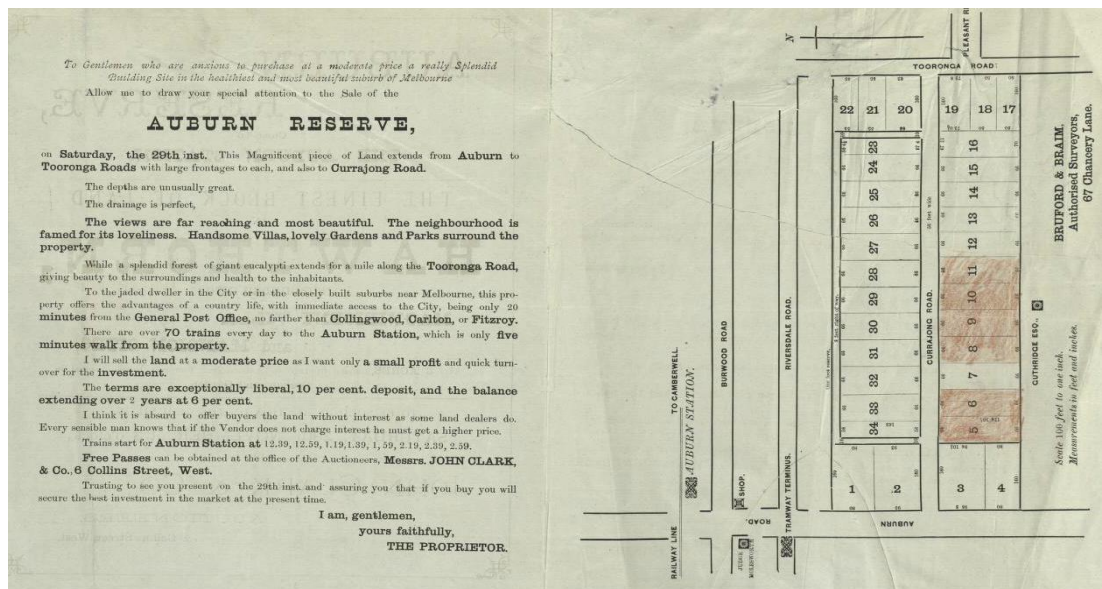


Figure 3. Auburn Reserve estate plan, 1885. (Source: SLV)

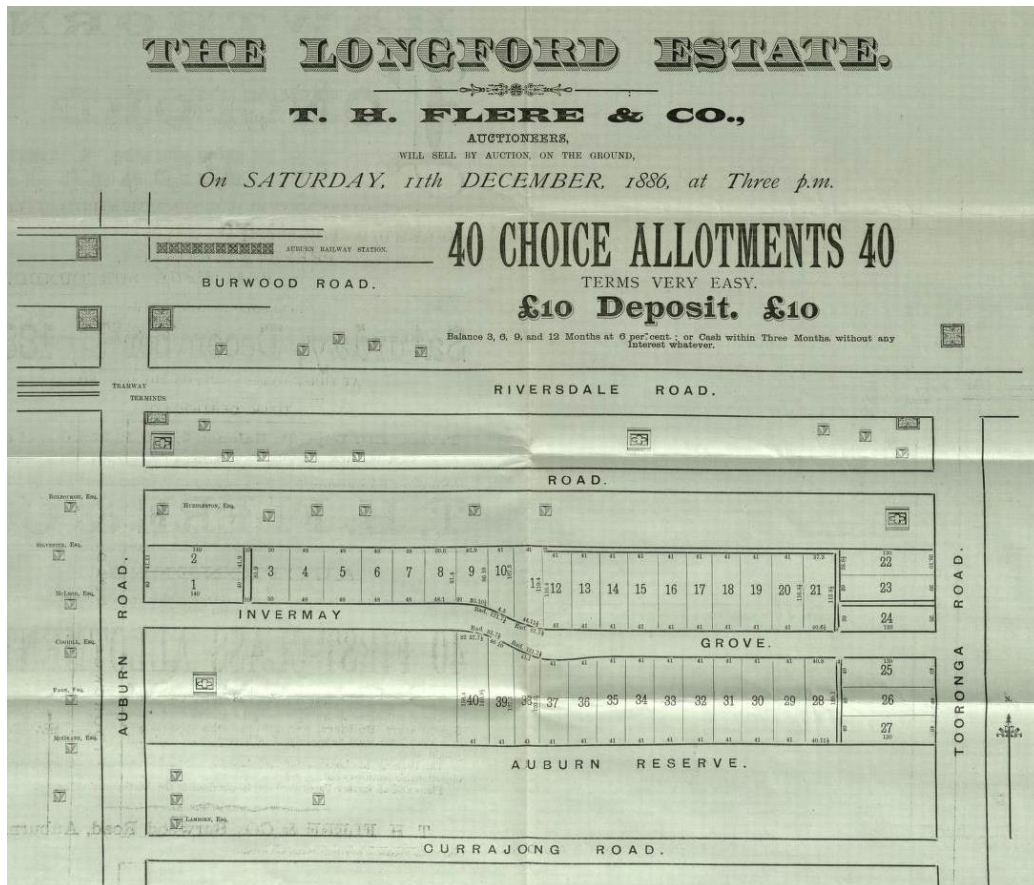


Figure 4. Longford Estate plan, 1886. (Source: SLV)

Elsewhere, Ashburn Estate was sold as 12 lots fronting Tooronga Grove (later Harts Parade) and Tooronga Road in May 1888 (see Figure 5) (McWilliam 2004:35).

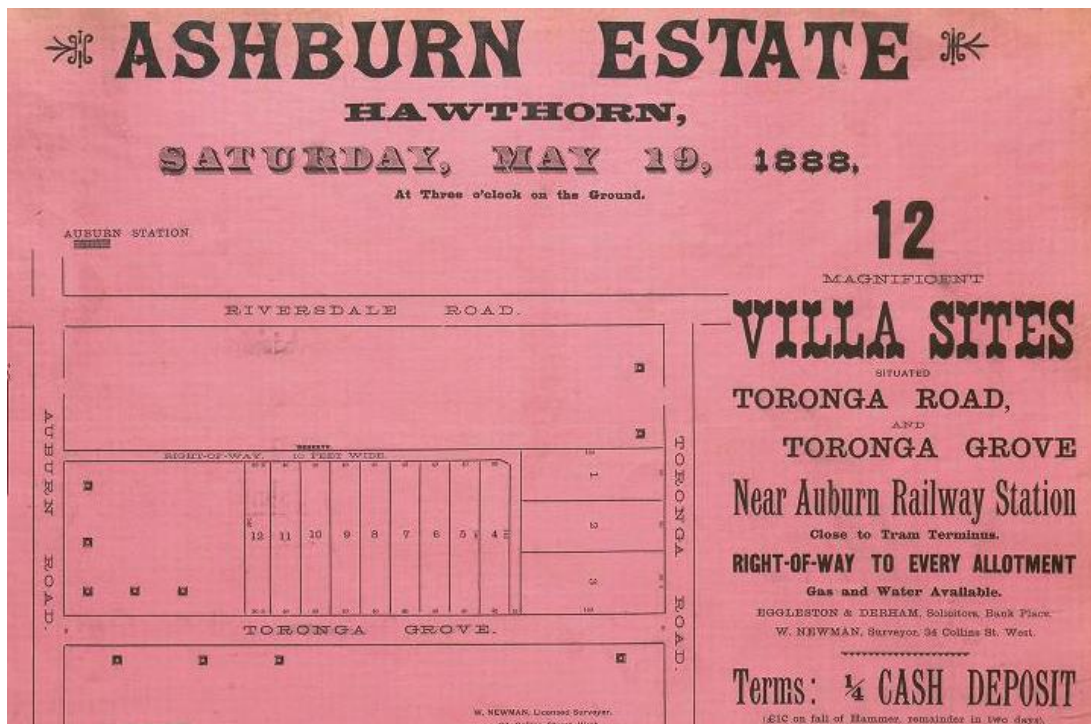


Figure 5. Ashburn Estate plan, 1888. (Source: SLV)

In addition, Charles Orchard subdivided land in Auburn Road into seven lots fronting the south side of Invermay Grove and advertised them for sale in 1888 (McWilliam 2004:42).

As Melbourne Metropolitan Board of Works plans show, most allotments in the subject precinct featured houses built by 1904 (see Figure 6).

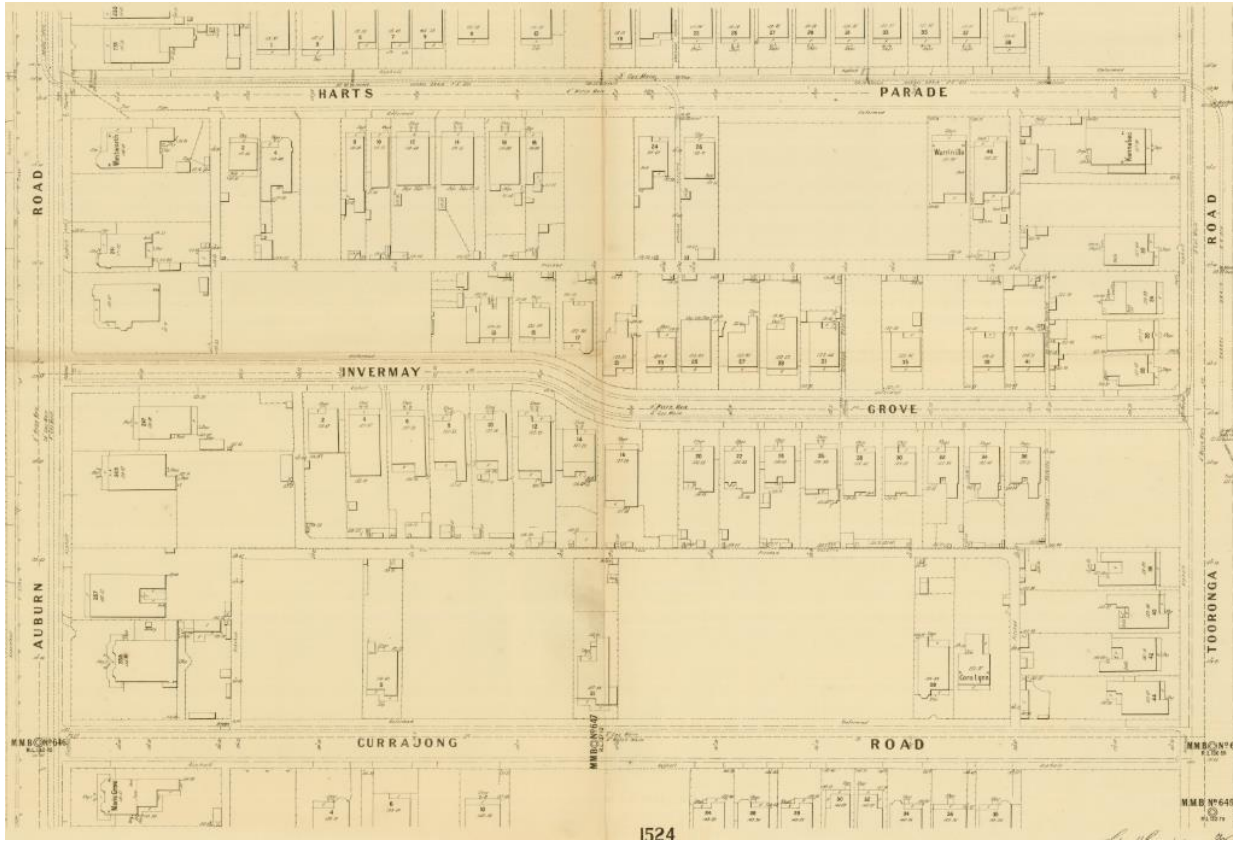


Figure 6. Showing houses in the subject precinct in 1904. (Source: MMBW Detail Plan no. 1539, 1904)

Currajong Road

While one source states that this house was named after William Lambourn's house, 'Currajong', at 337 Auburn Road (McWilliam 2004:20), this appears to be unlikely as the street was named in 1885 Auburn Reserve Estate ads, but the house was only built in 1886-87.

Two brick houses had been built in Currajong Street by 1887; 14 houses had been constructed in the street by 1898 and some empty lots remained through until the 1920s (McWilliam 2004:20).

313-343 Auburn Road

Named after Rev Liddiard's home 'Auburn', Auburn Road was a government road surveyed from Barkers Road to Gardiners Creek and formed by 1850, with a bridge built over the creek by 1860 (McWilliam 2004:3).

After the subdivision of Auburn Reserve in 1885, the first house to be built was 'Currajong' at 337 Auburn Road (HO933). The land was purchased by wholesale jeweller, William Lamborn (aka Lambourn) in July 1886, and his family was in residence by November 1887 (CT V1506 F005; *Argus* 5 Nov. 1887:1). At that same time, three houses just to the south, Nos. 339-343, were built by architect James Flett Neville (CT V1506 F005).

By 1910, two houses had been built on the east side of Auburn Road between Harts Parade and Invermay Grove, and four houses between Invermay Grove and Currajong Road (S&Mc 1910).

Invermay Grove

Invermay Grove was formed as part of the subdivision of Auburn Reserve in 1886 (McWilliam 2004:42).

Houses were built in Invermay Grove in 1887-89 by Thomas Barrett, Van Houten, John Robertson, and Rudnitzki, with Thomas Braham owning seven residences on the south side of the street by this time (McWilliam 2004:42).

By 1910 on the north side of Invermay Road, houses had been built at numbers 1-3, 13-17, and 21-41; on the south side by the same year, houses had been built at 2-16, and 20-36 (S&Mc 1910).

Harts Parade

Harts Parade was formed as part of the estate subdivided on land owned by Rev Hart in 1884; as part of the Ashburn Estate subdivision in 1888, the east end of the street was known as Tooronga Grove (McWilliam 2004:35).

Houses were built in Harts Parade by William Boyd, James Huddlestone and Edward Heron by 1888, with 17 on the north side of the street (including Thomas Barker's) and 11 on the south by 1898. By 1919 all lots had been built on (McWilliam 2004:36).

499-529 Tooronga Road

Named after the mansion 'Tooronga', few houses existed in Tooronga Road until the advent of horse tramways and the arrival of the Hawthorn-Camberwell railway line in 1882 facilitated subdivision and residential building from the 1880s (McWilliam 2004:75).

As part of the subdivision of Auburn Reserve in 1885, timber houses had been built in Tooronga Road by 1887 (McWilliam 2004:20).

Description & Integrity

The Longford Estate and Environs Precinct is located between Harts Parade at the north and Currajong Road at the south, with the larger Auburn and Tooronga roads forming the western and eastern boundaries.

The precinct has a strong grid layout, with Harts Parade, Invermay Grove and Currajong Road running east to west between Auburn and Tooronga roads. The precinct also has laneways providing access to the rear of the properties, and a number of pedestrian lanes run north-south between the streets.



Figure 7. Rear laneway with bluestone paving. (Source: Context, 2018)



Figure 8. Bluestone guttering remaining in situ along the north and south sides of Currajong Road. (Source: Context, 2018)

The streets in the precinct have been paved with asphalt with predominantly concrete kerbs and guttering. However, Currajong Road retains the early bluestone guttering along the length of the street. The laneways also generally retain the bluestone paving with a pitched channel in the centre of the laneway providing drainage.

The housing stock in this precinct is mixed, reflecting its construction and redevelopment over several periods of time. The precinct is generally characterised by single-storey dwellings from the Victorian, Edwardian and interwar eras. There are some houses from the mid twentieth century, of unremarkable quality, and more recent intrusive and over-scaled development, including large over-scaled additions and two-storey contemporary houses, but this is limited, and found mainly along the major Auburn and Tooronga roads, and the properties adjacent to those roads.

Earlier development in the precinct is mainly Victorian Italianate, typified by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front or return verandah with slender columns or posts and cast-iron ornament, double-hung sash windows and four-panelled front doors.



Figure 9. A double fronted ashlar-look house with a symmetrical façade at 26 Harts Parade, Hawthorn East. (Source: Context, 2018)

The most common building type seen in this precinct is detached double-fronted Victorian timber cottages, with weatherboard or ashlar-look boards to the front façade. This housing is typical along Currajong Road, Harts Parade, and Invermay Grove.

In some areas, the houses have been built on raised stumps to allow for the slight rise and fall of the natural landscape. The front or return verandahs are subsequently reached via a short flight of steps, often with a balustrade. Most dwellings retain their cast-iron frieze and brackets to the verandah as well as the Corinthian verandah columns and bracketed eaves.

There are two types typical of the Italianate style, those with flat (block-fronted) symmetrical facades (e.g., 26 Hart Parade, Hawthorn East), and those with a hipped bay projecting to one side creating an asymmetrical façade. A third type has two projecting hipped bays to the façade, creating a symmetrical but sculptural massing (e.g. 339-343 Auburn Road). The finest example of this type is 'Currajong' at 337 Auburn Road ([HO933](#)). It is a substantial rendered masonry villa, distinguished by intact decorative details to its front façade as well as a cranked verandah that follows the line of the two projecting bays.



Figure 10. The front (west) façade of 'Currajong', 337 Auburn Road. (Source: Context, 2019)

Some face brick and rendered dwellings in this style are also present within the precinct. Many of these dwellings have been overpainted, however some retain their tuckpointed polychrome brickwork using the locally produced brown Hawthorn brick walls with cream and red brick banding (e.g. 16 Invermay Grove, 313 & 315 Auburn Road, Hawthorn East).

Typical alterations to the Victorian houses in the precinct include the overpainting of face brick and the loss of original verandah posts and cast iron. A small number of houses also have had changes to front windows, replacement of the front door and rendering of face brickwork. In addition, a small number of houses that have a visible two-storey rear extension that is clearly legible as a later alteration.



Figure 11. A polychrome brick double fronted house at 16 Invermay Grove, Hawthorn East. (Source: Context, 2018)



Figure 12. Late Edwardian house in the Queen Anne style at 37 Currajong Road, Hawthorn East. (Source: Context, 2018)

Empty lots and large blocks which were visible on the 1904 MMWB plans were subdivided and gradually developed with a mixture of transitional Victorian and Edwardian style houses. The Edwardian houses in the precinct are semi-detached and built of face brick with tiled roof, in the Queen Anne style. Other changes from the Victorian era are the prominent use of red brick and the use of casement windows with highlights. Most of the Edwardian houses have adopted the more typical Federation gabled hipped roof. Shifts in roofing material trends are visible in this precinct with the transition from slate with terracotta ridge tiles and finials to fully tiled roofs.

Timber Edwardian houses have ashlar-block cladding or weatherboards with an ornamental band of scalloped boards at the base. The verandahs also demonstrate the transition, moving from slender Corinthian columns to turned timber posts. Most have timber fretwork more typical of the Federation era however some still retain cast-iron decoration.

The fencing to the Victorian and Edwardian housing in the precinct is generally characterised by reproduction low picket fences. Some higher fences have been built, mainly along or in proximity to the busy Auburn and Tooronga roads, or where intrusive new development has occurred. Traditional garden settings remain largely intact with relatively few garages or carports along the streets, with the properties benefiting from vehicular access from the lanes at the rear.



Figure 13. Timber Edwardian house with weatherboards at 17 Harts Parade, Hawthorn East. The verandah detailing, including the timber fretwork is distinct from that of the earlier Victorian era houses in the precinct. (Source: Context, 2018)



Figure 14. Moderne house at 4 Invermay Grove showing the change to late interwar houses in the precinct. (Source: Context, 2018)

By the 1920s and 1930s the density of the suburb had increased and few empty lots remained. The houses constructed in this period are predominantly semi-detached houses (e.g. 16–22 Currajong

Road). The houses are constructed of red and clinker brick, in contrast to the Hawthorn brick of the earlier Victorian houses, with terracotta gabled and hipped roofs.

Ornamentation to the interwar houses is generally simple and refined, consisting of contrasting brick banding and brick decoration to gable ends. The garden settings to these houses generally remain intact, including the low brick fences, or have been designed to replicate the style of the interwar period. Alterations to the interwar housing stock include second-storey additions often of poor design and quality as well as rendering and painting of the original red brick surfaces. The original curved concrete porch hood at 11 Currajong Road was replaced with a tiled and hipped verandah roof in 1999.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay. While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses along with Edwardian and interwar dwellings. Hawthorn East is less well represented in the Heritage Overlay, with just three HO precincts. These are:

HO151 Harcourt Street Precinct, Hawthorn – this precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle-class houses on Rathmines Road, Auburn Road and in Bayview Avenue and Molesworth Street.

In comparison, Longford Estate and Environs Precinct has a similar mix of time periods during which the Contributory houses were built. The scale and architectural grandeur of the Victorian mansions on Harcourt Street is not matched by anything in Longford Estate and Environs Precinct, though the Victorian villas along Auburn Road compare very well to the middle-class houses on Rathmines Road, Auburn Road, Bayview Avenue and Molesworth Street.

HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn.

The Victorian villas on Auburn Road in the Longford Estate and Environs Precinct are of a comparable size, quality and intactness to those in Ryeburne Avenue Precinct. On the other hand, the scale of the Edwardian villas in Ryeburne Avenue Precinct is generally larger than the scattered Edwardian houses in Longford Estate and Environs Precinct.

HO160 Rathmines Grove Precinct, Hawthorn East - is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

The Contributory houses in Rathmines Grove Precinct are almost solely Victorian, giving it a very homogenous character. This is comparable to some streetscapes in Longford Estate and Environs Precinct, though there are also large mixed areas, particularly on Currajong Road. The prominent houses at the entrance to the precinct along Rathmines Road are comparable to the larger and more elaborate Victorian villas on Auburn Road, while those on Rathmines Grove are more modest in design and similar to the typical Victorian house in Longford Estate and Environs Precinct.

Heritage Overlay precincts in other suburbs that have a number of built-eras which contribute to their significance, and contain building stock that is comparable in quality and intactness to Longford Estate and Environs Precinct, are:

HO164 Leslie Street Precinct, Hawthorn - The precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including a number of individually significant buildings exemplifying the Federation style in its formative phase. Oxley Road, Elmie and Goodall streets have a good variety of Victorian and Federation houses. Leslie Street has a homogeneous run of 1880s workers' cottages.

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO529 Queen Street Precinct, Kew - It is of aesthetic significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles. Fenton Avenue's interwar character is also consistent, with richly detailed brick treatments and a variety of Art Deco elements.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Longford Estate and Environs Precinct illustrates the influence of the opening of the Hawthorn Station in the development of the area. The desirability of being close to a railway station and horse tramway in the pre-automotive era is demonstrated by allotment sizes and consistency of early Victorian Italianate dwellings in the precinct, indicating construction within a short period of time. The further subdivision and transition of architectural styles is further demonstrative of the desirability of the area which appeared to have remained constant until the 1920s and 1930s when the last of the vacant blocks were developed.

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).

The housing stock of the precinct is largely Victorian Italianate style, mostly small examples of the style displaying characteristic elements such as chimneys with a rendered cornice, bracketed eaves, low-pitched hipped roofs, front verandahs with slender posts or columns and cast-iron ornamentation. The windows are double hung sash windows, some with sidelights and timber four-panelled moulded timber front doors. There is a smaller group of Federation/Edwardian Queen Anne houses, which display characteristic features such as high hipped roofs, the use of terracotta ridgecapping and tiles, projecting front gables with half-timbering and timber verandah fretwork. Interwar housing stock in the precinct offers refined, simple examples of styles popular in that era. They are generally single-storey and redbrick in construction, either small cottages or semi-detached dwellings which all display characteristic ornamentation and detailing.

The precinct's bluestone pitched laneways and guttering to Currajong Road are characteristic of nineteenth-century suburban infrastructure.

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?

Longford Estate and Environs Precinct, comprising 313-343 Auburn Road, Hawthorn; 499-529 Tooronga Road, 2-44 and 1-45 Currajong Road, 1A-41 and 2-44 Invermay Grove, and 1-39 and 2-50 Harts Parade, Hawthorn East, is significant.

The following properties are non-contributory to the precinct: 317, 319, 323, 325 and 333 Auburn Road; 10, 12, 13, 15, 19, 32, 33, 35 and 45 Currajong Road; 1A-3, 2, 13, 14, 23, 28, 30, 29-31A, 40 and 42 Invermay Grove; 10, 11, 12, 14, 15, 24 and 48 Harts Parade; and 503, 505, 507, 519 and 521 Tooronga Road.

'Currajong', 337 Auburn Road, Hawthorn is individually significant (HO933).

The remaining properties are all contributory, as are original interwar front fences at 4-6 Invermay Grove and 20-22 Currajong Road.

How is it significant?

Longford Estate and Environs Precinct is of local historic and architectural (representative) significance to the City of Boroondara.

Why is it significant?

Longford Estate and Environs Precinct is of historic significance for illustrating the influence of the opening of the Hawthorn Station in the development of the area. The desirability of being close to a railway station and horse tramway in the pre-automotive era is demonstrated by allotment sizes and consistency of early Victorian Italianate dwellings in the precinct, indicating construction within a short period of time. The further subdivision and transition of architectural styles is further demonstrative of the desirability of the area which appeared to have remained constant until the 1920s and 1930s when the last of the vacant blocks were developed. (Criterion A)

Architecturally, the housing stock of the precinct is largely Victorian Italianate style, mostly small examples of the style displaying characteristic elements such as chimneys with a rendered cornice, bracketed eaves, low-pitched hipped roofs, front verandahs with slender posts or columns and cast-iron ornamentation. The windows are double hung sash windows, some with sidelights and timber

four panelled moulded timber front doors. There is a smaller group of Federation/Edwardian Queen Anne houses, which display characteristic features such as high hipped roofs, the use of terracotta ridgecapping and tiles, projecting front gables with half-timbering and timber verandah fretwork. Interwar housing stock in the precinct offers refined, simple examples of styles popular in that era. They are generally single-storey and redbrick in construction, either small cottages or semi-detached dwellings which all display characteristic ornamentation and detailing. The precinct's bluestone pitched laneways and guttering to Currajong Road are characteristic of nineteenth century suburban infrastructure. (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
	313	Auburn Road	Contributory	c1885-1901
	315	Auburn Road	Contributory	c1885-1901
	317	Auburn Road	Non-contributory	
	319	Auburn Road	Non-contributory	
	321	Auburn Road	Contributory	c1885-1901
	323	Auburn Road	Non-contributory	
	325	Auburn Road	Non-contributory	1930s, altered
	327	Auburn Road	Contributory	c1885-1901
	333	Auburn Road	Non-contributory	
	335	Auburn Road	Contributory	c1885-1901
'Currajong'			Contributory Significant (HO933)	1886-87
	337	Auburn Road		
	339	Auburn Road	Contributory	1886-87
	341	Auburn Road	Contributory	1886-87
	343	Auburn Road	Contributory	1886-87
	2	Currajong Road	Contributory	c1902-15
	3	Currajong Road	Contributory	c1902-15
	4	Currajong Road	Contributory	c1902-15
	5	Currajong Road	Contributory	c1902-15
	6	Currajong Road	Contributory	c1886-1901
	7	Currajong Road	Contributory	c1902-15
	8	Currajong Road	Contributory	c1886-1901
	9	Currajong Road	Contributory	c1886-1901
	10	Currajong Road	Non-contributory	
	11	Currajong Road	Contributory	1930s
	12	Currajong Road	Non-contributory	
	13	Currajong Road	Non-contributory	
	15	Currajong Road	Non-contributory	
	16	Currajong Road	Contributory	1930s
	17	Currajong Road	Contributory	c1902-15
	18	Currajong Road	Contributory	1930s
	19	Currajong Road	Non-contributory	
	20	Currajong Road	Contributory	1930s
	21	Currajong Road	Contributory	c1886-1901
	22	Currajong Road	Contributory	1930s
	23	Currajong Road	Contributory	1920s
	24	Currajong Road	Contributory	1930s
	25	Currajong Road	Contributory	1920s
	26	Currajong Road	Contributory	1930s
	27	Currajong Road	Contributory	1920s

Name	Number	Street	Grading	Built Date
	28	Currajong Road	Contributory	c1886-1901
	30	Currajong Road	Contributory	c1886-1901
	32	Currajong Road	Non-contributory	
	33	Currajong Road	Non-contributory	
	34	Currajong Road	Contributory	c1886-1901
	35	Currajong Road	Non-contributory	
	36	Currajong Road	Contributory	c1886-1901
	37	Currajong Road	Contributory	c1915-20
	38	Currajong Road	Contributory	c1886-1901
	40	Currajong Road	Contributory	c1886-1901
	41	Currajong Road	Contributory	c1886-1901
	42	Currajong Road	Contributory	c1886-1901
	43	Currajong Road	Contributory	c1886-1901
	44	Currajong Road	Contributory	1920s
	45	Currajong Road	Non-contributory	
	1	Invermay Grove	Non-contributory	
	1A	Invermay Grove	Non-contributory	
	1B	Invermay Grove	Non-contributory	
	1C	Invermay Grove	Non-contributory	
	2	Invermay Grove	Non-contributory	1930s, altered
	3	Invermay Grove	Non-contributory	
	4	Invermay Grove	Contributory	1930s
	6	Invermay Grove	Contributory	1930s
	7	Invermay Grove	Contributory	c1902-15
	8	Invermay Grove	Contributory	c1887-1901
	9	Invermay Grove	Contributory	c1902-15
	10	Invermay Grove	Contributory	c1887-1901
	11	Invermay Grove	Contributory	c1902-15
	12	Invermay Grove	Contributory	c1887-1901
	13	Invermay Grove	Non-contributory	
	14	Invermay Grove	Non-contributory	
	15	Invermay Grove	Contributory	c1887-1901
	16	Invermay Grove	Contributory	c1887-1901
	17	Invermay Grove	Contributory	c1887-1901
	18	Invermay Grove	Contributory	c1887-1901
	19	Invermay Grove	Contributory	c1887-1901
	20	Invermay Grove	Contributory	c1887-1901
	21	Invermay Grove	Contributory	c1887-1901
	22	Invermay Grove	Contributory	c1887-1901
	23	Invermay Grove	Non-contributory	
	24	Invermay Grove	Contributory	1930s
	25	Invermay Grove	Contributory	c1887-1901
	26	Invermay Grove	Contributory	c1887-1901
	27	Invermay Grove	Contributory	c1887-1901
	28	Invermay Grove	Non-contributory	
	29	Invermay Grove	Non-contributory	
	30	Invermay Grove	Non-contributory	
	31	Invermay Grove	Non-contributory	
	31A	Invermay Grove	Non-contributory	
	32	Invermay Grove	Contributory	c1887-1901
	33	Invermay Grove	Contributory	c1902-15
	34	Invermay Grove	Contributory	c1887-1901
	35	Invermay Grove	Contributory	c1887-1901
	36	Invermay Grove	Contributory	c1887-1901

Name	Number	Street	Grading	Built Date
	37	Invermay Grove	Contributory	c1902-15
	39	Invermay Grove	Contributory	c1887-1901
	40	Invermay Grove	Non-contributory	
	41	Invermay Grove	Contributory	c1887-1901
	42	Invermay Grove	Non-contributory	
	44	Invermay Grove	Contributory	c1887-1901
	1	Harts Parade	Contributory	c1888-1901
	2	Harts Parade	Contributory	c1888-1901
	3	Harts Parade	Contributory	c1888-1901
	4	Harts Parade	Contributory	c1888-1901
	5	Harts Parade	Contributory	c1888-1901
	6	Harts Parade	Contributory	c1888-1901
	7	Harts Parade	Contributory	c1888-1901
	8	Harts Parade	Contributory	c1888-1901
	9	Harts Parade	Contributory	c1888-1901
	10	Harts Parade	Non-contributory	
	11	Harts Parade	Non-contributory	
	12	Harts Parade	Non-contributory	
	14	Harts Parade	Non-contributory	
	15	Harts Parade	Non-contributory	
	16	Harts Parade	Contributory	c1888-1901
	17	Harts Parade	Contributory	c1902-15
	18	Harts Parade	Contributory	c1902-15
	19	Harts Parade	Contributory	c1902-15
	20	Harts Parade	Contributory	1920s
	21	Harts Parade	Contributory	c1902-15
	22	Harts Parade	Contributory	c1902-15
	23	Harts Parade	Contributory	c1888-1901
	24	Harts Parade	Non-contributory	
	25	Harts Parade	Contributory	c1888-1901
	26	Harts Parade	Contributory	c1888-1901
	27	Harts Parade	Contributory	c1888-1901
	28	Harts Parade	Contributory	c1902-15
	29	Harts Parade	Contributory	c1888-1901
	30	Harts Parade	Contributory	c1902-15
	31	Harts Parade	Contributory	c1888-1901
	32	Harts Parade	Contributory	c1902-15
	33	Harts Parade	Contributory	c1888-1901
	34	Harts Parade	Contributory	c1902-15
	35	Harts Parade	Contributory	c1888-1901
	36	Harts Parade	Contributory	c1902-15
	37	Harts Parade	Contributory	c1888-1901
	38	Harts Parade	Contributory	1920s
	39	Harts Parade	Contributory	c1888-1901
	41	Harts Parade	Contributory	c1902-15
	42	Harts Parade	Contributory	1920s
	44	Harts Parade	Contributory	c1888-1901
	46	Harts Parade	Contributory	c1888-1901
	48	Harts Parade	Non-contributory	1944, altered
	50	Harts Parade	Contributory	1930s
	499	Tooronga Road	Contributory	c1886-1901
	501	Tooronga Road	Contributory	c1886-1901
	503	Tooronga Road	Non-contributory	
	505	Tooronga Road	Non-contributory	

Name	Number	Street	Grading	Built Date
	507	Tooronga Road	Non-contributory	1920s
	509	Tooronga Road	Contributory	1920s
	511	Tooronga Road	Contributory	c1915-20
	513	Tooronga Road	Contributory	c1886-1901
	515	Tooronga Road	Contributory	c1886-1901
	517	Tooronga Road	Contributory	c1886-1901
	519	Tooronga Road	Non-contributory	
	521	Tooronga Road	Non-contributory	
	523	Tooronga Road	Contributory	1930s
	527	Tooronga Road	Contributory	c1902-15
	529	Tooronga Road	Contributory	c1902-15

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fences at 4-6 Invermay Grove and 20-22 Currajong Road
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

Identified By Context

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Essington Estate & Environs Precinct

Prepared by: Context

Address: 5-73 & 44-50 Harold Street; and 17-73 & 8-56 Mayston Street, Hawthorn East

Name: Essington Estate & Environs Precinct	Survey Date: February 2018
Place Type: Residential	Architect: J Edmund Burke & others
Grading: Significant	Builder: Unknown
Extent of Overlay: See precinct map	Construction Date: 1874-1940



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY



Edwardian semi-detached and double-fronted Edwardian houses on the north side of Mayston Street. (Source: Context, 2018).



Timber Edwardian double-fronted houses on the north side of Harold Street. (Source: Context, 2018).

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places*, 2015).

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of

the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places*, 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).



Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic

and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places*, 2015).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

History

The Essington and Environs Precinct is located mostly on Crown Allotment 98, Section 7, in the Parish of Boroondara, approximately 21 acres, purchased by P Mornane in 1853 (Parish Plan Boroondara 1931). By 1866, the allotment was bounded by Burke Road on the east side and intersected by Camberwell Road ('Plan of the Borough of Hawthorn' 1866). By 1869, the allotment was owned by Richard Mayston Willdridge, who established his family home of 'Essington' in 1874 off Burke Road on what was to become Mayston Street (McWilliam 2007:7).

After the railway line was extended from Hawthorn to Camberwell in 1882, the area of Hawthorn East experienced significant residential development. The Burke Road area south of Camberwell Railway Station, between Burke Avenue and Harold Street, was developed when Willdridge's Essington Estate was subdivided and sold in stages from 1888 (with frontages to Burke Road) to 1902 (which included frontages to Mayston Street and Harold Street) (see Figures 2, 3 and 4). The two street names were clearly chosen by Willdridge and honour the memory of his only child, Harold Mayston Willdridge, who died as an infant in 1881 and shared a middle name with his father (www.ancientfaces.com, accessed 2018).

The development of The Junction was assisted by the building of new houses behind Burke Road on Essington Estate land, which brought significant trade to the commercial area (Gould 1993:61). This development, however, mostly occurred in the first decades of the twentieth century, marking the recovery from the economic depression of the 1890s.



Figure 2. Plan of the Essington Estate, 1894. (Source: SLV)



Figure 3. Plan of Essington Estate (Willdridge's Paddock), 1898. (Source: SLV)

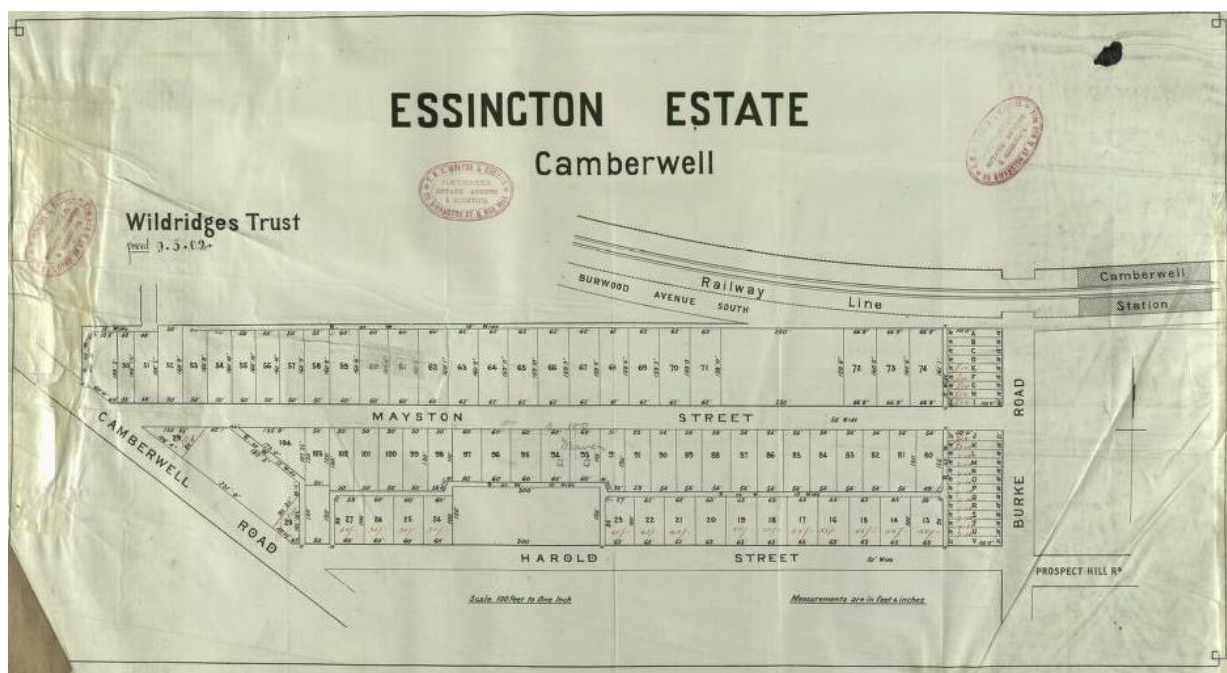


Figure 4. Essington Estate plan, 1902. (Source: SLV)

Melbourne Metropolitan Board of Works plans show the residences in existence in the subject precinct by 1903 (see Figure 4).

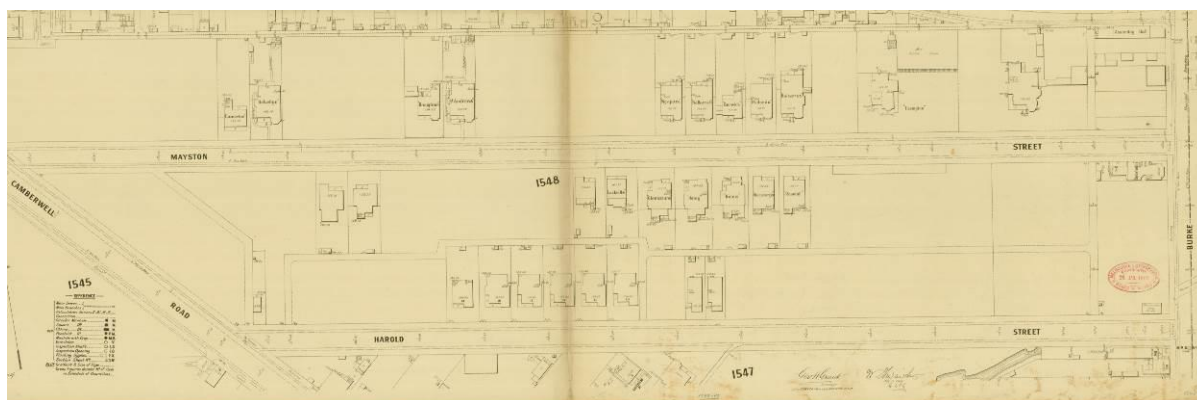


Figure 5. Showing houses in the subject precinct in 1903. (Source: Melbourne and Metropolitan Board of Works Detail Plans 1548 and 1549, 1903)

17-71 and 8-56 Mayston Street

Mayston Street was formed as part of the 1894 Essington Estate subdivision, which included the Willdridge home, 'Essington'. It is located at 67 Mayston Street, Hawthorn East, and is individually significant in the Heritage Overlay (HO465). Richard Mayston Willdridge died in Europe in 1889, and his widow Jane died in 1895, from which year until 1898 Fintona Girls' School used the homestead building as accommodation for its boarders (Lovell Chen 2006; McWilliam 2004:54).

Mayston Street takes its name from Willdridge's middle name. The street's proximity to both the developing Burke Road district and Camberwell station meant that after an initially slow development period, houses were constructed by speculators in the early years of the twentieth century, including smaller brick dwellings, to take advantage of the new demand for properties in close proximity to the railway.

By 1901, six houses were in existence in Mayston Street, some built by Frederick Green, and John Kaiser (McWilliam 2004:54). Graeme Butler states that the residences at 23 and 37 Mayston Street were built in 1893 by John W Kaiser or Frederick Green for the Willdridge family (cited in Lovell Chen,

2006). Green, himself, resided at the villa at 71 Mayston Street, Hawthorn East from the time it first appeared in the street directories in 1900, indicating that he built it for himself (S&McD).

By 1903, 20 houses in total existed in Mayston Street (MMBW Detail Plans nos. 1548 and 1549). By 1905, two years later, that number had doubled, with 20 residences on the north side and 20 residences on the south side of the street (McWilliam 2004:54). The residences at 49 and 51 Mayston Street, Hawthorn East were constructed in 1905-06 for investment purposes (Lovell Chen, 2006). By 1918, the year the road was made, over 60 houses were in existence in Mayston Street. Flats appeared at the east end in the 1930s (McWilliam 2004:54).

5-73 and 44-50 Harold Street

Harold Street was formed as part of the 1894 Essington Estate subdivision and was named by the Willdridge family for a baby son who had died. No houses or residents were listed in the 1901 street directory (S&Mc). By 1903, nine houses existed in Harold Street on the north side (MMBW Detail Plan no. 1547). By 1907, another three houses had been built on the north side, and by 1915 all allotments on the north side of Harold Street had been built on. In the same year, and six houses had been built on the south side (McWilliam 2004:73; S&Mc).

Description & Integrity

Essington Estate Precinct sits between Camberwell and Burke roads, running along both sides of Mayston Street and primarily the north side of Harold Street. Both streets have bluestone pitched kerbs and channels. The street trees along Harold Street are young deciduous trees, while those along Mayston Street are semi-mature eucalypts. The subdivision included a bluestone-pitched laneway between Mayston and Harold streets, which turns south to exit between 5 and 7 Harold Street, Hawthorn East. There is slight encroachment of commercial uses at the west end of Mayston Street, and more extensively along the south side of Harold Street, but the core areas have an inner suburban residential character.

As noted in the history, there was very limited development in the precinct during the nineteenth century, resulting in a handful of houses on Mayston Street, most of which were associated with the Willdridge family. This changed at the turn of the century as the majority of houses were built in the first decade of the new century, with nearly all completed by the outbreak of World War I in 1914. There was minor infill development at the east end of Mayston Street during the interwar period.

While the large majority of the houses were built after 1900, most of the earlier examples on Mayston Street still follow the Italianate style for the most part, giving it a mixed Victorian-Edwardian character. In keeping with the larger lots on this street, the houses on Mayston Street are mostly double-fronted and the majority are built of brick. This contrasts with the smaller timber houses on Harold Street, which are slightly later in built-date and thus more consistently Edwardian in character.



Figure 6. 'Helvellyn', an 1893 Italianate villa at 23 Mayston Street. (Source: Context, 2018)

The nineteenth-century houses on Mayston Street are all Italianate in style. The earliest of them, 67 Mayston Street, Hawthorn East (HO465) is the only two-storey single dwelling in the precinct. All four have an asymmetric façade with a projecting canted bay to one side. The three earlier houses (Nos. 23, 37 & 67) are finished in cement render, with moulded decorative details. The houses at Nos. 23 and 37 were identical, however No. 37 has never been painted (though it may have been limewashed) hence its significant grade (HO493). Indicative of its turn-of-the-century date, 71 Mayston Street, Hawthorn East (1898-99) shows a transition of Federation with red face brick walls and a projecting gable-fronted bay with a parapeted canted bay below. The return verandah of the house was replaced during the interwar period with a heavy rendered construction fashionable at that time.



Figure 7. A c1901-03 Italianate house at 29 Harold Street. Note the use of red face brick, turned timber posts and a pressed-metal window hood, all indicative of its twentieth century date. (Source: Context, 2018)

The early twentieth-century Italianate houses on both streets are similar to the early examples in the use of low M-hipped usually covered in slate, chimneys with rendered cornices, bracketed eaves and

double-hung sash windows. Most of the double-fronted examples still have a projecting hipped-roof bay to the façade (29-35 Harold Street, 12 & 42 Mayston Street, Hawthorn East), while one has a more Federation-influenced gabled bay (59 Mayston Street) and two others comprise a single-fronted semi-detached pair (25-27 Mayston Street). The walls are similar to the turn-of-the-century at 71 Mayston Street, Hawthorn East with red face brick, with Hawthorn brick or render banding. Another transitional element, indicating a Federation influence, is the use of turned timber posts to verandahs instead of slim Corinthian colonettes, still combined with cast-iron lacework (original examples appear to survive at 29 Harold Street and 59 Mayston Street, Hawthorn East). There are examples of Corinthian columns with cast-iron lacework, at 25-27 & 42 Mayston Street, but these may be sympathetic restorations. All examples that pair timber posts with timber fretwork appear to be restoration works (see 31-35 Harold Street and 12 Mayston Street, Hawthorn East).



Figure 8. A timber Edwardian Queen Anne villa of c1910-14 at 44 Harold Street, with a return verandah and corner gablet. Also, note the fine timber fretwork. (Source: Context, 2018)

The double-fronted Edwardian houses all follow the asymmetrical Queen Anne massing with a projecting gable-fronted bay to one side of the front façade and a verandah (front or return) beside it. There is a clear differentiation in material between the two streets, with most of the Mayston Street examples constructed of red brick, and most of the Harold Street examples of timber weatherboard (with notable exceptions on both streets). On both streets most of the roofs have a high hip (except the gabled 16 Mayston Street, Hawthorn East), often with a decorative gablet at the apex, and many of them retain their terracotta tile cladding, with a smaller number retaining slates all of which are on Mayston Street. Chimneys are mostly of corbelled red brick, though some have a roughcast rendered cap. Some of these houses retain the Italianate front verandah form, set below bracketed eaves, while the majority adopt the Federation form with the main roof continuing over the verandah. This is particularly well expressed for those houses with a return verandah (e.g., 29 Mayston Street, 51 Harold Street, Hawthorn East), including 44 Harold Street, Hawthorn East which has a gablet over the corner of the verandah emphasising the diagonal axis. With only two exceptions (47 & 51 Mayston Street, Hawthorn East), the houses in this group have turned timber verandah posts and timber fretwork. The fretwork designs are quite varied and either include a straight frieze plus corner brackets or arched friezes. Some houses have fretwork with particularly interesting pierced details (44, 48 & 50 Harold Street; 29 Mayston Street, Hawthorn East), and others have a sunburst pattern

within a timber arched frieze (34 & 44 Mayston Street, Hawthorn East). While some double-hung sashes are still seen during this period, most windows are casements with highlights of coloured pressed glass or leadlight. In many cases, there is a projecting rectangular or curved window bay, either set below a jettied gable or a separate roof form/hood. Nearly all windows are rectangular in format, with a fine round-arched window below the verandah of 18 Mayston Street, Hawthorn East. There is a variety of treatments to the projecting front gables, however, the most common is half-timbering, some with diagonal patterns or more complex curvilinear patterns (e.g., 46 Harold Street; 47 Mayston Street, Hawthorn East). A smaller group has decorative timber trusswork set proud of a brick or roughcast rendered gable (e.g., 44 Harold Street; 30, 33 & 51 Mayston Street, Hawthorn East), or decoratively shaped timber shingles (e.g., 44, 48 & 50 Harold Street, Hawthorn East).



Figure 9. The fine timber Edwardian Queen Anne villa (c1910-14) at 29 Mayston Street, Hawthorn East (Significant). Note the bow windows and fine fretwork. (Source: Context, 2018)

Two of the most interesting houses of this period are located on Mayston Street, at Nos. 29 and 34. No. 29 is a timber villa with a gable-hipped roof clad in renewed terracotta tiles, chimneys capped with roughcast render, and a return verandah continuous with the roof. It is clad in timber weatherboards, with a band of decorative notched boards near the base, and roughcast render (some of which is actually pressed metal) to the two bow (curved bay) windows. The house is distinguished by these bow windows, particularly the one in the front gable which sits below the extensively jettied half-timbered gable and a tapered, curved neck of roughcast render above it. The windows are casements with curved tops and leadlight highlights. Another distinguishing feature is the timber fretwork of the verandah, which has an unusually deep frieze of shaped and pierced slats above complex curvilinear brackets. The house is highly intact as viewed from the street.



Figure 10. The brown brick Edwardian Queen Anne villa (c1903-09) at 34 Mayston Street, Hawthorn East. Note the unusual verandah details. (Source: Context, 2018)

The villa at 34 Mayston Street, Hawthorn East is one of the few Edwardian houses in the precinct still using dark brown Hawthorn bricks for its walls above a red brick plinth. The pyramidal hipped roof is covered in slate, combined with some terracotta ridgecapping and ram's horn finials. The chimneys are also of brown brick, with projecting vertical lines of red brick headers and terracotta pots. The projecting front gable has diagonally patterned half-timbering above a bay window set beneath a slate-clad hood. The house has two main verandahs, one to the east side of the front façade, and the other to the west side elevation where the main entrance is. Both verandahs have unusual timber posts with three square sections divided by chamfers and a turned neck. The frieze is arched with a diagonal (or sunburst) pattern infill. The entrance verandah on the west side has a low balustrade with reverse arched railings, creating a nearly circular opening. The front door and surround is broad with glazing to the door, sidelights and highlights of tiny panes of coloured pressed glass. On the front door this sits above two panels of diagonal boarding. This is a fine and distinctive interpretation of the Queen Anne style, and is clearly architect designed. The chimney design is identical to that used by architect J Edmund Burke on two other buildings of that time, (59 Auburn Road, Hawthorn (HO594) and 7-9 Mangarra Road, Canterbury (HO391)), and appears to be his work. This could not be confirmed for certain, however, Burke did place tender notices around this time for a brick villa residence in Hawthorn in 1902 (*The Age*, 15 Mar 1902: 3) which could correspond to this house. The timber house at 16 Mayston Street, Hawthorn East, also has hallmarks of Burke's residential design, chimneys and the same unusual timber posts as at 34 Mayston Street, Hawthorn East and may correspond to the tender notice for a 'villa residence at Auburn, in timber' (*The Age*, 17 Mar 1900:16).



Figure 11. Example of a single-fronted timber Edwardian cottage at 61 Harold Street, Hawthorn East with typical gable front, but unusual half-timbering patterns. (Source: Context, 2018)

The single-fronted Edwardian houses share many of the same forms and decorative features with the larger examples. Timber construction predominates on Harold Street (with weatherboard or ashlar-board cladding), with some brick on both streets. Most of these single-fronted dwellings have a gable front, sometimes with a small verandah beside it, though there are some notable exceptions with simple hipped roofs (e.g., 67-73 Harold Street, Hawthorn East). There are both detached houses of this type, as well as many semi-detached pairs on Harold Street (and one on Mayston Street at Nos. 41-43), which was a popular form during this era. More houses in this group still use cast-iron verandah decoration, usually combined with the turned timber posts typical of the early twentieth century. While most of these houses have casement windows with pressed-glass highlights, many still use the Italianate double-hung windows with sidelights, as well as bullnose verandahs set below bracketed eaves. Among those with timber fretwork to their verandah, the Japanese-inspired fretwork at 67-73 Harold Street, Hawthorn East is particularly fine. This row of semi-detached houses is also distinguished by the use of shared hipped roofs with terracotta tiles and ridgecapping. Other houses with details of note include a row of houses with unusual corner verandah forms (43, 47 & 61 Harold Street, Hawthorn East), including a pyramidal roof with zinc ball finial at 47 Harold Street, and a scrolled bas-relief pattern in the gable of 19 Harold Street, Hawthorn East. Details such as chimney forms and gable decoration are similar to those seen on the double-fronted Edwardian houses.



Figure 12. Pair of hipped-roof Edwardian semi-detached houses at 71-73 Harold Street, Hawthorn East with Japanese-inspired timber fretwork. (Source: Context, 2018)

The interwar dwellings on Mayston Street are small in number and include one house and three blocks of flats. The house, at 48 Mayston Street, Hawthorn East is a timber California Bungalow with a gable-fronted roof. Like the earlier Edwardian houses, it is clad in weatherboards and has half-timbering to the major and minor front gables. Typical of the style, the small front porch is supported on tapered roughcast rendered piers. Window and door openings are slightly splayed with a gabled top, showing a Japanese influence. The flats are all two-storey with tiled hipped roofs. Nos. 69 and 73 Mayston Street, Hawthorn East are clad in clinker brick, while No. 69A has rendered walls. Nos. 69A and 73 are very simple in form and detail, while No. 69 is enlivened by heavy round arches to the double-storey front porch.



Figure 13. Late 1930s flats at 69 Mayston Street. Note the clinker brick with contrasting cream brick arches. (Source: Context, 2018)

The overall streetscapes within the precinct boundaries have relatively high integrity, apart from a small number of Non-contributory properties (15 in all, or 15% of the total). While some of the recent Non-contributory development is in scale with the rest of the precinct, it also includes a few bulky two and three-storey late twentieth-century flats buildings that are now scattered through most residential areas of Hawthorn. While unfortunate in scale, they are infrequent enough to allow the original character of the two streets to predominate. Harold Street retains very consistent development along its north side, while there has been more extensive modern development along the south side, leaving only one row of Edwardian houses at Nos. 44-50. As these are a continuous row which share many decorative features, the houses create a visually reinforcing island at the middle of the street. Moreover, Nos. 44 and 46 retain their original timber picket fences, which are relatively rare survivors for this era. The front gates, however, are replacements.



Figure 14. Row of Edwardian Queen Anne villas at 44-50 Harold Street. (Source: Context, 2018)

Alterations to both groups of Italianate houses include replacement of verandah posts with sympathetic but simpler replacements in many locations, complete loss of posts and frieze (22 & 40 Mayston Street, Hawthorn East), and overpainting of face brick (35 Harold Street; 40 & 59 Mayston Street, Hawthorn East). Brickwork above the front windows at 26 Mayston Street, Hawthorn East has been rebuilt and the verandah entirely removed. The most altered house among this group is 40 Mayston Street, Hawthorn East which has lost its front verandah, the windows have been changed in format, and the windows enlarged and replaced, but its roof form, chimneys and front door still make it clearly recognisable as an Italianate house.

Alterations to the Edwardian houses are most commonly the loss or (more or less) sympathetic replacement of verandah supports and ornament (with more noticeable changes to 30 & 56 Mayston Street, Hawthorn East). In a few cases, face brick has been overpainted (57 & 59 Mayston Street, Hawthorn East). One timber house was over-clad with red brick in the 1990s (50 Harold Street), and another with vinyl siding (8 Mayston Street). One of the oddest alterations is the blocking up of the central front door at 57 Mayston Street, leaving an intact sidelight and highlight. It also appears that this was an Italianate house given an Edwardian remodelling. Some houses have enlarged and replaced windows and the face brick over-rendered (28 & 49 Mayston Street, Hawthorn East), or just windows reconfigured (with resultant changes to brickwork (49 Mayston Street, Hawthorn East).

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay. While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses along with Edwardian and interwar dwellings. Hawthorn East is less well represented in the Heritage Overlay, with just three HO precincts. These are:

HO151 Harcourt Street Precinct, Hawthorn – this precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road and in Bayview Avenue and Molesworth Street.

HO160 Rathmines Grove Precinct, Hawthorn East - is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian and Federation/Edwardian precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn.

The Ryburne Avenue Precinct (HO161) is the most comparable to the Essington Estate, with the dominance of the Edwardian/Federation-era housing. Houses on Ryeburne Avenue itself are brick and timber Edwardian Queen Anne villas on large suburban allotments. The large Edwardian houses in Essington Estate compare very well with these examples in design and intactness, with more individually notable examples, though allotment sizes are slightly smaller. The Italianate houses in the proposed precinct also compare well with those in HO161 on the south side of Rathmines Road.

The type of single-fronted timber Edwardian house that so characterises Harold Street is not well represented in the existing Hawthorn East HO precincts, nor in other suburbs. They are, however, of a high intactness comparable to other HO precincts.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

The precinct demonstrates the transition of Hawthorn East from a place of substantial gentlemen's estates to closer suburban development in the late nineteenth and early twentieth centuries. The first phase is still clearly demonstrated by landowner Richard Mayston Willdridge's family home 'Essington' of 1874 at what is now 67 Mayston Street, as well as two other Italianate villas of 1893 believed to have been built by Willdridge for family members, and bluestone pitched laneways typical of this period. In 1888, Essington Estate allotments began to be sold off, followed shortly by the 1890s depression. This meant that construction of houses on the new blocks was largely delayed until the first years of the 1900s. This gives the precinct a very strong Edwardian character, making it distinct among the late nineteenth-century development that followed the coming of the railway in 1882 that characterises most of Hawthorn East.

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).

The precinct provides a particularly strong representation of the domestic styles popular in the first two decades of the twentieth century. This includes the continuation of the Italianate style beyond the nineteenth century, though more up-to-date details such as red face brick and turned timber posts indicate the later date of these examples. It also contains a very large number of Edwardian (or Federation) Queen Anne houses, both the large asymmetric villas of brick or timber, as well as a large number of single-fronted detached and semi-detached dwellings on Harold Street. The precinct also contains a small number of fine examples of nineteenth-century Italianate houses, with their higher level of ornamentation (two of which are Significant: 37 & 67 Mayston Street, Hawthorn East), as well as a handful of interwar dwellings, mainly blocks of flats which were so characteristic of Hawthorn during this period.

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

The precinct contains many fine Queen Anne houses, large and small, many with distinctive details such as fretwork with a Japanese influence, pierced details or sunburst patterns within arches, corner porches treated like towers, and bas-relief ornament to a front gable. Two houses of particular note are the elegant timber villa at 29 Mayston Street, Hawthorn East with bow windows to the front façade and very deep verandah fretwork with elegant pierced details. It is joined by the very different 34 Mayston Street, Hawthorn East built of brown Hawthorn bricks with arched fretwork to its verandahs, combined with a reversed-arched balustrade to create a circular opening. Harold Street is distinguished by its very high level of aesthetic cohesion of its streetscapes of houses built within the 15 year period before the First World War.

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?

Essington Estate & Environs Precinct, comprising 5-73 & 44-50 Harold Street; and 17-73 & 8-56 Mayston Street, Hawthorn East, is significant. Once the grounds of a Victorian mansion (at 67 Mayston Street, Hawthorn East), was subdivided in 1888 and the majority of dwellings were constructed between 1900 and 1914. Dwellings include substantial and more modest detached houses, as well as a large number of semi-detached pairs, particularly on Harold Street.

The following properties are Significant to the precinct: 29 Mayston Street, 34 Mayston Street, 37 Mayston Street (HO463), 51 Mayston Street (HO464) and 67 Mayston Street (HO465), Hawthorn East.

The following properties are Non-contributory to the precinct: 14, 20, Units 1-4/21, 32, 35, 36, 38, 46, 50 & 61 Mayston Street; and 17, 23, 27, 27A, 45, 53 & 53A Harold Street.

The remaining properties are Contributory, as is the bluestone pitched laneways between the two streets, as are the original timber picket front fences (but not the gates) at 44 and 46 Harold Street.

How is it significant?

Essington Estate & Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The precinct demonstrates the transition of Hawthorn East from a place of substantial gentlemen's estates to closer suburban development in the late nineteenth and early twentieth centuries. The first phase is still clearly demonstrated by landowner Richard Mayston Willdridge's family home 'Essington' of 1874 at what is now 67 Mayston Street, as well as two other Italianate villas of 1893 believed to have been built by Willdridge for family members, and bluestone pitched laneways typical of this period. In 1888, Essington Estate allotments began to be sold off, followed shortly by the 1890s depression. This meant that construction of houses on the new blocks was largely delayed until the first years of the 1900s. This gives the precinct a very strong Edwardian character, making it distinct among the late nineteenth-century development that followed the coming of the railway in 1882 that characterises most of Hawthorn East. (Criterion A)

The precinct provides a particularly strong representation of the domestic styles popular in the first two decades of the twentieth century. This includes the continuation of the Italianate style beyond the nineteenth century, though more up-to-date details such as red face brick and turned timber posts indicate the later date of these examples. It also contains a very large number of Edwardian (or Federation) Queen Anne houses, both the large asymmetric villas of brick or timber, as well as a large number of single-fronted detached and semi-detached dwellings on Harold Street (two of which

retain their original picket front fences). The precinct also contains a small number of fine examples of nineteenth-century Italianate houses, with their higher level of ornamentation (two of which are Significant: 37 & 67 Mayston Street, Hawthorn East), as well as a handful of interwar dwellings, mainly blocks of flats which were so characteristic of Hawthorn during this period. (Criterion D)

The precinct contains many fine Queen Anne houses, large and small, many with distinctive details such as fretwork with a Japanese influence, pierced details or sunburst patterns within arches, corner porches treated like towers, and bas-relief ornament to a front gable. Two houses of particular note are the elegant timber villa at 29 Mayston Street, Hawthorn East with bow windows to the front façade and very deep verandah fretwork with elegant pierced details. It is joined by the very different 34 Mayston Street, Hawthorn East built of brown Hawthorn bricks with arched fretwork to its verandahs, combined with a reversed-arched balustrade to create a circular opening. Harold Street is distinguished by its very high level of aesthetic cohesion of its streetscapes of houses built within the 15 year period before the First World War. (Criterion E)

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
	5	Harold Street	Contributory	c.1903-14
	7	Harold Street	Contributory	c.1903-14
	9	Harold Street	Contributory	c.1903-14
	11	Harold Street	Contributory	c.1903-14
	13	Harold Street	Contributory	c.1903-14
	15	Harold Street	Contributory	c.1903-14
	17	Harold Street	Non-contributory	Contemporary
	19	Harold Street	Contributory	1903-04
	21	Harold Street	Contributory	1903-04
	23	Harold Street	Non-contributory	Contemporary
	25	Harold Street	Contributory	1901-03
	27	Harold Street	Non-contributory	Contemporary
	27A	Harold Street	Non-contributory	Contemporary
	29	Harold Street	Contributory	1901-03
	31	Harold Street	Contributory	1901-03
	33	Harold Street	Contributory	1901-03
	35	Harold Street	Contributory	1901-03
	37	Harold Street	Contributory	c.1903-14
	39	Harold Street	Contributory	c.1903-14
	41	Harold Street	Contributory	1901-03
	43	Harold Street	Contributory	1901-03
	44	Harold Street	Contributory	c.1910-14
	45	Harold Street	Non-contributory	Contemporary
	46	Harold Street	Contributory	c.1910-14
	47	Harold Street	Contributory	c.1903-14
	48	Harold Street	Contributory	c.1910-14
	49	Harold Street	Contributory	c.1903-14
	50	Harold Street	Contributory	c.1910-14
	51	Harold Street	Contributory	c.1903-14
	53	Harold Street	Non-contributory	Contemporary
	53A	Harold Street	Non-contributory	Contemporary
	55	Harold Street	Contributory	c.1903-14
	57	Harold Street	Contributory	c.1903-14
	59	Harold Street	Contributory	c.1903-14
	61	Harold Street	Contributory	c.1903-14

Name	Number	Street	Grading	Built Date
	63	Harold Street	Contributory	c.1903-14
	65	Harold Street	Contributory	c.1903-14
	67	Harold Street	Contributory	c.1903-14
	69	Harold Street	Contributory	c.1903-14
	71	Harold Street	Contributory	c.1903-14
	73	Harold Street	Contributory	c.1903-14
	8	Mayston Street	Contributory	c.1903-09
	10	Mayston Street	Contributory	c.1903-09
	12	Mayston Street	Contributory	c.1903-09
	14	Mayston Street	Non-contributory	Contemporary
	16	Mayston Street	Contributory	c.1900-03
	17	Mayston Street	Contributory	c.1903-09
	18	Mayston Street	Contributory	c.1903-09
	19	Mayston Street	Contributory	c.1903-09
	20	Mayston Street	Non-contributory	Contemporary
	Units 1-4/21	Mayston Street	Non-contributory	Contemporary
	22	Mayston Street	Contributory	c.1903-09
Helvellyn	23	Mayston Street	Contributory	1893
	24	Mayston Street	Contributory	c.1903-09
	25	Mayston Street	Contributory	c.1903-09
	26	Mayston Street	Contributory	c.1903-09
	27	Mayston Street	Contributory	c.1903-09
	28	Mayston Street	Contributory	c.1903-09
	29	Mayston Street	Significant	c.1910-14
	30	Mayston Street	Contributory	c.1900-03
	31	Mayston Street	Contributory	c.1903-09
Lochville	32	Mayston Street	Non-contributory	c.1900-03, altered
	33	Mayston Street	Contributory	c.1903-09
	34	Mayston Street	Significant	c.1903-09
	35	Mayston Street	Non-contributory	Contemporary
	36	Mayston Street	Non-contributory	Contemporary
St Andrews	37	Mayston Street	Significant (HO463)	1893
	38	Mayston Street	Non-contributory	Contemporary
	39	Mayston Street	Contributory	c.1903-09
Helensbergh	40	Mayston Street	Contributory	c.1900-03
	41	Mayston Street	Contributory	c.1903-09
Rosehill	42	Mayston Street	Contributory	c.1900-03
	43	Mayston Street	Contributory	c.1903-09
	44	Mayston Street	Contributory	c.1903-14
	45	Mayston Street	Contributory	c.1903-09
	46	Mayston Street	Non-contributory	c.1903-14, altered
	47	Mayston Street	Contributory	c.1903-09
	48	Mayston Street	Contributory	1920s
	49	Mayston Street	Contributory	1905-06
	50	Mayston Street	Non-contributory	Contemporary
Illawarra	51	Mayston Street	Significant (HO464)	1905-06
	52	Mayston Street	Contributory	c.1903-14
Ngapara	53	Mayston Street	Contributory	c.1900-03
	54	Mayston Street	Contributory	c.1903-14
Ballarrah	55	Mayston Street	Contributory	c.1900-03
	56	Mayston Street	Contributory	c.1903-14

Name	Number	Street	Grading	Built Date
Berwick	57	Mayston Street	Contributory	c.1900-03
Rodondo	59	Mayston Street	Contributory	c.1900-03
	61	Mayston Street	Non-contributory	Contemporary
	63	Mayston Street	Contributory	c.1903-09
	65	Mayston Street	Contributory	c.1903-09
Essington	67	Mayston Street	Significant (HO465)	1874
	69	Mayston Street	Contributory	1930s
	69A	Mayston Street	Contributory	1930s
	71	Mayston Street	Contributory	c.1898-99
	73	Mayston Street	Contributory	c.1940

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - front fences at 44 & 46 Harold Street
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

Identified By

Context

References

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

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McWilliam, Gwen 2004, *Hawthorn Streets Index: A Brief History of the Streets of Hawthorn*, Hawthorn Historical Society Inc.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans, as cited, State Library of Victoria.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

'Plan of the Borough of Hawthorn' 1866, State Library of Victoria (SLV) Map Collection, accessed online 28 December 2017.

'Plan of sub-division of Essington Estate (Willdridge's Paddock), Camberwell' 1898, State Library of Victoria (SLV) Map Collection, accessed online 5 January 2017.

Stonyhurst & Athol Estates Precinct

Prepared by: Context

Address: 4-32 and 1-29 Fairmount Road, 2-30A and 7-23A Miami Street, 471-483 Tooronga Road, 347-357 Auburn Road, Hawthorn East

Name: Stonyhurst and Athol Estates Precinct	Survey Date: March 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: See precinct map	Construction Date: 1921-1942



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

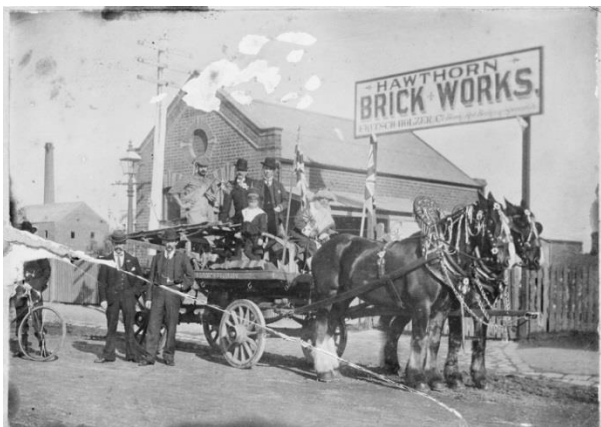


Figure 1. The Fritsch Holzer Hawthorn Brick Works (date unknown). (Source: Fowler, 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with culs-de-sac and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportsraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Toorak Drive-in cinema opened in Toorak Road in 1956, closing in 1983. The property was acquired by the Coles Myer Group as the site for their new office headquarters (Built Heritage 2012:14).

The Hawthorn Brick Works closed in the early 1970s, and Hawthorn Council purchased the 14-acre site, including a clay pit, in 1972, which it used for landfill until 1989. The site became the Fritsch Holzer Park in 1995.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places* 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

The Stonyhurst and Athol Estates Precinct is located on Crown Allotment A, Section 5, in the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the allotment was bounded by Auburn Road, Riversdale Road, Tooronga Road and Burgess Street ('Plan of the Borough of Hawthorn' 1866). The precinct is the result of a number of subdivisions undertaken in the 1920s.

In 1921, Stonyhurst Estate, named after the 'Stonyhurst' homestead built in 1874 in Auburn Road for William Hordern, was put up for sale. The original estate was also known as 'Stoneyhurst' (pers. comm. Submission 50, Hawthorn East Gap Study). The estate comprised 35 lots, fronting Auburn Road, Fairmount Road and Tooronga Road, and two existing homesteads: 'Stonyhurst' and 'Fairmount House' (see Figure 2) (McWilliam 2004:26). The grounds of 'Fairmount House' were subdivided in 1925 into three lots fronting Auburn Road and Fairmount Road (see Figure 3).

SUBDIVISIONAL AUCTION SALE at 3 o'clock
in a MARQUEE on the ESTATE

Saturday, Dec. 3rd

Stonyhurst Estate

AUBURN

Close Riversdale Rd. Auburn, Tooronga and
Electric Trams Fairmount Roads

AUBURN ROAD

BIRD'S-EYE VIEW OF STONYHURST ESTATE

Terms: £10 Deposit, 40/- Monthly. Interest 6 p.c.
EXCEPTING THE AUBURN ROAD FRONTAGES

**Also Magnificent Residence—"STONYHURST" and Grounds and
Ornate Villa "FAIRMOUNT" with Garden, Lawns and Grounds**
See Photos on back page.

SYDNEY T. HAYNES & CO. Auctioneers, 60 Queen St. Cent. 3400

Figure 2. Stonyhurst Estate, 1921, showing existing houses, 'Stonyhurst' (LHS) and 'Fairmount House' (RHS).
(Source: SLV)

At 3 O'Clock

SATURDAY 21st FEBRUARY 1925

On the Property 012 019 329

"FAIRMOUNT"

Corner of AUBURN AND FAIRMOUNT ROADS, AUBURN

"FAIRMOUNT"

Beautiful Villa Residence

Containing Sitting Room, 18ft. x 14ft. with Arch-way (in which is built China and Glass Cupboards with leadlight doors), to Dining Room, 22ft. x 14ft., off which is a passage leading to the Breakfast Room, 15ft. x 14ft., and Kitchen, Pantry, Cellar, and Telephone Room, Front Bedroom 18ft. x 13ft. 6in., second Bedroom 19ft. x 14ft., with Bath Room fitted with hot water service, Billiard Room, 27ft. x 17ft., from which a passage leads to the third and fourth Bedrooms, 19ft. x 14ft. and 13ft. x 12ft. The Billiard Room has large Glass Doors opening on to the Back Verandah. Electric Light, Gas, Electric Bells and Sewerage are installed.

Garage, Workshop, Laundry and Man's Room.

ASPHALT TENNIS COURT
Lighted by Electricity for Night Play.

3 Choice Residential Allotments

BY ORDER OF THE OWNER, MR. A. WILLIAMS

Being part of the old Garden of "Fairmount," and occupying one of the best positions in this select locality, almost on the crest of the hill, with a beautiful outlook over Toorak and the Gardiner Valley.

A much sought-after position surrounded by the very best of homes. Water, Gas, Electric Light and Sewerage are available for building purposes. Both Roads are Made.

THIS IS A ONCE-IN-A-WHILE OPPORTUNITY.

Avail yourself of it and secure one of these Choice Lots.

EASY TERMS.

FOR THE VILLA—£500 Deposit, Balance £30, Quarterly.
FOR THE ALLOTMENTS—£25 per Lot Deposit, Balance £10 Quarterly.
In each case Interest 6 per cent. payable Quarterly and residue at end of Five Years.
Further Particulars and Appointments to inspect with the Auctioneers—

COGHILL & HAUGHTON
79 Swanston Street, Melbourne, Canterbury and Heidelberg.
Phones: Cent. 2793, Cant'y 59, H'berg. 34.

OR

J. T. BERKLEY & CO.
91 Carlisle Street, Balclutha.
Phone: Win. 4115.

Solicitors:
Messrs W. B. & O. McCutcheon,
418 Collins Street, Melbourne.
Phone: Central 4162.

TITLE CERTIFICATE
is in name of Vendor.

NOTE.—The Property will be first offered as a whole and if not sold will then be offered in separate lots as above.

Figure 3. Fairmount' subdivision (1925). (Source: SLV)

Named after 'Athol', a residence built in 1873 on two hectares of land located between Auburn Road and Tooronga Road, in 1922 Athol Estate was made available for sale (McWilliam 2004:55). The 18 lots fronted Miami Street, Tooronga Road and Auburn Road, and included the 'Athol' residence (see Figure 4).

ELECTRIC TRAM FROM MELBOURNE TO CAMBERWELL JUNCTION WATTLE PARK & BURWOOD

ATHOL ESTATE, AUBURN

SUBDIVISIONAL AUCTION :: **SATURDAY, SEPTEMBER 9th 1922**
in a Seated Marquee on the Land, at 3 o'clock.

17 DELIGHTFUL RESIDENTIAL SITES
also Fine Brick Residence of 8 Rooms, standing on **NEARLY ONE ACRE** of Land

Terms for House: £500 Deposit, Balance in one amount at end of 3 years, Interest 6%.

Terms for Land: One-tenth Deposit, Balance by 12 equal quarterly payments, Interest 6%.

MIAMI STREET

DUNCAN & WELLER 67 Queen St., Melb., Armadale and Cantb.

T. R. B. MORTON & SON 80 Swanston St. and at Box Hill.

Figure 4. Athol Estate (1922). (Source: SLV)

1A-23A and 2-30A Miami Street

The west end of Miami Street formed the northern boundary of the Athol Estate, subdivided in 1922. By 1925, in addition to the existing 'Athol' homestead built for solicitor William Cleverdon in 1873 (at today's 8 Miami Street), only one house had been built in Miami Street (McWilliam 2004:55). By 1935, houses had been built at 11 and 15-17; and 2-4, 8, 12-16, 20 and 24 Miami Street (S&Mc 1935). By 1938, houses had been built at 13-13A and 21; and 6, 22-22A, 26-28 Miami Street, and a house was being built at what is presumed to be 10 Miami Street (S&Mc 1938). By 1942, houses at 1-3 19-19A and 30 Miami Street had been built (S&Mc 1942).

471-483 Tooronga Road

Named after the mansion 'Tooronga', few houses existed in Tooronga Road until the advent of horse tramways and the arrival of the Hawthorn-Camberwell railway line in 1882 facilitated subdivision and residential building from the early 1880s (McWilliam 2004:75). However, allotments in Tooronga Road in the subject precinct were not built on until after the subdivision of Stonyhurst Estate in 1921 and the Athol Estate in 1922. By 1925, 12 houses had been built on the west side of Tooronga Road between Currajong Road and Fairmount Road, including the residences in the subject precinct in Tooronga Road (S&Mc 1925).

1-29 and 2-28 Fairmount Road

Fairmount Road was constructed as part of the Stonyhurst Estate sold in 1921. Two original homesteads were included in the subdivision: 'Stonyhurst', built for William Hordern in 1874 (and demolished in c.1939-40) on the north corner of Auburn and Fairmount roads, and 'Fairmount House' built for John Tankard in 1867, at today's 6 Fairmount Road (McWilliam 2004:26; pers. comm. Submission 50, Hawthorn East Gap Study).

By 1925, houses were constructed in Fairmount Road on the north side at 1-5 and 9-29, and on the south side at 6 and 10-28 (S&Mc 1925).

By 1930, an additional house was constructed in Fairmount Road on the south side at number 2 (S&Mc 1930).

347-357 Auburn Road

Named after Rev Liddiard's home 'Auburn', Auburn Road was a government road surveyed from Barkers Road to Gardiners Creek and formed by 1850, with a bridge built over the creek by 1860 (McWilliam 2004:3). Allotments in Auburn Road in the subject precinct, however, were not built on until after the subdivision of Stonyhurst Estate in 1921 and the Athol Estate in 1922. Houses at 353 and 355 Auburn Road had been built by 1925 and all subject residences in Auburn Road had been constructed by 1930 (S&Mc 1925 and 1930).

Description & Integrity

The Stonyhurst and Athol Estates Precinct consists of houses along both sides of Fairmount Road and Miami Street, between Auburn Road (west) and Tooronga Road (east), houses fronting Tooronga Road (west side), and houses fronting Auburn Road (east).

The precinct contains a range of interwar architectural styles. It is given cohesion by the consistent set back of the dwellings along each of the three streets, the predominance of interwar housing stock, the longitudinal street frontages of the many duplexes and triplexes and some freestanding houses, in Fairmount Road by the mature street trees, and throughout by the groupings of houses built to the same or very similar designs.

The houses in Fairmount and Tooronga roads were developed slightly earlier than in Miami Street; in the mid-1920s as opposed to the 1930s, and this is reflected in the built form and distribution of architectural styles across the precinct. Fairmount and Tooronga roads are largely characterised by a predominance of brick California Bungalows whereas in Miami Street there are more interwar Old English and Mediterranean revival styles represented.

The Miami Street subdivision is characterised by shallow lots with wide frontages, and free-standing houses, duplexes, and triplexes with correspondingly longitudinal frontages. The street has a dogleg at its western end. The properties on the northern side of Miami Street at the western end were not part of the 1922 18-lot Athol Estate subdivision.

Both Fairmount Road and Miami Street were planted with street trees by 1945, presumably in the 1930s. Fairmount Road is alternately planted with Plane and Brush Box trees, some of which could date from the 1930s. The trees line both sides of the road and the canopies meet to create a tunnel affect which contributes to the aesthetic qualities and visual cohesion of this part of the precinct. The street trees in Miami Street have been replanted with Brush Box (*Lophostemon confertus*).

As noted in the history above, the precinct was subdivided in the 1920s from the grounds of three early Victorian-era houses, oriented towards and set back from Auburn Road. Situated on a rise, their elevated position would have resulted in commanding views of the district to the west. From north to south, the original houses were 'Athol', 'Stonyhurst' (demolished c.1939-40) and 'Fairmount' villa. Although altered, Fairmount villa and Athol remain extant, at 6 Fairmount Road and 8 Miami Street, respectively. Both houses have been retained on larger allotments than the neighbouring lots in the subdivision. Originally a single-storey Victorian villa, 'Fairmount' retains original verandah steps and part of its slate roof and chimneys. Some original door and windows may remain, but these were not visible from the street. The house is rendered and painted and with a garage and new room along the Fairmount Road side. 'Athol' has also been altered with upper storey windows replaced and some openings modified. The walls are rendered and painted. The bracketed eaves, chimneys and orientation towards Auburn Road remain as evidence of the former Victorian Italianate mansion in the grounds of which the subdivision was created.



Figure 5. 'Fairmount' at 6 Fairmount Road (altered), one of the Victorian-era villas set back from and oriented towards Auburn Road from whose grounds the Athol and Stonyhurst estates were subdivided. (Source: Context, 2018)

Some houses within the precinct are built to the same or similar designs, suggesting they were built by the same builder. There are several groupings of houses that fit this category across Fairmount and Tooronga roads and within Miami Street.

The largest is a group of eight gable-fronted Bungalows, at 3, 9, 15, 18, 29 and 30 Fairmount Road and 471 and 479 Tooronga Road with the same built form, timber strapping and shingles at the apex of the gable and narrow, square red brick chimneys. The walls are of red face brick (overpainted at 15 and 18 Fairmount Road) and all have distinctive segmental arched openings to the asymmetrical verandah that is contained within the building envelope. The arched verandah openings are mirrored by the curved verandah balustrades, arched openings, and window sills and lintels are picked out in

contrasting render. 3, 15 and 18 Fairmount Road have been overpainted and the front window has been replaced at 15 Fairmount. At 3, 18 and 29 Fairmount Road, the front windows have been replaced and verandahs infilled. At 18 Fairmount, the timber strapping to the gable end has been replaced with shingles. In spite of these changes, 3, 15 and 18 Fairmount remain legible as part of this grouping because the original form, brick walls and chimneys, and characteristic front gable have largely been retained. The houses at 14 and 19 Fairmount are similar gable-fronted brick Bungalows (19 overpainted and with second storey addition).



Figure 6. Largely intact example at 30 Fairmount Road of the gable-fronted brick Bungalows, eight of which were built in the precinct in c.1925 (at 3, 9, 15, 18 and 30 Fairmount Road and 471 and 479 Tooronga Road). (Source: Context, 2018)

Other brick California Bungalows on Fairmount and Tooronga roads are built to very similar designs. All feature characteristic elements of the style in different combinations, with some repeated elements occurring, including terracotta tile hip and gable roofs, projecting gables with timber strap work (at 11, 16, 17, 23, 27 Fairmount and 477 Tooronga), tapered plinths to verandah balustrades (at 17 and 27 Fairmount and 477 Tooronga), tiled awnings over projecting front window with timber brackets, flat topped chimneys, red face brick walls with contrasting rendered capping to balustrades and plinths, and projecting timber window frames. Many of these Bungalows are largely intact, except for 16 and 23 Fairmount Road. 16 Fairmount Road has been overpainted and has a second storey addition at the rear, and the windows and verandah posts at 23 Fairmount Road, Hawthorn East have been replaced. In spite of these changes, these two houses retain key elements that clearly link them to the other Bungalows in this grouping.



Figure 7. Largely intact example at of the brick Bungalows on Fairmount and Tooronga roads, many of which share the same or similar detailing. (Source: Context, 2018)

The brick Bungalows at 12 Fairmount and 475 Tooronga roads were built to a further design. These two houses also display characteristic features of the interwar California Bungalow style, in particular the prominent street-facing gables and substantial tapered verandah piers with distinctive slab capping to the verandah balustrade with curved ends. The openings in the balustrade brickwork echo the verandah balustrades at 27 Fairmount and 477 Tooronga roads. The houses at 13, 19, 20 and 21 are built to a similar design (13 and 20 Fairmount overpainted, 21 Fairmount is non-contributory due an overly prominent second storey addition).



Figures 8 and 9. Brick Bungalows at 12 Fairmount and 475 Tooronga roads built to the same design. (Source: Context, 2018)

The precinct is distinguished by a considerable number of duplexes and triplexes with longitudinal frontages, both symmetrical and asymmetrical examples in a range of interwar architectural styles including the interwar Old English and Mediterranean revival styles and interwar Moderne style.

Three triplexes are notable within Miami Street, a pair on either corner of Miami Street and Tooronga Road frame the entry into Miami Street – on the north corner is the face brick 32-34 and 481 Tooronga (north corner) the single-storey brick triplexes have elements of the interwar Old English revival architectural style, with brick gable ends and corbelled brickwork at the eaves, and four-centred arched openings to front porches. A prominent second storey addition has been constructed at 481 Tooronga Road). The clinker brick duplex at 18-20 Miami is another good example of the Old English revival architectural style. Other duplexes are designed in the interwar Moderne style, with

characteristic features including streamlined curves and an overall horizontal aesthetic created by expressed brickwork, awnings, and horizontal window bars on the timber framed double hung sash windows. The 7A part of the duplex at 7-7A Fairmount Road has been altered to an extent that obscures the legibility of its original form and composition as a duplex.



Figure 10. Interwar Moderne style duplex at 19-19A Miami Street, Hawthorn East. (Source: Context, 2018)



Figure 11. Interwar Moderne style duplex at 8-8A Fairmount Road, Hawthorn East. (Source: Context, 2018)



Figure 12. Old English (Avon), 18-20 Miami Street, Hawthorn East. (Source: Context, 2018)

7-11 Miami Street is a single storey residential building, located on an unusually shaped site formed by a bend in Miami Street. It comprises three separate flats, cleverly integrated to appear as one uniform composition. The building is designed in the interwar Mediterranean style – a style that is related to the Spanish Mission style, but with simpler and subtler features. Masonry walls are rendered and dressed with clinker (or 'blue') bricks. Identical vertically proportioned windows run around the perimeter of the building. Each window sits below a blind arch. Double hung windows have six panes to the upper sashes. Across the front of the building, windows are paired with a twisted column between windows. This property forms part of Amendment C287 which seeks to introduce an individually significant Heritage Overlay.



Figure 13. Interwar Mediterranean style Miami triplex at 7-11 Miami Street, Hawthorn East. (Source: Context, 2018)

Miami Street also includes free-standing houses in the interwar Moderne and Mediterranean and Spanish Mission styles. The most notable is the Spanish Mission style house at 16 Miami Street, Hawthorn East which features a multi-coloured tile hip roof with double projecting gables and corbelled brick work. The walls are rough rendered and feature ornate decorative elements that include scroll patterns, festoons and shell or fan motifs. The low front fence appears to be original.



Figure 14. Interwar Spanish Mission style house at 16 Miami Street, Hawthorn East. (Source: Context, 2018)

Unusual in the precinct is the single-storey weatherboard Bungalow at 24 Miami Street, Hawthorn East with transverse gable roof and projecting central gable, and rough-rendered masonry verandah balustrade with slab capping. Its broad frontage is consistent with the other dwellings in Miami Street.



Figure 15. The single-storey weatherboard Bungalow at 24 Miami Street, Hawthorn East is stylistically unusual within the precinct, but its wide frontage is consistent with the development pattern of the street. (Source: Context, 2018)

The houses at 347-351 and 355-357 Auburn Road are brick Bungalows with prominent gables and terracotta tile hip and gable roofs, constructed in the early part of the 1920s. 357 was built slightly later than the other Bungalows, and this is reflected in slight stylistic differences, including the less prominent roof form.

Comparative Analysis

Compared to other suburbs in Boroondara, Hawthorn East is less well represented in the Heritage Overlay, with just three precincts in the HO. These are:

HO151 Harcourt Street Precinct, Hawthorn – This precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road and in Bayview Avenue and Molesworth Street. In comparison, the Stonyhurst and Athol Estates Precinct was subdivided from the grounds of three nineteenth century villas, two of which remain extant within the precinct, although substantially altered and within much reduced grounds. The Stonyhurst and Athol Estates Precinct is otherwise composed entirely of interwar housing stock of modest size, with no Federation/Edwardian era housing, making it more closely comparable to the southern part of the precinct.

HO161 Ryeburne Avenue Precinct, Hawthorn East – A predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn. As a predominantly interwar era precinct of smaller homes, the Stonyhurst and Athol Estates Precinct is not directly comparable. While it retains two remnant Victorian-era villas, these villas are the exception within the precinct, which is otherwise characterised by smaller interwar California Bungalows and other interwar houses in Old English, Mediterranean, Moderne and related modes.

HO160 Rathmines Grove Precinct, Hawthorn East – A highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron

verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area. As a predominantly interwar era precinct of smaller homes, the Stonyhurst and Athol Estates Precinct is not directly comparable.

HO precincts in other suburbs that contain interwar building stock comparable in scale, quality and intactness to the Stonyhurst and Athol Estates Precinct are:

HO1 Golf Links Estate, Camberwell – Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell – Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English, and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris – Surveyed in 1929, most houses were built in 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO229 Ross Street Precinct, Surrey Hills – Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions. (similar]

HO154 Lower Burke Road Precinct, Glen Iris – This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style (partial same]. They are medium to large in size (not same), with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris – Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder (same). Many retain original front brick fences. Houses in the precinct are generally intact (not same).

The Stonyhurst and Athol Estates Precinct is most closely comparable to the HO precincts Hassett's Estate, Camberwell and the Goodwin Street & Somerset Road, Glen Iris because they contain a mix of interwar housing styles applied to smaller homes with the predominant house styles being California Bungalows, Old English, and Mediterranean Revival. Like the houses in the Goodwin Street & Somerset Road precinct and Ross Street precinct, some of the houses have upper storey additions and other modifications, but there is also a large number that are largely intact.

Like the row of houses in the Toorak Estate and Environs Precinct, the designs and detailing on some of the houses in the Stonyhurst and Athol Estates Precinct appear to be the work of a single builder.

The subdivision pattern of Fairmount Road and Miami Street echoes other interwar subdivisions in the municipality, in particular those subdivided in the c1920s, which were subdivided from the grounds of larger estates, and were usually intersected by a straight-aligned street or avenue. Similar subdivision patterns can be seen in the Thornton Estate and Banool Estate precincts.

Thornton Estate Precinct, Kew (recommended for the HO in the Kew Heritage Gap Study) – Subdivided in 1918, the housing stock along Thornton Street was mostly all built between 1925 and 1930. Housing in the precinct has a consistency in architectural style (diverse forms of the interwar California Bungalow), set behind generally medium-height front fences in garden settings. Like the housing in the Stonyhurst and Athol Estates Precinct which was subdivided only a few years later than the Thornton Estate in 1921-22, comprises smaller interwar homes, and some duplexes. Unlike in Miami Street, and to a slightly lesser extent in Fairmount Road, the duplexes along Thornton Street are not a prominent feature.

Banool Estate, Kew (recommended for the HO in the Kew Heritage Gap Study) – Banool Estate was subdivided at a very similar time to the Stonyhurst and Athol Estates Precinct, in c.1920. The houses were also constructed at a similar time, in the period 1925-1930. The houses are mostly modest brick Bungalows of designs and detailing typical of the interwar California Bungalow architectural style. Other later interwar housing styles, such as Old English and Mediterranean styles are not represented in Banool Estate. Banool Estate is distinguished by its bluestone kerbs and channels, which are not present in the Stonyhurst and Athol Estates Precinct.

Visual cohesion of the Stonyhurst and Athol Estates Precinct is stronger than for the Thornton and Banool Estate precincts because of the groupings of houses built to the same or very similar designs. The visual cohesion is enhanced by the longitudinal frontages of the houses, duplexes and triplexes in Miami Street and at the west end of Fairmount Road.

The Stonyhurst and Athol Estates Precinct is distinguished from the aforementioned precincts by the high proportion of interwar duplex and triplex housing.

Duplexes and triplexes

Duplexes occur throughout the various suburbs of Boroondara with moderate frequency, most of them from the interwar period. As a building type, the duplex allowed a developer to build two residences on a single block of land, often maintaining the appearance of a single dwelling. It also provided independent accommodation for two owners or tenants, in a building that appeared substantial and elegant. In Boroondara, duplexes were built in a range of styles, including the interwar Mediterranean, Spanish Mission and Old English revival styles. Examples of all three styles plus the interwar Moderne style are represented across the precinct. The higher concentration is in Miami Street, but they are also well represented at the west end of Fairmount Road.

Triplexes occur less frequently in Boroondara and even in other parts of Melbourne where multiple occupancy was embraced in the interwar years (e.g. in the City of Port Philip). Like the duplex, the triplex combines three individual residences into one structure which may be expressed as three tenancies or to resemble a single, more prestigious dwelling. The three triplexes within the precinct, at the east end of Miami Street and at 7-11 Miami Street distinguish the precinct, as does the relatively high proportion of multiple occupancy housing in the duplex and triplex form.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

The Stonyhurst and Athol Estates Precinct provides important evidence of the development of Hawthorn East in response to the opening of the railway in the late nineteenth century, and to subsequent intensification of suburban development that followed, associated with the intensive boom in residential subdivision between 1910-40, and the population expansion between 1911 and 1933. The early 1920s subdivision pattern and the interwar housing stock of the precinct provides strong and clear evidence of the suburban intensification that followed electrification of the railway in 1922. While 'Fairmount', at 6 Fairmount Road, and 'Athol', at 8 Miami Street, have both been altered, they remain legible as Victorian-era residences oriented to Auburn Road, and as such provide important evidence of the original Victorian era properties along Auburn Road, whose were subdivided in 1921 and 1922 to create the Stonyhurst and Athol estate subdivisions.

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 precinct is significant as a representative example of intact areas of medium and smaller homes in the south of Boroondara from the interwar period in a range of interwar architectural styles, including California Bungalow and interwar Old English, Mediterranean and Spanish Mission revival styles. Mostly the houses were developed over a relatively short two-decade period, which contributes to the visual unity of the precinct. Clusters of houses built to the same and similar designs enhance the visual cohesiveness of the precinct. A relatively high proportion of single storey duplex and triplex housing of high architectural quality and detailing distinguishes the precinct.

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

7-11 Miami Street is of individual significance as a skilfully designed example of a triplex, distinguished by a number of features associated with the interwar Mediterranean architectural style. It has been assessed separately as an individually significant place (refer separate citation for 7-11 Miami Street, Hawthorn East).

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 Stonyhurst and Athol Estates Precinct, comprising 1-29 and 4-32 Fairmount Road, 2-30A and 7-23A Miami Street, 471-483 Tooronga Road, and 347-357 Auburn Road, Hawthorn East, is significant. The houses, duplexes and triplexes were built predominantly in the interwar period. Subdivided in the early 1920s as the Athol and Stonyhurst estates, two of the original early Victorian villas from whose grounds the subdivisions were created remain extant (though modified); 'Athol' and 'Fairmount' villa at 8 Miami Street and 6 Fairmount Road respectively.

The interwar Mediterranean style triplex at 7-11 Miami Street is individually significant.

Original front fences at 8-8A Fairmount Road and 14, 15, 16, 17, 18-20, and 19-19A Miami Street are significant. The garages at 8 Fairmount Road, 7-11, 19A and 28 Miami Street, and 481 Tooronga Road are significant.

Non-original alterations and additions to the houses in the precinct are not significant, including second storey and other additions, replacement windows, new window openings, and new garages.

How is it significant?

The Stonyhurst and Athol Estates Precinct is of local historic, aesthetic and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the Stonyhurst and Athol Estates Precinct provides important evidence of the development of Hawthorn East in response to the opening of the railway in the late nineteenth century, and to subsequent intensification of suburban development that followed, associated with the intensive boom in residential subdivision between 1910-40, and the population expansion between 1911 and 1933. The early 1920s subdivision pattern and the interwar housing stock of the precinct provides strong and clear evidence of the suburban intensification that followed electrification of the railway in 1922. While 'Fairmount', at 6 Fairmount Road, and 'Athol', at 8 Miami Street, have both been altered, they remain legible as Victorian-era residences oriented to Auburn Road, and as such provide important evidence of the original Victorian era properties along Auburn Road, whose were subdivided in 1921 and 1922 to create the Stonyhurst and Athol estate subdivisions. (Criterion A)

Architecturally, the precinct is significant as a representative example of intact areas of medium and smaller homes in the south of Boroondara from the interwar period in a range of interwar architectural styles, including California Bungalow and interwar Old English, Mediterranean and Spanish Mission revival styles. Mostly the houses were developed over a relatively short two-decade period, which contributes to the visual unity of the precinct. Clusters of houses built to the same and similar designs enhance the visual cohesiveness of the precinct. A relatively high proportion of single storey duplex and triplex housing of high architectural quality and detailing distinguishes the precinct. (Criterion D)

7-11 Miami Street is of individual significance as a skilfully designed example of a triplex, distinguished by a number of features associated with the interwar Mediterranean architectural style. It has been assessed separately as an individually significant place (refer to separate citation for 7-11 Miami Street, Hawthorn East, HO771). It makes an important contribution to the historical and visual unity of the precinct, in particular for its architectural style and materiality, and the triplex form of the building. (Criterion E)

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
	2	Miami Street	Non-Contributory	Contemporary
	4	Miami Street	Non-Contributory	Contemporary
	4A	Miami Street	Non-Contributory	Contemporary
	6	Miami Street	Non-Contributory	Contemporary
	7-11	Miami Street	Significant (HO771)	c.1935
	8	Miami Street	Contributory	1873
	10	Miami Street	Contributory	c.1938
	12	Miami Street	Non-contributory	Contemporary
	13	Miami Street	Contributory	c.1938
	13A	Miami Street	Contributory	c.1938
	14	Miami Street	Contributory	c.1935
	15	Miami Street	Contributory	c.1935
	16	Miami Street	Contributory	c.1935
	17	Miami Street	Contributory	c.1935
	18	Miami Street	Contributory	c.1935
	19	Miami Street	Contributory	c.1938-42
	19A	Miami Street	Contributory	c.1938-42
	20	Miami Street	Contributory	c.1935
	21	Miami Street	Contributory	c.1935-38
	22	Miami Street	Non-contributory	Contemporary
	22A	Miami Street	Non-contributory	Contemporary
	23	Miami Street	Contributory	c.1922-25
	23A	Miami Street	Contributory	c.1922-25
	24	Miami Street	Contributory	c.1935
	26	Miami Street	Contributory	c.1935-38
	28	Miami Street	Contributory	c.1935-38
	30	Miami Street	Contributory	c.1935-42
	30A	Miami Street	Contributory	c.1935-42
	32	Miami Street	Contributory	1922-25
	34	Miami Street	Contributory	1922-25
	1	Fairmount Rd	Non-contributory	Contemporary
	3	Fairmount Rd	Contributory	c.1925
	3A	Fairmount Rd	Contributory	c.1946
	4-4A	Fairmount Rd	Contributory	c.1935-38
	5-5A	Fairmount Rd	Contributory	c.1925-30
	6	Fairmount Rd	Contributory	1867
	7	Fairmount Rd	Non-contributory	c.1938
	7A	Fairmount Rd	Non-contributory	c.1938
	8	Fairmount Rd	Contributory	c.1930s
	8A	Fairmount Rd	Contributory	c.1930s
	9	Fairmount Rd	Contributory	c.1921-25
	10	Fairmount Rd	Non-contributory	Contemporary
	11	Fairmount Rd	Contributory	c.1921-25
	12	Fairmount Rd	Contributory	c.1921-25
	13	Fairmount Rd	Contributory	c.1921-25
	14	Fairmount Rd	Contributory	c.1921-25
	15	Fairmount Rd	Contributory	c.1921-25
	16	Fairmount Rd	Contributory	c.1921-25

HAWTHORN EAST

Name	Number	Street	Grading	Built Date
	17	Fairmount Rd	Contributory	c.1921-25
	18	Fairmount Rd	Contributory	c.1921-25
	19	Fairmount Rd	Contributory	c.1921-25
	20	Fairmount Rd	Contributory	c.1921-25
	21	Fairmount Rd	Non-contributory	c.1921-25, altered
	22	Fairmount Rd	Non-contributory	Contemporary
	23	Fairmount Rd	Contributory	c.1921-25
	24	Fairmount Rd	Non-contributory	Contemporary
	25	Fairmount Rd	Non-contributory	Contemporary
	26	Fairmount Rd	Non-contributory	Contemporary
	26A	Fairmount Rd	Non-contributory	Contemporary
	27	Fairmount Rd	Contributory	c.1921-25
	28	Fairmount Rd	Non-contributory	Contemporary
	28A	Fairmount Rd	Non-contributory	Contemporary
	29	Fairmount Rd	Non-contributory	c.1921-25, altered
	30	Fairmount Rd	Contributory	c.1921-25
	32	Fairmount Rd	Non-contributory	Contemporary
	347	Auburn Road	Contributory	c.1922-30
	349	Auburn Road	Contributory	c.1922-30
	351	Auburn Road	Contributory	c.1922-30
	353	Auburn Road	Non-contributory	Contemporary
	355	Auburn Road	Contributory	c.1921-25
	357	Auburn Road	Contributory	c.1925-30
	471	Tooronga Rd	Contributory	c.1921-25
	473	Tooronga Rd	Contributory	c.1921-25
	475	Tooronga Rd	Contributory	c.1921-25
	477	Tooronga Rd	Contributory	c.1921-25
	479	Tooronga Rd	Contributory	c.1921-25
	481	Tooronga Rd	Contributory	c.1922-25
	483	Tooronga Rd	Contributory	c.1922-25

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fences: 8-8A Fairmount Road; 14, 15, 16, 17, 18-20, 19-19A Miami Street. Garages: 8 Fairmount Road; 7-11, 19A, 28 Miami Street; 481 Tooronga Road.
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

Identified By

Context

References

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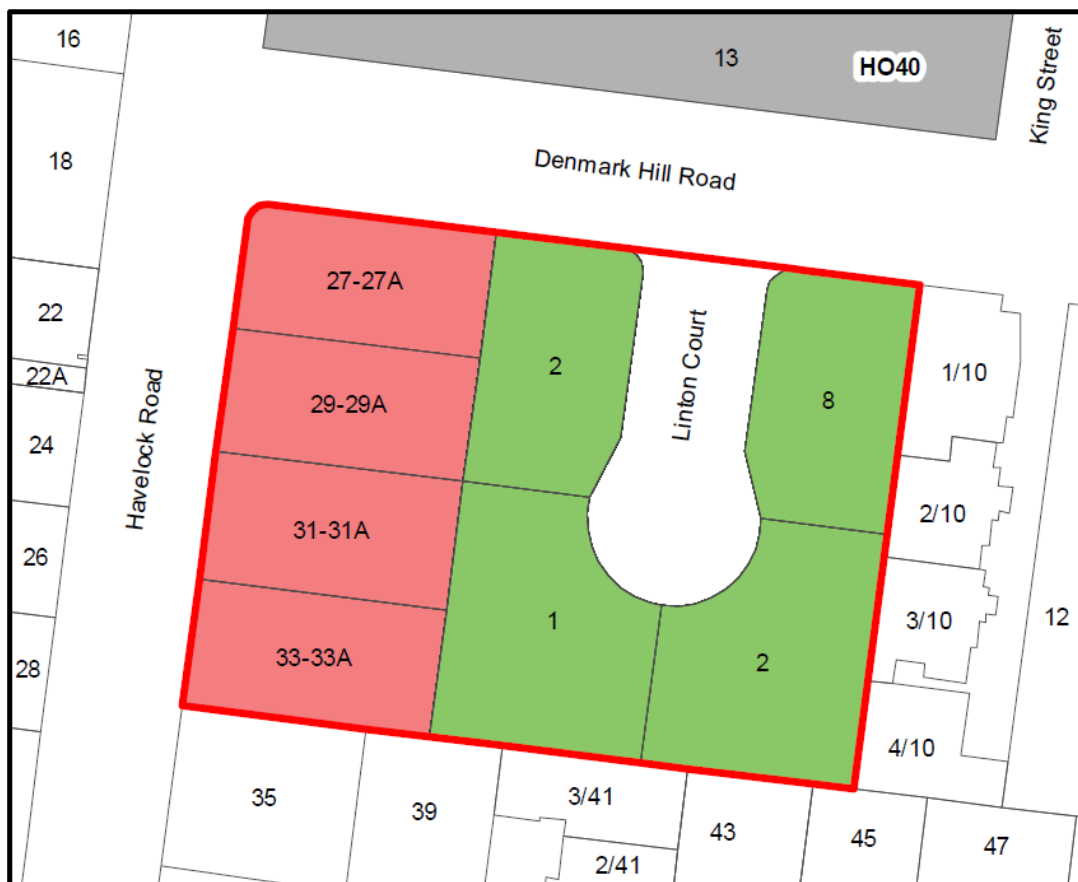
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Havelock Road, Denmark Hill Road and Linton Court Precinct

Prepared by: Context

Address: 27-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court, Hawthorn East

Name: Havelock Road, Denmark Hill Road and Linton Court Precinct	Survey Date: March 2018
Place Type: Residential	Architect: C J Smith
Grading: Significant	Builder: R Cameron of Glen Iris
Extent of Overlay: See precinct map	Construction Date: 1940



GRADING



SIGNIFICANT



CONTRIBUTORY



EXISTING HERITAGE OVERLAY



PRECINCT BOUNDARY



Interwar Moderne and International style flats within the Havelock Road, Denmark Hill Road and Linton Court Precinct, at the corner of Havelock Road and Denmark Hill Road. (Source: Context, 2018)



Interwar Moderne and International style flats at 2 Denmark Hill Road. (Source: Context, 2018)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School

(1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

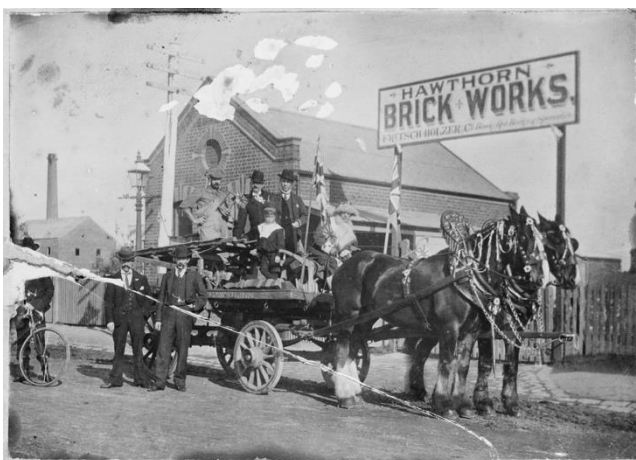


Figure 1. The Fritsch Holzer Hawthorn Brick Works (date unknown). (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportsraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Toorak Drive-in cinema opened in Toorak Road in 1956, closing in 1983. The property was acquired by the Coles Myer Group as the site for their new office headquarters (Built Heritage 2012:14).



FOR SALE BY PRIVATE CONTRACT.

DENMARK HILL ESTATE.

63 CHOICE BUILDING ALLOTMENTS,

SITUATED AT
UPPER HAWTHORN, 5 Minutes from Camberwell Station.

These magnificent blocks of Land, low situated Frontage to the Riversdale, Burke, Hawthorn, Denmark Hill Roads, Wills and King Streets. Every allotment has a good depth. To be sold in desirable Building Blocks. The Land is exceedingly elevated, and none need shading covers are to be had from this good Property.

Note the Easy Terms—One tenth Cash, Balance at 3, 6, 9, 12 Months, at 5 per cent, or Cash in One Month without Interest.

For Title Certificate, apply A. J. DARR, Esq., Collins Street East. For Plans and other Particulars, apply to A. E. FISHER, at Little Collins Street East.

Note—Special arrangements for long terms if required.

RIVERSDALE ROAD.

DENMARK HILL ROAD.

BURKE ROAD.

RESERVE ROAD.

T. E. MUSTY, D.R.
Litho. & Print. Co.

Figure 4. Plan of the Denmark Hill Estate, 1883 (Source: SLV)

In 1882, auctioneer George W Taylor acquired approximately 50 acres of Mornane's land and subdivided it into 124 lots (McWilliam 2005:1). Located west of the Denmark Hill Estate, the subdivision included lots in the subject precinct fronting Havelock Road (see Figure 5).

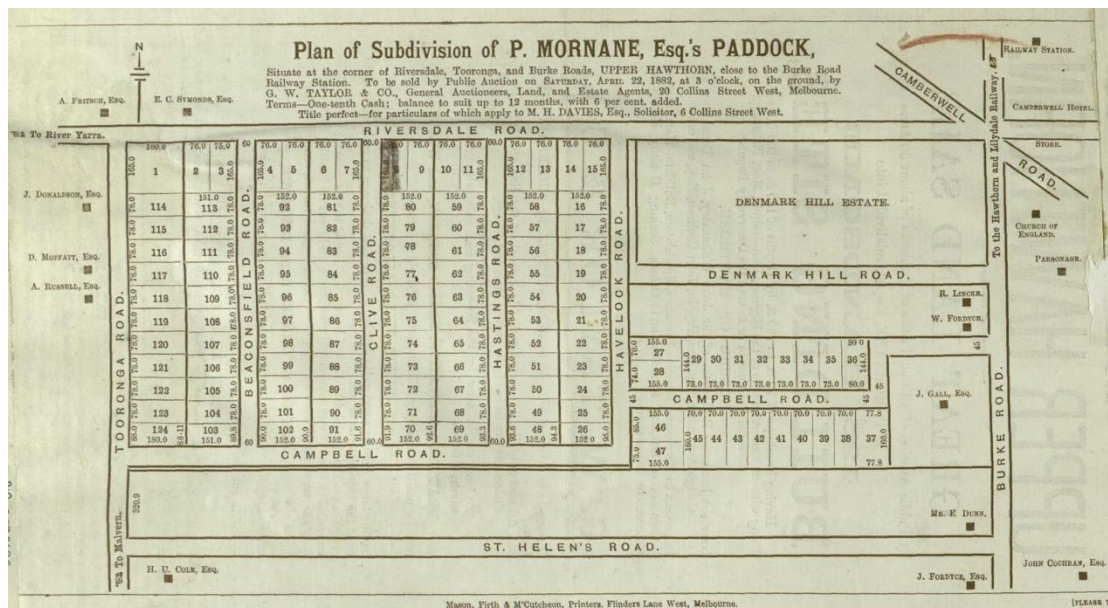


Figure 5. Plan of subdivision of Mornane's paddock, 1882. (Source: SLV)

A Melbourne Metropolitan Board of Works plan shows the residences in existence in the subject precinct by 1904 (see Figure 6).

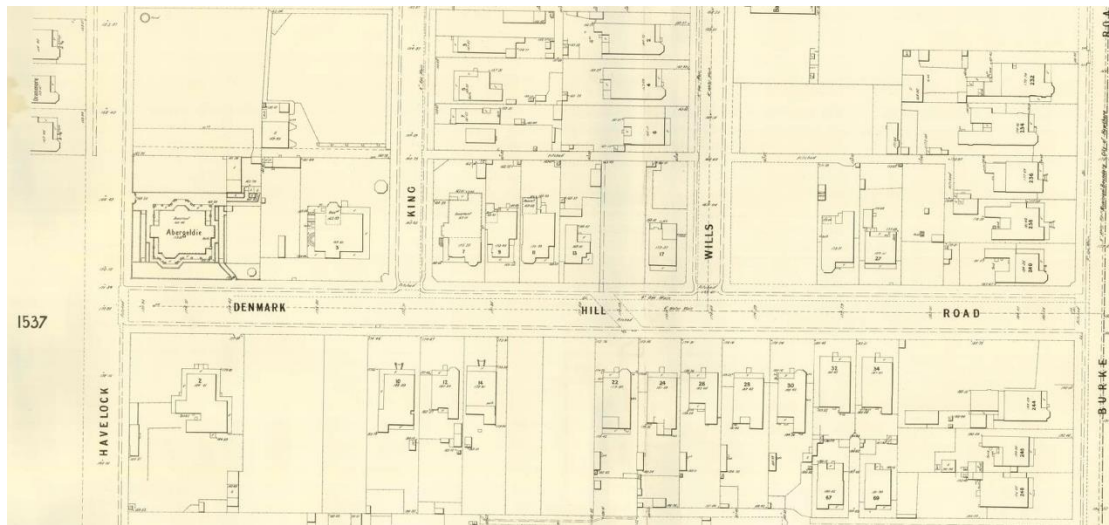


Figure 6. Showing houses in the subject precinct in 1904. (Source: Melbourne and Metropolitan Board of Works Detail Plan 1537, 1904)

Denmark Hill Road

Denmark Hill Road was formed by 1874 and comprised part of the subdivision of Mornane's land in 1878. In 1885, builder Sam Douglass constructed seven houses in Denmark Hill Road (including today's 22-30). In 1889 Henry Graham, who lived in a two-storey brick mansion at the corner of Denmark Hill Road and Havelock Street, owned six lots in Denmark Street in the same year (McWilliam 2004:54).

Architect John Doane called for tenders for the construction of three villas (likely today's 7-11) in Denmark Hill Road in 1888. 27 Denmark Hill Road, Hawthorn East was designed in 1888 by architect

Waugh, and 25, by architect Herbert Permewan in 1898. The residence at 14 Denmark Hill Road was built by 1896, and 21 and 23 were constructed by 1910 (McWilliam 2005:3).

Havelock Road

Havelock Road was formerly named Auburn Road in 1858, but was renamed Havelock Road by 1859 (*Argus* 18 November 1859:8). It was extended to Pleasant Road by 1925.

Building was slow in Havelock Road, with only three residences built in the street on the west side and two on the east side (facing Denmark Hill Road) by 1892. One of these houses was importer Henry Graham's two-storey brick mansion, designed by architect William Wolf, built in 1889 at the corner of Denmark Hill Road and Havelock Street (today's 13 Havelock Road) (McWilliam 2004:36). The residence was sold to the Catholic Church in 1910 and used as a school and convent by the Sisters of St Joseph (*Age* 19 May 1910:3); it is used today by the Daughters of St Paul and Mary Mackillop Aged Care and is individually significant to the City of Boroondara (HO40).

14 Havelock Road, Hawthorn East had been built by 1896, 4 and 8 Havelock Road, Hawthorn East by 1900, 6 by 1902, and 18 and 22 by 1905 (McWilliam 2005:3).

By 1907, there were eight homes on the west side of Havelock Road, with some near Riversdale Road built by Fred Green, and to the south, by Lockhart, Simpson or Cox (McWilliam 2004:36). By 1912, a residence at 12 Havelock Road, Hawthorn East had been built, and by 1916, a house at number 30 (McWilliam 2005:3). After Havelock Road was extended south, by 1925 five new houses had been built on land that was formerly a nursery owned by the Harse/Hurse and Brooks families (McWilliam 2004:36).

Flats at 27, 27A, 29, 29A, 31, 31A, 33 and 33A Havelock Road, Hawthorn East built in 1940, were likely to be designed by architect C J Smith. They replaced Robert Gyton's large two-storey mansion built on the site by 1882 and demolished in 1939 (see location in the Figure 6 plan) (Gould 1992).

Linton Court

Like the adjoining flats at 27-33A Havelock Road, Hawthorn East, Linton Court was constructed on the southwest corner of Mornane's paddock subdivision. The court was built in 1940 on the site of the former large two-storey mansion erected for Robert Gyton by 1882 and demolished in 1939. In 1940, eight lots fronted Linton Court and flats were erected in the same year (McWilliam 2004:49). Costing £3600, by June 1940 six residential flats and four garages had been erected by builder R Cameron of Glen Iris (*Construction* 5 June 1940:16).

Description & Integrity

The precinct comprises a complex of two-storey flat buildings. There are eight flat buildings in total; four blocks along Havelock Road (already individually listed in the HO as 27-27A (HO55 & HO 56), 29-29A (HO57 & HO58), 31-31A (HO59-HO60) and 33-33A (HO61 & HO62), and a further four blocks on the adjacent land immediately to the east of the Havelock Road flats, fronting Linton Court and Denmark Hill Road.

All of the flats are two storeys and were built at the same time, in 1940. The flats are visually linked by similarities in architectural style, detailing and materiality and all utilise interwar Moderne and International stylistic elements.

The buildings are flats, rather than maisonettes. Although the buildings on Havelock Road comprise only two units to each, they are divided horizontally, not vertically as for maisonettes. Four of the units face Havelock Road, with three of these matching in plan and elevation, however executed with different materials. The fourth (27-27A), on the corner of Havelock and Denmark Hill roads, is of similar form but markedly different in elevational treatment.

In Denmark Hill Road, there are four similar blocks of flats with two accessed off Linton Court, larger buildings but with less elaborate detail. This is consistent with a common tendency to place the most elaborate buildings on the major road.

The basic form of the Havelock Road flats is a small parapeted structure with a prominent vertical element which accommodates a stair brought forward, and blocks of buildings receding behind this with a horizontal detail emphasis. At the intersection of the horizontal and vertical elements a second level balcony emerges as a half open/half closed 'floating' element. The detailing on each unit is purposefully varied from curved to square, and the decorative use of materials overlays onto this horizontal and vertical balancing planes. This detailing varies from one unit to the next. A square staircase element is balanced by a curved corner glazing and balconies. The next unit displays a curved staircase element balanced by square corner glazing and balconies.

The two flat buildings fronting Denmark Hill Road contain four flats, from two separate entrances. Like the Havelock Road flats, they are also parapeted structures with curved corner walls and glazing and broad horizontal banding in contrasting brick tones. The walls are face brick. The staircases are not expressed (unlike the Havelock Road flats) but contained within the building. Like the Havelock Road flats, there is use of horizontal elements balanced by contrasting vertical elements (such as the brick chimneys at the front and rear). Each block, at 2 and 8 Denmark Hill Road, has two original garages at the rear.

The units at 1 and 2 Linton Court each comprise six flats and are distinguished from the other flats by their absence of a parapet front (instead the tiled hip roof is visible) and by the absence of International style elements. Their use of interwar Moderne is also more restrained than for the other flats. Moderne expression is seen in the horizontal window bars and balustrades to the external stairs and verandahs. The overall form of 1 and 2 Linton Court more closely resembles a freestanding interwar Moderne style house, with hip and tile roof. Each flat building is L-shaped in plan. The chimneys and walls are brick (overpainted at 1 Linton Court) and windows are timber framed double hung sash with horizontal bars. External staircases and verandahs provide access between flats and levels. Three garages are contained beneath each building in the space created by the sloping land.

Comparative Analysis

Court form of subdivision

Both the Clutha Estate, Kew (HO525) and Iona Estate, Kew (nominated to the HO in the Kew Heritage Gap Study) precincts in Kew are comparable as examples of later interwar subdivisions from the grounds of larger estates that occurred in the late thirties and 1940s. Like the Havelock, Denmark Hill and Linton Court precinct, both Estates remain as particularly intact examples of later subdivisions, which, for reasons of economy of space, utilised small central courts to maximise the number and size of allotments. The Iona Estate precinct includes two fine examples of interwar Moderne houses, alongside other large freestanding houses in a range of interwar architectural styles. It is noted that neither precinct includes flats.

Flat dwellings in interwar subdivisions

Boulevard Estate Precinct, Kew East (nominated to the HO in the Kew East Heritage Study) - includes a range of large and smaller family homes and double-storey walk-up flats built in the 1930s, 1940s and 1950s in a mix of interwar, late interwar and early postwar architectural styles. The character of the precinct derives from the predominance of late interwar and early postwar Old English revival and Moderne architectural and garden styles and their vernacular variants, punctuated by house designs influenced by International Modernism and its regional expression. It includes some double storey flats in the interwar Moderne style, however these are dispersed across the main streets in the precinct (Kilby and Munro streets) as opposed to being prominent throughout the precinct.

Other interwar flat buildings in the HO

HO287 Sheringham Flats, 206-208 Cotham Road, Kew - Sheringham is of local historical and architectural significance as a representative and generally intact example of a Melbourne apartment design of the 1920s. In its proportions and general bearing it has been designed to resemble a large detached (and therefore 'respectable') house, while using adapted components from contemporary bungalow design. Despite some additions and the redevelopment of the rear of the block, the principal elevations of the original flat block are intact and the block retains its original fencing.

HO288 Tanfield Lee Flats, 221-229 Cotham Road, Kew - *Tanfield Lea*, at 221-229 Cotham Road, Kew, comprise a substantial Arts and Crafts attic-style house built in 1912 which was converted and enlarged to create a block of six Old English-style flats in 1940. The building of brick construction is asymmetrical in plan and its complex massing incorporates the multiple gables of the original attic-style house at the west end, and the two-storey hip-roof extension at the east end.

HO450 7 Glenroy Road, Hawthorn - *Berwyn Flats*, 7 Glenroy Road, Hawthorn, is of local historical and aesthetic significance as a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style, which although containing four flats was designed to appear as a single large house. The building successfully combines projecting bays, brickwork patterning and gabled roofscape, to help break up the large composition. It also displays competent detailing and application of the Tudor mode, with many of the principal characteristics evident such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition.

HO55-HO62 27-33A Havelock Road flats – each flat building is individually identified as architecturally significant for its innovative approach to two unit development, utilising Moderne and International style elements, and as illustrative of the major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s and resulted in a major increase in multiple unit dwellings. They are architecturally significant as one of the largest precincts of flats in Hawthorn East.

The other flats in the grouping, namely those fronting Denmark Hill Road and Linton Court, are physically, architecturally and historically contiguous with the Havelock Road grouping. While not as elaborate in terms of design and detailing, they also utilise Moderne and International style elements. Built in the same year, they are equally illustrative of the shifts that occurred in Hawthorn and Hawthorn East that saw a major increase in multi-unit dwellings. The flats are highly intact, despite the overpainting of the brick walls at 1 Linton Court, Hawthorn East.

With the exception of the group of four flat buildings on Havelock Road, which are being considered as part of the subject precinct, the other flats in the HO or nominated to the HO occur as isolated examples. Some of the other examples in the HO are earlier, and demonstrate the attempt to design flats to appear as so-called 'more respectable' single houses. In the subject grouping of flats, it can be observed a subtle transition away from the 'single house' design intent, in particular for the larger flats fronting Denmark Hill Road and Linton Court. They are comparable to the Havelock Road flats in the skilful and innovative approaches to flat development, utilising Moderne and International style elements, and just Moderne elements for the flats at 1 and 2 Linton Court, Hawthorn East.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

The group of eight flat buildings is historically significant for the important evidence it provides of major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s. Such change was associated with substantial population expansion between 1911-33, and resulted in a major increase in multi-unit dwellings. Subdivided from the land and grounds of a former Victorian-era mansion (demolished in 1939), the flats were all built in 1940 and are significant as one of the largest precincts of interwar flats in Boroondara.

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).

Aesthetically, the two-storey brick flats are significant as a cohesive group linked by consistency of design, detailing, materiality and form. They all utilise Moderne and International style elements – with Moderne elements only for the flats at 1 and 2 Linton Court, Hawthorn East – expressed in the parapeted structures with curved corner walls and glazing, horizontal banding in contrasting brick tones or expressed brickwork, and a skilful balancing of horizontal planes and decorative elements with vertical features.

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

The four flat buildings at 27-33A Havelock Road, Hawthorn East are architecturally significant for their innovative approach to two-unit development, utilising Moderne and International style elements.

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 flats at 27-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court, Hawthorn East, are significant. The flats at 27-33A Havelock Road, Hawthorn East are individually significant and are already included in the HO as HO55-HO62. The remainder of the buildings at 2 and 8 Denmark Hill Road and 1 and 2 Linton Court, Hawthorn East are Contributory.

The original front fences at 27-27A, 29-29A, 31-31A and 33-33A Havelock Road, and 2 Denmark Hill Road are significant. The original garages at 27-27A, 29-29A, 31-31A, and 33-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court are significant.

How is it significant?

The flats are of local historic, aesthetic, and architectural significance to the City of Boroondara.

Why is it significant?

The group of eight flat buildings is historically significant for the important evidence it provides of major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s. Such change was associated with substantial population expansion between 1911-33, and resulted in a major increase in multi-unit dwellings. Subdivided from the land and grounds of a former Victorian-era mansion (demolished in 1939), the flats were all built in 1940 and are significant as one of the largest precincts of interwar flats in Boroondara. (Criterion A)

Aesthetically, the two-storey brick flats are significant as a cohesive group linked by consistency of design, detailing, materiality and form. They all utilise Moderne and International style elements – with Moderne elements only for the flats at 1 and 2 Linton Court, Hawthorn East – expressed in the parapeted structures with curved corner walls and glazing, horizontal banding in contrasting brick tones or expressed brickwork, and a skilful balancing of horizontal planes and decorative elements with vertical features. (Criterion D)

The four flat buildings at 27-33A Havelock Road, Hawthorn East are architecturally significant for their innovative approach to two-unit development, utilising Moderne and International style elements. (Criterion E)

Grading and Recommendations

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

Recommended that the existing Heritage Overlays for the flats along Havelock Road, that are individually listed in the HO as HO55 & HO56 (27-27A Havelock Road), HO57 & HO58 (29-29A Havelock Road), HO59-HO60 (31-31A Havelock Road) and HO61 & HO62 (33-33A Havelock Road) be replaced by the new Heritage Overlay for the Havelock Road, Denmark Hill Road and Linton Court Precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	27-27A	Havelock Rd	Significant	1940
	29-29A	Havelock Rd	Significant	1940
	31-31A	Havelock Rd	Significant	1940
	33-33A	Havelock Rd	Significant	1940
Yalca	2	Denmark Hill Rd	Contributory	1940
Devon	8	Denmark Hill Rd	Contributory	1940
Linton Mews	1	Linton Court	Contributory	1940
	2	Linton Court	Contributory	1940

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Fences: 27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 Denmark Hill Road. Garages: 27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 and 8 Denmark Hill Road; 1 and 2 Linton Court.
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

Identified By

Context and Meredith Gould, Hawthorn Heritage Study, 1992

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Age, as cited.

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Construction, as cited.

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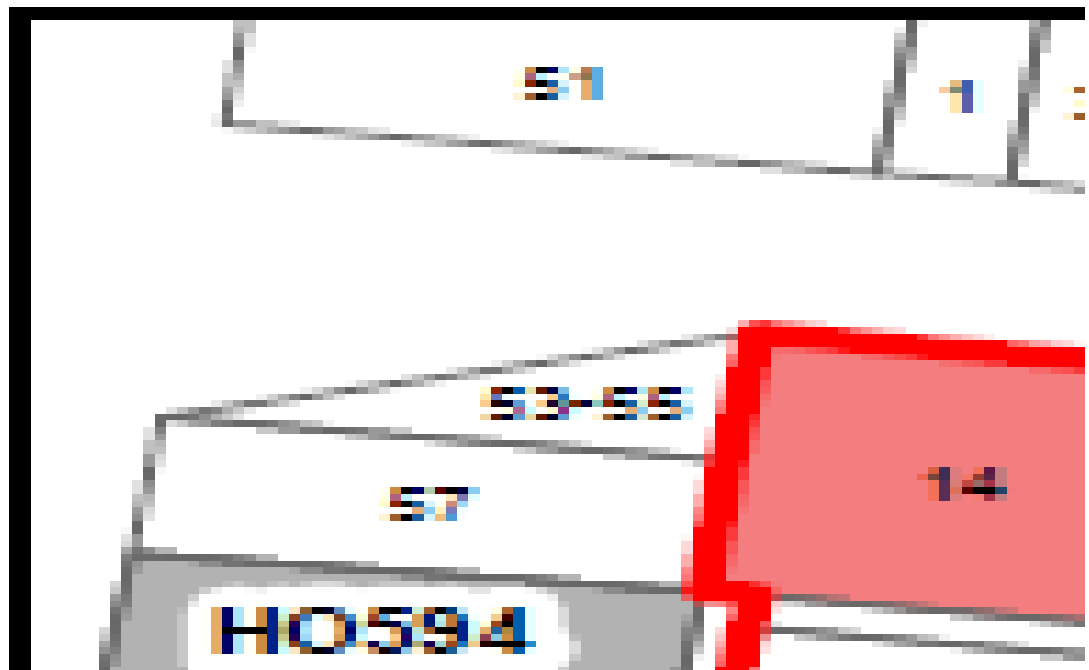
Swinburne Online, 'Our History', <https://www.swinburneonline.edu.au/about-us/our-history>, accessed 28 December 2017.

Victoria Road Precinct

Prepared by: Context

Address: 3-7 and 4-8 Albert Street, 1-27 and 2-20 Cambridge Street, 1-5 and 2-4 Freeman Street, 1-3 and 2-10A and 14 Grandview Grove, 1-11 and 2-8 Hallcroft Place, 2-6 Irelands Lane, 40-92 Lilydale Grove, 1-65 and 4-40 Lingwell Road, 1-11 and 2-10 Lorne Road, 14-170 and 212-224 Rathmines Road, 1-21 and 2-24 Stanley Avenue, 3-25 and 6-36 Station Street, 1-15 and 2-24 Stewart Street, 1-15 and 2-10 Temple Street, 1-23 and 2-28 Victoria Grove, and 1-97, 125-161 and 34-164 Victoria Road, Hawthorn East

Name: Victoria Road Precinct	Survey Date: February and April 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Various
Extent of Overlay: See precinct map	Construction Date: c.1880-c.1940



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (Victorian Places 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south,

Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

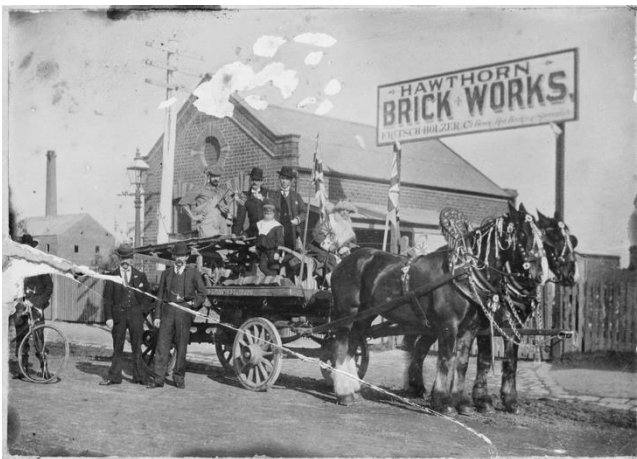


Figure 1. The Fritsch Holzer Hawthorn Brick Works (date unknown). (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places*, 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportscraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Toorak Drive-in cinema opened in Toorak Road in 1956, closing in 1983. The property was acquired by the Coles Myer Group as the site for their new office headquarters (Built Heritage 2012:14).

The Hawthorn Brick Works closed in the early 1970s, and Hawthorn Council purchased the 14-acre site, including a clay pit, in 1972, which it used for landfill until 1989. The site became the Fritsch Holzer Park in 1995.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's

commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places* 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places*, 2015).

History

The Victoria Road Precinct is located on Crown Allotments 92, 93, 94 and 95, Section 7, of the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the allotments were bounded on three sides by Rathmines Road, Burwood Road and Auburn Road ('Plan of the Borough of Hawthorn' 1866).

The precinct is the result of a number of subdivisions developed on the aforementioned Crown allotments from 1864, but especially from 1884 after the opening of the Hawthorn to Camberwell railway line in 1882. Building in the precinct slowed with the economic depression of the 1890s.

The first estate in the subject precinct was formed by builder Alexander Biggs, who owned large properties fronting Burwood Road. Biggs subdivided 23 lots fronting Victoria Street, Albert Street, Burwood Road and Auburn Road in 1864 (see Figure 2). Biggs opened up more lots when he later subdivided land in Auburn Road into 34 lots, which he put up for sale in 1881 and 1882 (McWilliam 2004:1, 71). The 1881 lots fronted Auburn Road, Rathmines Road, Victoria Road and Kelvin Grove (later named Station Street) (see Figure 3). The 1882 lots fronted Kelvin Grove, Albert Street, Lilydale Grove and Burwood Road (see Figure 4).

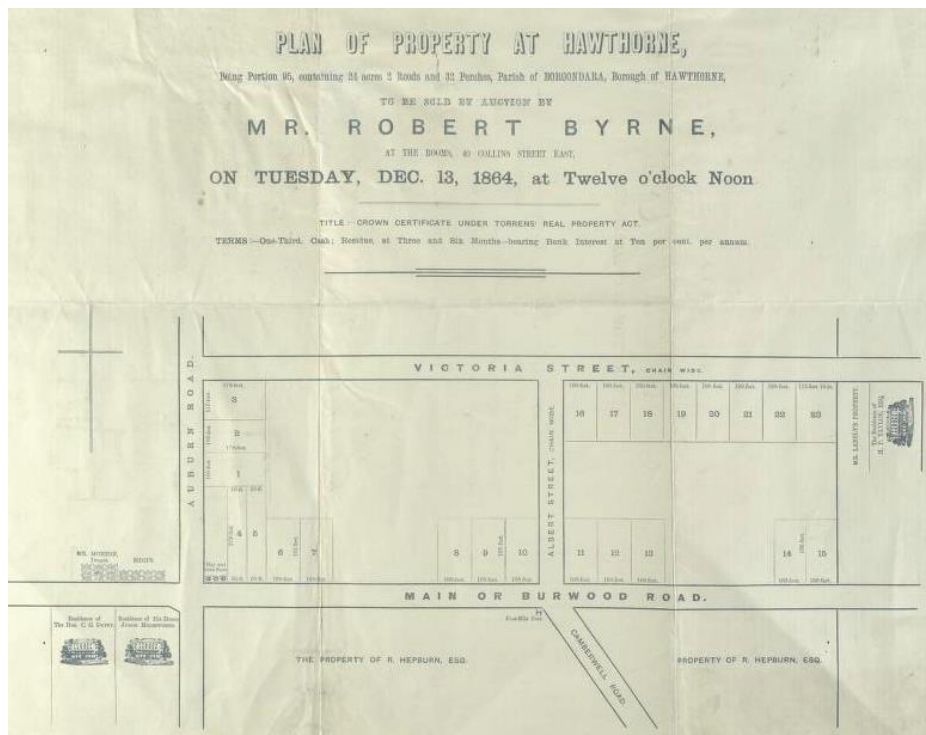


Figure 2. Subdivision plan of Alexander Biggs' land, 1864. (Source: SLV)

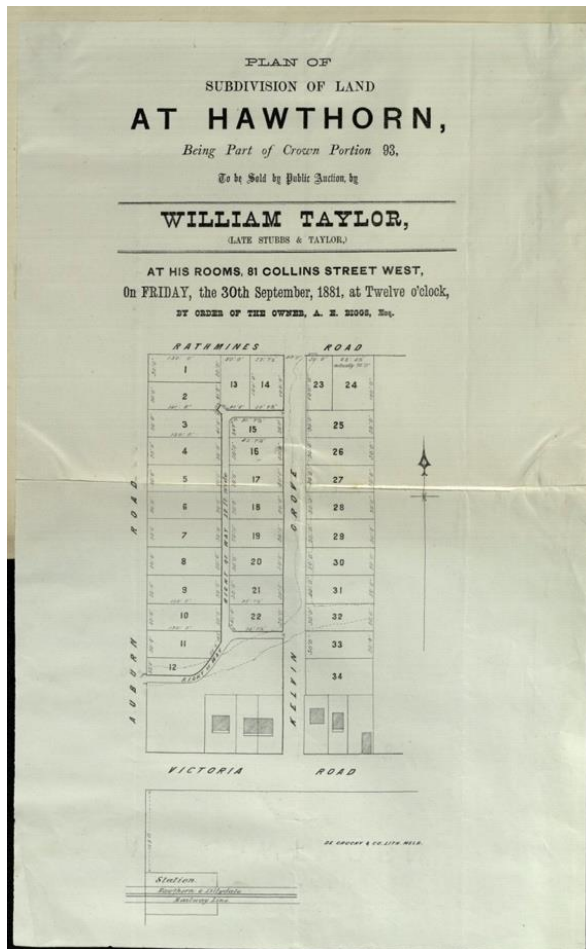


Figure 3. Plan of subdivision of land at Hawthorn, 1881.(Source: SLV)

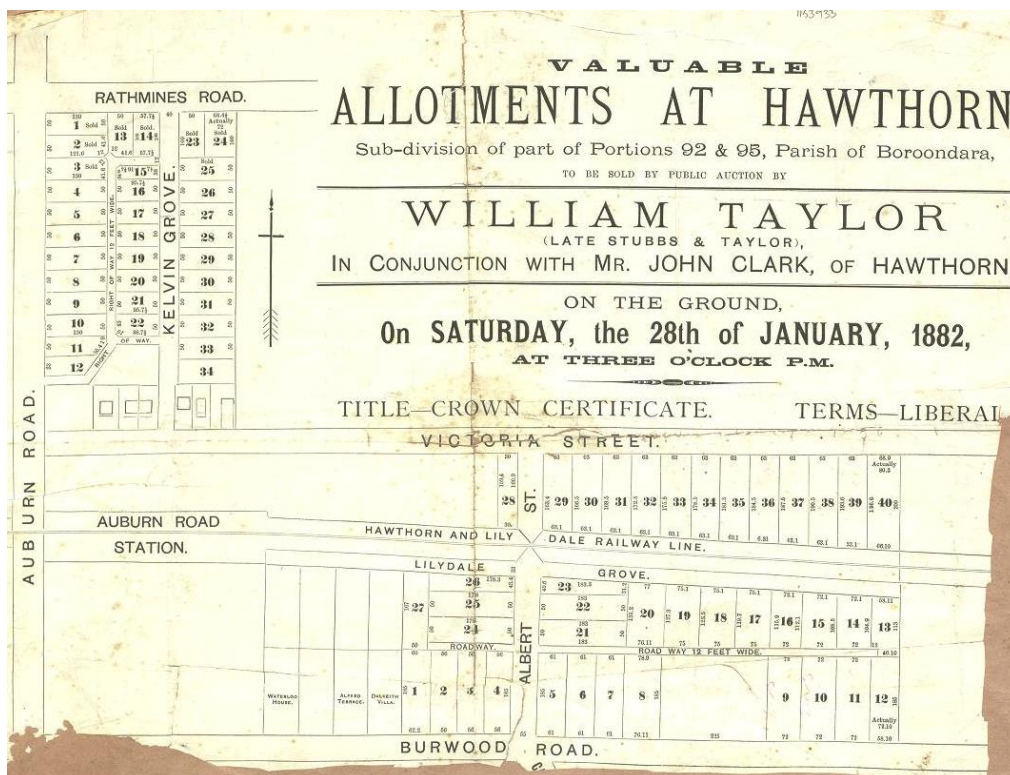


Figure 4. Allotments at Hawthorn, 1882. (Source: SLV)

The Auburn Estate comprised a subdivision of 48 lots situated between Rathmines Road and Victoria Road and developed in 1884 (see Figure 5). The lots, fronting Rathmines Road, Lingwell Road, Lorne Road, Gibson Street (later renamed Freeman Street), Victoria Road and Auburn Road, were put up for sale in 1884 and 1885.

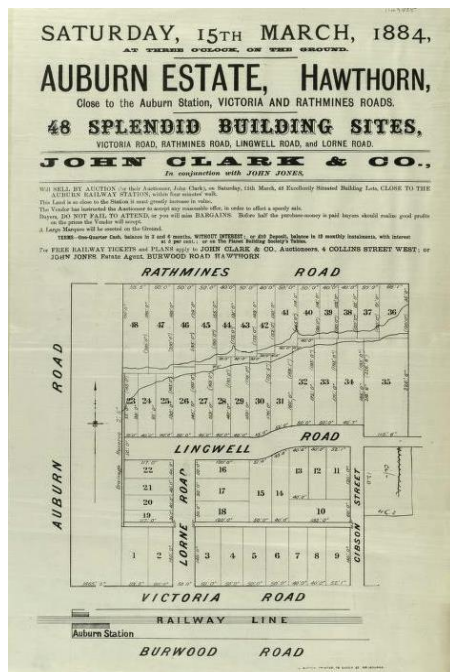


Figure 5. Auburn Estate plan, 1884. (Source: SLV)

The Freeman Park Estate, 'surrounded on all sides by the elite', comprised 24 lots subdivided in 1885 on land that belonged to gentleman, John Templeton, in 1876 (see Figure 6). The estate was L-shaped with a lane built to Rathmines Road (the lane was closed in 1991) (McWilliam 2004:73). Lots fronted Rathmines Road, Temple Street, Stuart Street and Victoria Road.



Figure 6. Freeman Park Estate, 1884. (Source: SLV)

The Hawthorn Hill Estate consisted of a subdivision of 27 lots developed in 1885, and 22 'villa sites' in 1886 (McWilliam 2004:73). Lots fronted Rathmines Road, Temple Street, Stuart Street and Alberta Street (today's Grandview Grove) (see Figure 7).

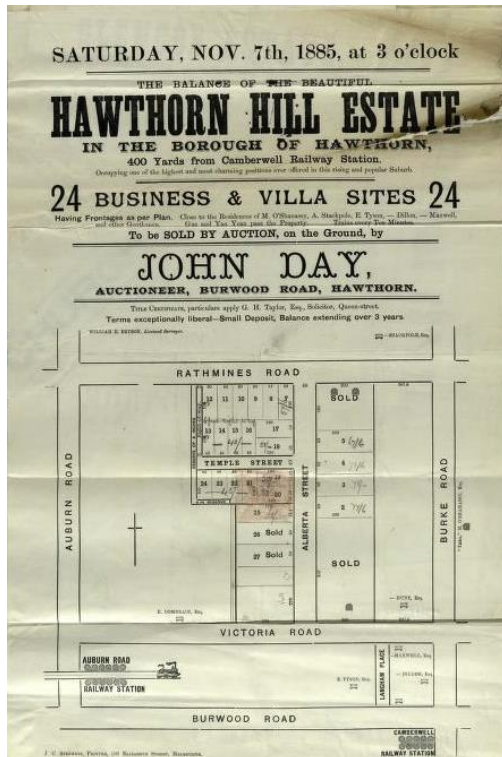


Figure 7. Hawthorn Hill Estate plan, 1885. (Source: SLV)

An estate comprising ten lots, located between Rathmines Road and Victoria Road, was put up for sale in 1887. As part of Hunts Estate, additional allotments were added south of the subdivision along Burke Road (not in the subject precinct) later in the same year. The estates were developed on Frederick Hunt's 'Terrington' property, situated on Burke Road, after his death in 1885 (McWilliam 2004:34). Lots in the earlier subdivision fronted Burke Road, Terrington Road (today's Hallcroft Place), Victoria Road and Rathmines Road (see Figure 8).

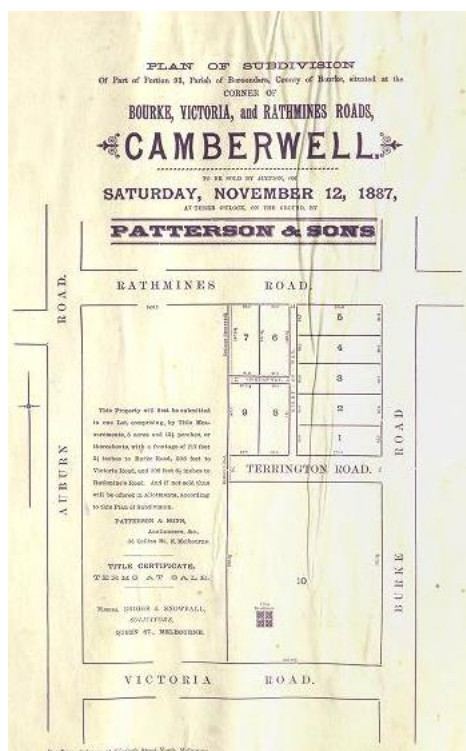


Figure 8. Subdivision fronting Burke, Terrington (Hallcroft Place), Victoria, and Rathmines roads, 1887. (Source: SLV)

Brick maker and market gardener, Henry Baxter, owned 1.6 hectares on Victoria Road in 1870, with four houses built on the land by 1879. By 1887 Baxter's land in Rathmines Road had been sold to builder J W Allen. Six lots on Rathmines Road at the 'very centre of Auburn', and divided by Victoria Grove, were put up for sale by Allen in 1888 (McWilliam 2004:77) (see Figure 9). Further lots fronting Victoria Grove were added later in the same year.

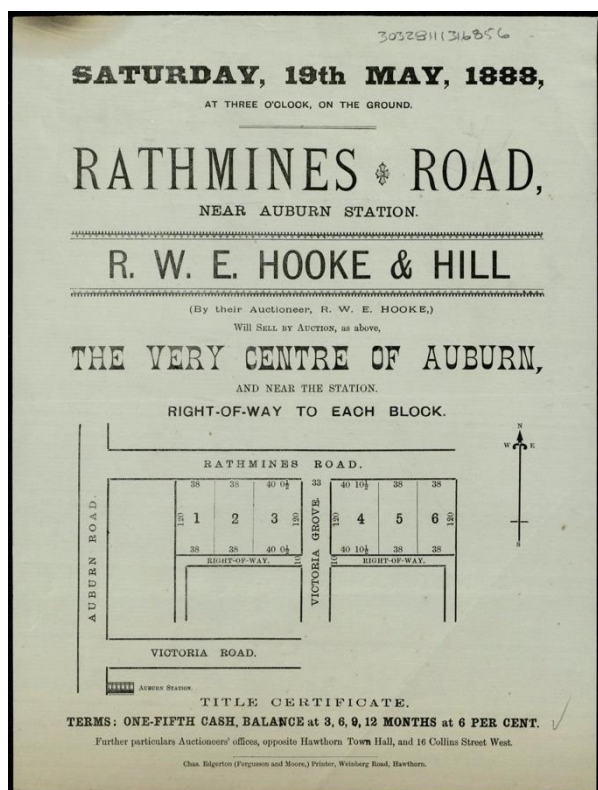
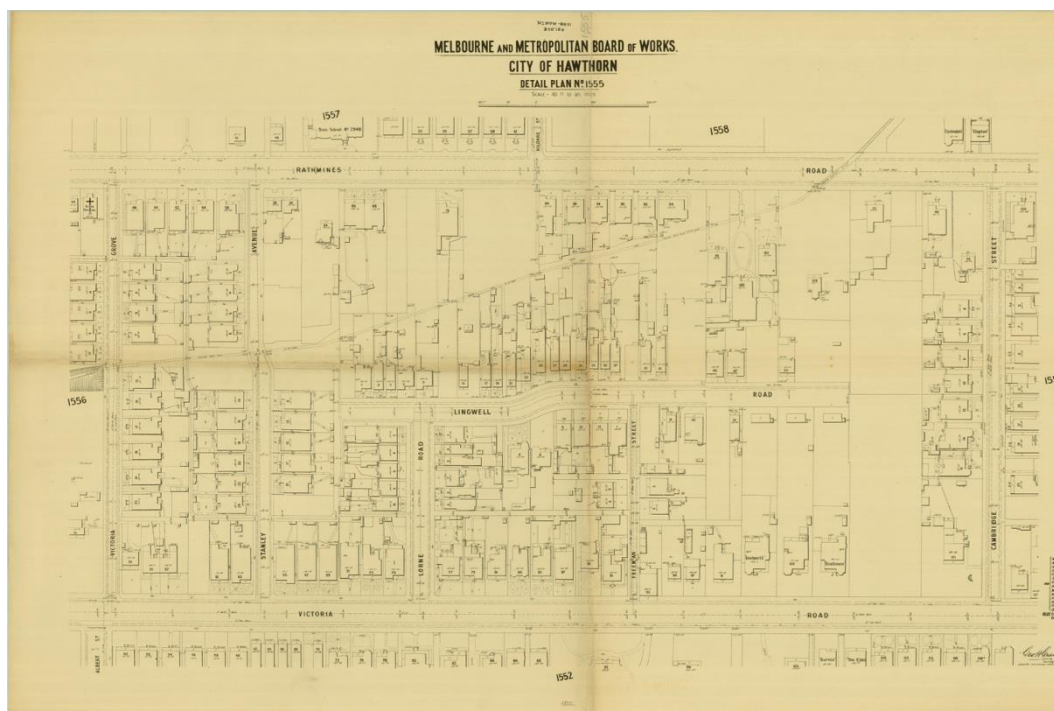
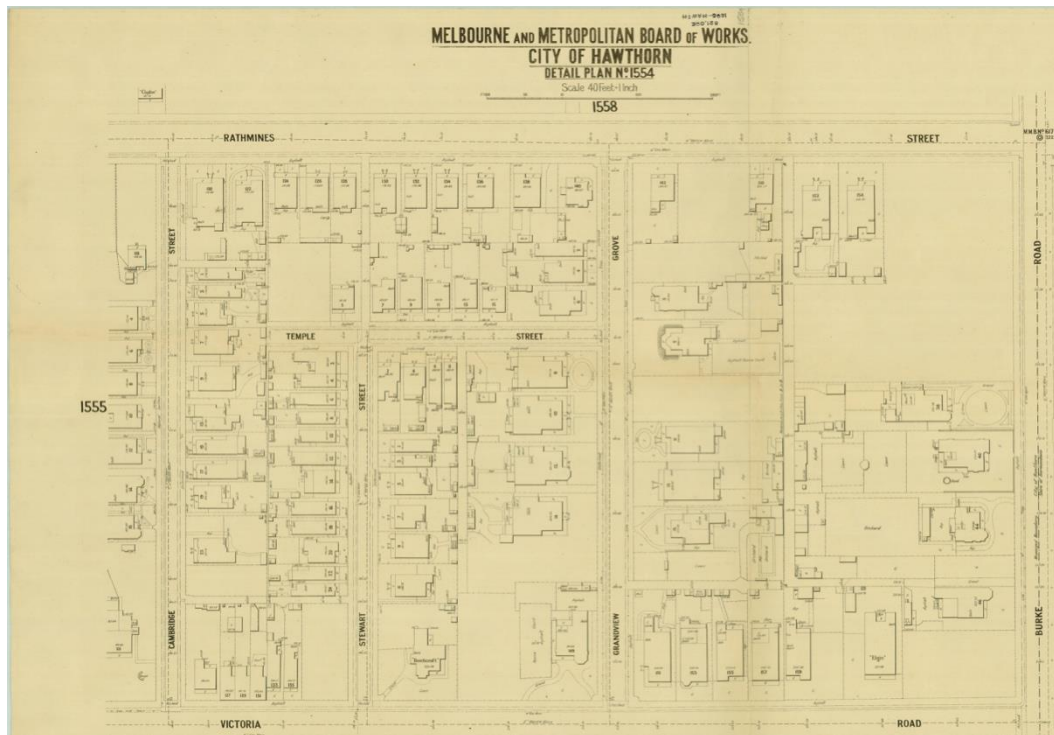


Figure 9. Rathmines Road estate plan, 1888. (Source: SLV)

As Melbourne Metropolitan Board of Works plans show, most allotments in the subject precinct had been built on by 1903 (see Figure 10).



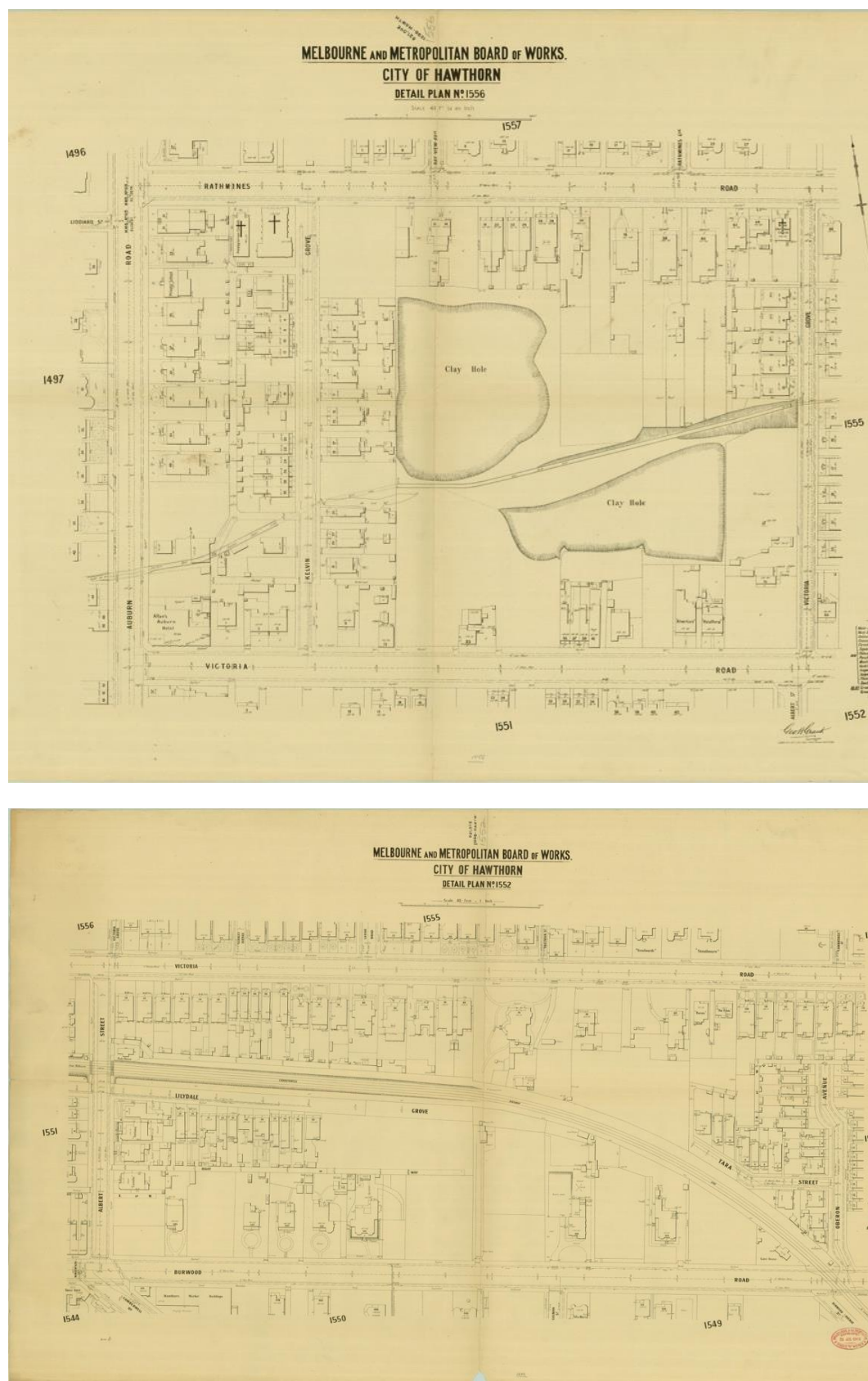


Figure 10. Showing houses in the subject precinct in 1903. (Source: Melbourne and Metropolitan Board of Works Detail Plans 1554 (top), 1555 (second from top), 1556 (second from bottom), and 1552 (bottom), 1903)

The large clay holes visible in MMBW Detail 1556 were reserved for public recreation in the 1920s, when Victoria Reserve was formed.

1-97, 125-161 and 34-164 Victoria Road

Victoria Road was formed in 1854 as an unnamed road by agreement of the owners of Crown Allotments 92 and 93 on the north, and 94 and 95 on the south. It was named Victoria Road by 1869, and, by 1870, 21 properties were in existence along the road, including farms, market gardens, estates on the high land, and brickmaking industries at the west end. By 1888, 95 houses had been built in Victoria Road: numbers 32-36 by Hyde and Luff; 66-74 by Heron; 75-89 and 76-84 by Edward Bishop (Bishop was Nunawading Shire president in 1888 and 1892, and advertised 'houses of all descriptions' for sale in Victoria Road); and 122-136 by Kaiser. By 1900, over 100 houses had been constructed in Victoria Road (McWilliam 2004:77; McWilliam 2007b:8).

'Rathgar' at 149 Victoria Road, Hawthorn East (HO428) was built in 1886-87 for merchant John Burke (McWilliam 2007b:2). The residence at 63 Victoria Road, Hawthorn East, was one of four substantial brick houses constructed by builder, J W Allen, for and by himself in 1890-91 on the north side of Victoria Road (Gould 1992). The residence next door at 61A Victoria Road, Hawthorn East was built in 1915. Fintona Girls' School occupied residences at 153, 155 and 163 Victoria Road by 1932 (McWilliam 2007b:9).

14-170 and 212-224 Rathmines Road

Rathmines Road was built as a government road from the south boundary of Elgar's Survey, with a deep creek bridged in the early 1860s. After Crown Allotment 70 was subdivided in 1857 to form the Village of Rathmines, the road was renamed Rathmines Road. By 1870, there were 12 properties in existence in Rathmines Road, most on the south side of the road, as north properties faced Harcourt Street. Residents included market gardeners and farmers near the creek, brick makers (in what was to become the Victoria Road Reserve), and gentlemen (McWilliam 2004:63).

In the 1880s, most properties on the south side of Rathmines Road, and on the north side towards the west end of the road, were developed through the subdivision of residential estates. By 1888, there were 45 villas on the south side of the road, and 20 on the north. Additional houses and a school were built on Allen's market garden fronting Kildare Street (not part of the subject precinct) in 1890, and a row of residences were built on Stackpole's estate fronting Burke Road after 1900. By the 1950s, apartments had been built in Rathmines Road (McWilliam 2004:63).

Chalmers Auburn Presbyterian Church

The Chalmers Presbyterian Church (named after the founder of the Free Church of Scotland, Dr Thomas Chalmers) at 14 Rathmines Road, Hawthorn East, was designed in the Gothic style by architects Ward and Carleton, and built by Meyer and Mills (see Figure 11). The foundation stone was laid on 9 March 1901 by the Hon William Knox MLC. The organ was built by Geo Fincham and Son at a cost of £386 and opened in July 1911 (Maidment 2014).



Figure 11. Chalmers Auburn Presbyterian Church, date unknown (Source: SLV)

Station Street

Station Street was known as Kelvin Grove until the 1930s and formed part of a subdivision developed by Alexander Biggs in 1884. By 1887, Biggs had constructed 13 houses on the east side of Station Street, backing onto the Holzer-Davis brick pit, all tenanted by builders. The residences, Kelvin Terrace and Englefield Terrace, had been built on the west side of Station Street by 1900. The Havens, at 2A-4 Station Street, were built, likely by George Sellars, by 1902 and were listed as church property (McWilliam 2007b:6). According to Gwen McWilliam, demolition of houses at the south end of Station Street was planned in 1915 to make way for the new Auburn Railway Station (McWilliam 2004:71). By 1919, all lots in Station Street had been built on, with eight women living in four pairs of houses behind the Presbyterian Church; by 1938, numbers 2A-4 Station Street were listed as 'Homes for Women' (HO120, HO121, HO122, HO123) (McWilliam 2004:71). At this time, these homes likely provided accommodation for unemployed women as part of schemes established in the economic depression of the 1930s to supply relief to the unemployed.

Victoria Grove

Victoria Grove was formed as part of J W Allen's subdivision fronting Rathmines Road in 1888; later in the same year Victoria Grove was extended south to Victoria Road. By 1888 five houses had been constructed on the west side of the newly formed Victoria Grove and four on the east. A Bible Christian Church was built at the corner of Rathmines Road, and by 1915 houses had been built on Baxter's remaining property on the west corner of Victoria Road and Victoria Grove (McWilliam 2004:77).

Stanley Avenue

Stanley Avenue was formed as part of the subdivision undertaken by builder, J W Allen, in 1888. The lots on the west side of the street were almost all built on by 1895; vacant lots on the east side of Stanley Avenue north of the creek were filled by 1915 (McWilliam 2004:71).

Lorne Road

Lorne Road, likely named after the 1883 Canadian Governor General who was also the Marquess of Lorne, was formed as part of the subdivision of the Auburn Estate in 1884. By 1885, a Mr Newman owned five homes on the west side of the street, with most residences on the east side, including two for Thomas Serpell, built by 1887 (McWilliam 2004:50).

Lingwell Road

Lingwell Road, constructed in 1888, follows the creek line, and, like Lorne Road, was formed as part of the subdivision of the Auburn Estate in 1884. By 1888, 28 houses had been built in the street, some by Heron and Watts. Lingwell Road was extended east, and by 1910 contained 40 residences, and by 1940, 50 houses (McWilliam 2004:49).

Freeman Street

Named after market gardener, Thomas Freeman, Freeman Street (originally named Gibson Street) formed the eastern boundary of the Auburn Estate, subdivided in 1884. Two houses had been built in the street by 1885, and a third house, owned by carpenter John Sutton, by 1887 (McWilliam 2004:27-28).

Cambridge Street

Two unfinished houses and 28 lots were listed in Cambridge Street in 1888, which was proclaimed a public highway in 1890. Most homes in the street were built by 1900, with infill completed by 1940. Cambridge Street was remodelled in 1992 (McWilliam 2004:11).

Temple Street

The east end of Temple Street was created as part of the Hawthorn Hill Estate; the west end of the street was part of the Freeman Park Estate. Six houses were built on the north side of Temple Street by Ernest Brooks, George Watt and others by 1888. After the road was made a public highway in 1890, four homes were built by 1892 on the south side of Temple Street (McWilliam 2004:73).

Stewart Street

Stewart Street (spelt Stuart Street when named a public highway in 1890, likely after developer and politician, Frank Stuart) was formed as part of the Freeman Park Estate subdivided in 1885. Stewart Street was extended to Temple Street and, by 1895 houses had been built by Thomas Sidwell, Robert Woodford, George Reeves, George Watts and John Goode (McWilliam 2004:72).

Grandview Grove

Grandview Grove, first known as Alberta Street and renamed Grandview Grove in 1891, was formed in 1886 as part of the Hawthorn Hill Estate, subdivided in 1885. John Templeton's homestead (see under Temple Street), later named 'Bella Vista', was included as part of the Freeman Park Estate, and stands today at 10-10A Grandview Grove. Henry Hutchison and Huddlestone and Brown had built homes in Grandview Grove by 1888 (including 'Uxbridge' built by Huddlestone and Brown in 1889-90, today's 12 Grandview Grove, HO51). 'Grandview' was also built for dairyman Charles Simpson in Grandview Road, east of Rathmines Road corner. By 1896, five homes had been built on the east side, and seven on the west side of Grandview Grove (McWilliam 2004:32).

Hallcroft Place

Hallcroft Place was formed as Terrington Road as part of an estate comprising ten lots in 1887. In 1888, four grand houses facing Burke Road (not in the subject precinct) were built by Heron and Ashman, and Brown and Huddlestone. By 1939, four houses had been built on the north side and two houses on the south side of Hallcroft Place (McWilliam 2004:34).

40-92 Lilydale Grove

A forty-lot subdivision, including lots on Lilydale Road (named after the newly opened section of the Hawthorn-Lilydale railway line) and Albert Street, was opened in 1884 and 1886 by Alexander Biggs. Houses were firstly built by Biggs in Lilydale Grove. By 1890, approximately 20 houses had been built, including residences at 40-42, 46-48 and 56-58 Lilydale Grove built by Heron, Cottell and T Biggs; by 1905, residences at 64-70 Lilydale Grove were in existence. More than 40 houses had been constructed by 1930. Six lots were added to the estate at the east end of Lilydale Grove in later years (McWilliam 2004:48; McWilliam 2007b:2).

3-7 and 4-8 Albert Street

Albert Street was formed by 1864 as part of a subdivision of 23 lots on land owned by Alexander Biggs; Biggs opened up more lots in 1882. In 1883, five villa sites near Albert Street were advertised for sale and in 1886, six lots were advertised for sale in Albert Street south of Lilydale Grove, from which date homes built by Biggs and Heron were advertised. Albert Street was gazetted in 1887 (McWilliam 2004:1).

Description & Integrity

The Victoria Road Precinct is bounded by Rathmines Road to the north and Lilydale Grove to the South, extending to the major arterial roads of Auburn Road to the west and Burke Road to the east. There are several smaller streets that traverse the precinct in a north-south, east-west grid. The railway line traverses the southern part of the precinct, separating Lilydale Grove from Victoria Road.

The precinct is characterised by its highly intact variety of building types, ranging from modest Victorian cottages, larger Victorian and Edwardian houses, some interwar and postwar development and more recent contemporary infill development, with differing levels of quality and intactness and contribution to the overall character of the precinct. Significant and contributory development is mainly from the Victorian and Edwardian era.

There is a large reserve, Victoria Reserve, with its main frontage to Victoria Road. Secondary entrances are provided off Victoria Grove and Station Street. The Victoria Reserve was reserved in the 1920s. The land was formerly clay pits associated with the brickworks.

The two main streets of the precinct are Victoria Road and Rathmines Road, both of which extended from the busy thoroughfares of Auburn Road in the west to Burke Road in the east. Rathmines Road is characterised by intact groups of excellent quality Victorian and Edwardian housing that clearly demonstrate all the significant phases of development of the precinct, interspersed with some mid and late twentieth century houses and apartment buildings, with the significant Gothic style Presbyterian Church at 14 Rathmines Road, Hawthorn East, dominating the western end of the street.

Victoria Road serves as a central spine for the precinct. It is an unusually wide street with median plantings and traffic calming infrastructure. Looking west there is a significant view of city buildings, and looking east the slope rises steadily to Burke Road. Development along Victoria Road is characterised by some very high quality Victorian dwellings with some interwar residences and a scattering of smaller Edwardian houses. The residential character of the streetscape is less clearly defined in proximity to the busy Auburn Road, where there is a group of single and double storey of warehouse and factory buildings (2-30 Victoria Road). At the centre of the road, on the north side, there has been apartment building construction in the second half of the twentieth century, at 101-119 Victoria Road, which is out of scale with the rest of the precinct. Therefore, it has been left out of the precinct boundaries.



Figure 12. Chalmers Presbyterian Church at 14 Rathmines Road, Hawthorn East.



Figure 13. Polychrome Victorian Italianate double-fronted house at 84 Victoria Road, Hawthorn East.
(Source: realestate.com.au, no date)

The interior streets in the precinct, such as Lingwell Road and Cambridge Street, also contain similarly high quality Victorian era housing stock. These streets, with the exception of Grandview Grove, are typically composed of a mixture of Victorian Italianate cottages, larger houses and 'villas', some semi-detached houses and some Federation/Edwardian Queen Anne villas. The highly consistent nature of the housing stock is reflective of its construction over a relatively short period of time.

The early phase of the precinct's development was characterised by the Victorian Italianate style. The houses are generally typical examples of this architectural style. The Victorian Italianate style is characterised by low-pitched hipped roofs, rendered cornices to the chimneys, bracketed eaves, front or return verandahs with slender columns and cast-iron ornamentation. The windows are double-hung sash windows and front doors are four-panelled moulded timber doors, sometimes with sidelights.

Within the Victoria Road precinct, the housing stock in this style is divided into three basic groups: double-fronted houses, which are often built of more substantial construction (often brick) and elaborate in detail; the elaborate two storey Villas and mansions on bigger allotments with larger, grand layouts and substantial garden settings; and the more modest single-fronted examples that are mainly of timber construction and are seen as freestanding and attached dwellings.

There are two types of Victorian Italianate double-fronted houses in the precinct: those with flat (block-fronted) symmetrical facades, and those with an asymmetrical façade created by a hipped bay projecting to one side. The roofs of these larger houses are generally clad in slates.

Reflecting the improved quality of brick in the late 1880s, several of the double fronted houses had tuckpointed polychrome face brick walls. The body colour of these houses is commonly brown hawthorn brick, with banding, window and door dressings, and diaper patterns to the eaves in cream or red brick (or both). Particularly fine examples of polychrome brickwork can be seen at 2 Temple Street, 84 and 151 Victoria Road, 8 Albert Street, 10 and 19 Cambridge Street, Hawthorn East. There are many polychrome brick houses that have been overpainted, or in a few cases, over rendered, such as 19 Stanley Avenue, 110 Rathmines Street and 49 Victoria Road, Hawthorn East.

There are also a number of timber or ashlar-block finishes to the double-fronted houses in the precinct. The quality and integrity of these dwellings varies. Particularly fine examples of this housing subtype include 134 Rathmines Street.

There are also a small number of more modestly scaled, single fronted Victorian cottages and semidetached houses, with front verandahs and a single front window. Lilydale Grove has some good examples of more modest Victorian development. The roofs of these houses are generally simple hipped roofs in slate, however several appear to have had the roof replaced with corrugated iron. They share common characteristics of the Italianate style with the larger houses, including window and door types (double hung windows, four panel timber doors with side lights) and corniced chimneys. The majority of these cottages are of timber construction with either weatherboard or ashlar-look boards to the façade. Others are of brick construction, some of which have been overpainted or rendered.

Station Street contains a set of Victorian dwellings that are unusual within the precinct. These include the terraces at 2-4 Station Street, formerly 'The Haven' Homes for women (HO120, HO121, HO122 and HO123). This set of 4 single-storey dwellings are late Victorian in style, showing transitional elements such as red brick construction, timber lattice work to the front porch and steeper pitched roofs. The roofs are slate, however there are terracotta chimney pots ridge capping which is more typical of the Federation/Edwardian housing for the area.

Grandview Grove (west side) contains some of the grander houses of the precinct, some of which are individually significant.



Figure 15. 16 Station Street, Hawthorn East (Source: Context, 2018)

One of the few remaining examples of a two storey Victorian house is at 16 Station Street. It is a fine example of a brick Italianate house with an unusually wide double front. It has a low hipped roof with corbelled brick chimneys, double-hung sash windows with bluestone sills that have sidelights at ground-floor level, a four-panelled door with ruby flashed-glass sidelights and highlights, timber verandah posts (missing their cast-iron capitals) and timber fretwork. The house is distinguished by its bold polychromy with red and cream brick banding and quoining across both levels of this otherwise Hawthorn brick house.



Figure 16. Edwardian semi-detached houses in Lingwell Road, Hawthorn East. (Source: Context, 2018)

The precinct also contains a number of Federation/Edwardian era houses. These include a mixture of freestanding and semi-detached houses. Examples of the semi-detached houses are 59 and 61 Lingwell Road, 64 and 66, 68 and 70, 72 and 74 and 76 and 78 Lilydale Grove, and 34 and 36 Rathmines Road, Hawthorn East. Stylistically, many display Queen Anne characteristics, including the prominent use of red brick and terracotta tiled roofs and ridge capping and timber casement windows with highlights. Verandahs have turned timber posts with timber fretwork, differing from the decorative cast-iron seen on the earlier Victorian Era houses. There are also some timber weatherboard clad Edwardian houses, some with ashlar-block front elevations.



Figure 17. Edwardian Queen Anne house at 21 Stanley Avenue, Hawthorn East. (Source: Google Maps, July 2017)

5 Victoria Road, Hawthorn East is a fine example of a red brick Queen Anne style bungalow from the Edwardian era with a gable roof, with finial to the projecting bay and hipped roof to the main body of the house. 21 Stanley Avenue, Hawthorn East, is another good example of this style, with the terracotta roof tiles and finials still intact.

The integrity of the Edwardian housing in the precinct is high, however some tiled roofs have been replaced with corrugated iron.



Figure 18. An asymmetrical duplex in Hallcroft Place. (Context, 2018)

While the housing stock in the precinct is predominantly Victorian and Edwardian era, with some modern infill, there are also some fine examples in interwar housing scattered throughout. Hallcroft Place offers a particularly intact pocket of interwar houses, with five brick duplexes occupying the street. These have a mixture of symmetrical and asymmetrical forms, with most dwellings having hipped roofs with gables to the projecting bays, often with corbelling to the cable edges. There is decorative brickwork to the gable ends and the chimneys as well as brick banding to the body of some of the houses. All dwellings are of redbrick construction, however numbers 8, 9 and 11 are rendered. Windows are generally timber double hung sash windows however some appear to have been replaced. The front doors to some houses also appear to have been replaced.

Although the integrity of the precinct is high, there have been some alterations to original details in places. Typical alterations include the overpainting of face brick and the loss of original verandah posts and cast-iron ornamentation. A small number of houses also have modified front windows, replacement of original front doors, rendering of the facebrick and introduction of tall fences, obscuring the houses and intruding on the overall streetscape of the precinct.

Original low front fencing has been retained in the smaller internal streets, with high fencing along the busier Victoria and Rathmines Road. There are a limited number of second storey additions that are visible from the street. Some highly intrusive and overscaled contemporary development has occurred along parts of Victoria Road, the majority of which are outside of the precinct boundaries.



Figure 19. Redbrick duplex at 5-7 Hallcroft Place, Hawthorn East.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay (HO). While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses with Edwardian and interwar dwellings. Unlike Hawthorn, Hawthorn East is less well represented in the Heritage Overlay, with just three precincts in the HO. Two of these are comparable to the Victoria Road Precinct:

HO161 Ryeburne Avenue Precinct, Hawthorn East – is a predominantly late Victorian/Federation precinct developed to capitalise on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn. Ryeburne Avenue is a very consistent Victorian, Edwardian and Late Edwardian precinct of detached houses set on medium to large allotments with substantial gardens and low fences. It has historical value as a garden suburb and for its association with the mansion development in Harcourt Street. The parkland reserves contribute to the place as a garden suburb.

Ryeburne Avenue Precinct is more consistent in period and style than the Victoria Road precinct, and contains no interwar dwellings. It also contains fewer Non-contributory places. Unlike Ryeburne Avenue Precinct, which retains evidence of the late nineteenth century development of the place as a garden suburb (substantial private gardens and parkland reserves), Victoria Road Precinct has experienced later infill development. Such development reflects the continued popularity of the area, and is evidenced by the construction of Edwardian and interwar dwellings in the former gardens of the larger Victorian Italianate villas, as well as the complete replacement of the larger houses with several duplexes and smaller bungalows and cottages.

HO160 Rathmines Grove Precinct, Hawthorn East - is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron

verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area, the occupants of which were involved in servicing the mansions in Harcourt Street.

The Contributory houses in Rathmines Grove Precinct are almost solely Victorian, giving it a very homogenous character. The streets immediately north of Victoria Road, including Station Street, Freeman Street, and Lingwell Road also have similar concentrations of small Victorian houses, and there are similar individual small Victorian houses located on Lorne Street and Rathmines Road, but the integrity of the concentrations of small Victorian houses in Victoria Road precinct is lower than the small precinct of Rathmines Grove. The small precinct of Rathmines Grove also represents a developmental theme present in the Victoria Road Precinct, but not as comprehensively legible. The Victoria Road Precinct provides evidence of a range of historic themes in the development of Hawthorn East: the level of influence the opening of a railway line had on the development of suburbs in the late nineteenth century in Melbourne, with larger plots of land located along the primary access routes to the railway station and other desirable amenities, and smaller lots found on the ancillary roads, generally running between Rathmines and Victoria Road. The smaller lots provided accommodation for brickmakers and other workers in the area, and these are interspersed amongst the larger villas and mansions of the precinct.

Heritage Overlay precincts in other suburbs that have a number of built-eras that contribute to their significance, and contain building stock that is comparable in quality and intactness to the Victoria Road Precinct. These precincts are:

HO220 West Hawthorn – is a large and varied concentration of brick and timber Victorian worker's cottages in both timber and brick. The precinct is representative of the growth of Hawthorn as a Victorian garden suburb ideal through the incorporation of parkland to improve the amenity of workers' housing. The precinct also includes a mix of late Federation and interwar houses and flats.

The large precinct is similar to the extensive Victoria Road precinct area in that it comprises a variety of allotment sizes, house types and periods of development. There is a consistency within streets as there is in the Victoria Road precinct, and likewise a considerable diversity in period and style across the whole area. The West Hawthorn Precinct is a close comparator in terms of its extent, diversity in period/style, and integrity.

HO164 Leslie Street Precinct, Hawthorn - The precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including a number of individually significant buildings exemplifying the Federation style in its formative phase. Leslie Street is very consistent in its timber Victorian houses – a homogenous run of 1880s workers' cottages - and comparable to Lingwell Road in the Victoria Road Precinct.

HO527 High Street South Residential, Kew – is characterised by detached houses of the Edwardian and interwar periods and styles. Miller Grove, Bowen Street, and Henry Grove contain a number of Non-contributory places and the consistency of style or character is not as high as in some other precincts. Victoria Road Precinct is of similar integrity to High Street South and comprises a wider spread of periods and styles.

HO155 Lyndhurst Crescent, Hawthorn – is representative of the growth of Hawthorn as a garden suburb particularly through the siting of Victorian-style villas in garden settings. It is also associated with the fashionable status of nearby Harcourt Street. It contains a number of significant examples of the Victorian architectural style. Lyndhurst Crescent is comparable to the eastern end of Victoria Road (north side) where there are larger Victorian houses leading into Grandview Grove. There is a similar consistency in style, period and integrity in this part of the precinct. The areas are both characterised by some high quality examples of Victorian architecture.

HO146 Central Gardens Precinct, Hawthorn – is characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex

interwar Bungalow variants. It includes Central Parklands. The streets surrounding Central Gardens are similar in character to the area north of Victoria Road including Lingwell Road, Station Street, Cambridge Street, Freeman Street and Lorne Road. The consistency in period and style, and the integrity of the properties is also similar. The parkland surrounded by the Victoria Road Precinct was originally clay pits, transformed into parkland in later years.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Victoria Road Precinct demonstrates the influence the opening of a railway line had on the development of suburbs in the late nineteenth century in Melbourne. The opening of Auburn Station in 1882 was instrumental in the rise in preference for and desirability of living within the precinct and directly contributed to the influx of middle class residents to the area. This is demonstrated by the differing subdivision patterns in the precinct and the predominance of late-nineteenth and early-twentieth century housing stock. Along Victoria and Rathmines roads, are larger allotments with a bluestone-paved laneway providing rear access to the properties. The larger plots of land are located along the primary access routes to the railway station and other desirable amenities. The smaller lots of land are found on the ancillary roads, generally running between Rathmines and Victoria Road, providing accommodation for the brickmakers and other workers in the area, amongst the larger Villas and mansions of the precinct.

Following the end of the depression in the 1890s, the ongoing subdivision and sale of land surrounding the larger villas and mansions demonstrates the continued popularity of the area, and is reflected through the construction of Edwardian and interwar dwellings in the former gardens and grounds of the larger Victorian Italianate villas as well as the complete replacement of the larger houses with several duplexes and smaller bungalows and cottages.

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).

The housing stock in the precinct is dominated by the Victorian Italianate style, with the large and small examples of the style displaying characteristic elements such as low-pitched hipped roofs, rendered cornices to chimneys and bracketed eaves. Most of the dwellings of this style retain the typical cast-iron detailing and slender Corinthian posts. A smaller number of houses demonstrate the principal characteristics of Edwardian Queen Anne architectural style such as high hipped roofs, the use of terracotta tiles and ridgecapping, projecting half-timbered front gables and timber posts and fretwork to the verandahs and front porches. Among the interwar buildings of the precinct, the dominant type is the single-storey red brick duplex. These almost all have projecting bays to the front façade with corbelled gables. All housing stock of this period displays the characteristic decorative brick detailing to both the gable end as well as the chimneys and main body of the house.

The precinct's bluestone pitched laneways and bluestone kerb to the junctions of streets are characteristic of nineteenth century suburban infrastructure.

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?

Victoria Road Precinct, comprising 3-7 and 4-8 Albert Street, 1-27 and 2-20 Cambridge Street, 1-5 and 2-4 Freeman Street, 1-3 and 2-10A and 14 Grandview Grove, 1-11 and 2-8 Hallcroft Place, 2-6 Irelands Lane, 40-92 Lilydale Grove, 1-65 and 4-40 Lingwell Road, 1-11 and 2-10 Lorne Road, 14-170 and 212-224 Rathmines Road, 1-21 and 2-24 Stanley Avenue, 3-25 and 6-36 Station Street, 1-15 and 2-24 Stewart Street, 1-15 and 2-10 Temple Street, 1-23 and 2-28 Victoria Grove, and 1-97, 125-161 and 34-164 Victoria Road, Hawthorn East, is significant. The majority of the houses were built in the late Victorian period (mid 1880s-1890s) with significant further infill in the Edwardian and interwar eras.

The following houses with site-specific HOs are Significant: 12 Grandview Grove (HO51), 2-4A Station Street (HO120-HO123), and 149 Victoria Road (HO428). The majority of properties are contributory elements to the overall significance of the precinct as well as the bluestone laneways and kerbing that remains of the characteristic nineteenth century street infrastructure.

The mature English Oak street trees along Grandview Grove are a contributory element.

The front fences at 1, 3, 5, 7, 9, 11 and 8 Hallcroft Place, and 84 Victoria Road are contributory elements.

Non-original alterations and additions to the houses are not significant.

How is it significant?

Victoria Road Precinct is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

Victoria Road Precinct demonstrates the influence the opening of a railway line had on the development of suburbs in the late nineteenth century in Melbourne. The opening of Auburn Station in 1882 was instrumental in the rise in preference for and desirability of living within the precinct and directly contributed to the influx of middle class residents to the area. This is demonstrated by the differing subdivision patterns in the precinct and the predominance of late-nineteenth and early-twentieth century housing stock. Along Victoria and Rathmines roads, are larger allotments with a bluestone-paved laneway providing rear access to the properties. The larger plots of land are located

along the primary access routes to the railway station and other desirable amenities. The smaller lots of land are found on the ancillary roads, generally running between Rathmines and Victoria Road, providing accommodation for the brickmakers and other workers in the area, amongst the larger Villas and mansions of the precinct. (Criterion A)

Following the end of the depression in the 1890s, the ongoing subdivision and sale of land surrounding the larger villas and mansions demonstrates the continued popularity of the area, and is reflected through the construction of Edwardian and interwar dwellings in the former gardens and grounds of the larger Victorian Italianate villas as well as the complete replacement of the larger houses with several duplexes and smaller bungalows and cottages. (Criterion A)

Architecturally, the housing stock in the precinct is dominated by the Victorian Italianate style, with the large and small examples of the style displaying characteristic elements such as low-pitched hipped roofs, rendered cornices to chimneys and bracketed eaves. Most of the dwellings of this style retain the typical cast-iron detailing and slender Corinthian posts. A smaller number of houses demonstrate the principal characteristics of Edwardian Queen Anne architectural style such as high hipped roofs, the use of terracotta tiles and ridgecapping, projecting half-timbered front gables and timber posts and fretwork to the verandahs and front porches. Among the interwar buildings of the precinct, the dominant type is the single-storey red brick duplex. These almost all have projecting bays to the front façade with corbelled gables. All housing stock of this period displays the characteristic decorative brick detailing to both the gable end as well as the chimneys and main body of the house. The precinct's bluestone pitched laneways and bluestone kerb to the junctions of streets are characteristic of nineteenth century suburban infrastructure. (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
	3	Albert Street	Contributory	c.1886
	4	Albert Street	Contributory	c.1886
	5	Albert Street	Contributory	c.1886
	6	Albert Street	Contributory	c.1886
	7	Albert Street	Contributory	c.1886
	8	Albert Street	Contributory	c.1886
	1	Cambridge Street	Contributory	c.1888-90
	2	Cambridge Street	Non-Contributory	Contemporary
	2A	Cambridge Street	Non-Contributory	Contemporary
	3	Cambridge Street	Contributory	c.1888-90
	4	Cambridge Street	Contributory	c.1888-90
	5	Cambridge Street	Contributory	c.1888-90
	6	Cambridge Street	Contributory	c.1888-90
	7	Cambridge Street	Contributory	c.1888-90
	8	Cambridge Street	Contributory	c.1888-90
	9	Cambridge Street	Contributory	c.1888-90
	10	Cambridge Street	Contributory	c.1888-90
	11	Cambridge Street	Contributory	c.1888-90
	12	Cambridge Street	Contributory	c.1888-90
	14	Cambridge Street	Contributory	c.1888-90
	15	Cambridge Street	Contributory	c.1888-90
	16	Cambridge Street	Contributory	c.1888-90
	17	Cambridge Street	Contributory	c.1888-90
	18	Cambridge Street	Contributory	c.1915-40
	19	Cambridge Street	Contributory	c.1888-90
	20	Cambridge Street	Contributory	c.1915-40
	23	Cambridge Street	Contributory	c.1888-90
	25	Cambridge Street	Contributory	c.1890-1915
	27	Cambridge Street	Contributory	c.1890-1915
	1	Freeman Street	Contributory	c.1885-90
	2-4	Freeman Street	Non-Contributory	Contemporary
	3	Freeman Street	Contributory	c.1885-90
	5	Freeman Street	Non-Contributory	Contemporary
	1	Grandview Grove	Non-contributory	c.1888-90, altered
	2	Grandview Grove	Contributory	c.1888-90
	3	Grandview Grove	Contributory	c.1888-90
	4	Grandview Grove	Contributory	c.1888-90
	6	Grandview Grove	Contributory	c.1888-90
	8	Grandview Grove	Contributory	c.1888-90
	10-10A	Grandview Grove	Contributory	c.1888-90
	12	Grandview Grove	Significant (HO51)	c.1890-1915
	14	Grandview Grove	Non-Contributory	Upper Storey 1988
	1	Hallcroft Place	Contributory	c.1915-39
	2	Hallcroft Place	Contributory	c.1915-39
	3	Hallcroft Place	Contributory	c.1915-39
	4	Hallcroft Place	Contributory	c.1915-39
	5	Hallcroft Place	Contributory	c.1915-39
	6	Hallcroft Place	Contributory	c.1915-39

HAWTHORN EAST

Name	Number	Street	Grading	Built Date
	7	Hallcroft Place	Contributory	c.1915-39
	8	Hallcroft Place	Contributory	c.1915-39
	9	Hallcroft Place	Contributory	c.1915-39
	11	Hallcroft Place	Contributory	c.1915-39
	40	Lilydale Grove	Contributory	c.1886-90
	42	Lilydale Grove	Contributory	c.1886-90
	44	Lilydale Grove	Non-contributory	c.1886-90
	44a	Lilydale Grove	Non-contributory	c.1886-90
	46	Lilydale Grove	Contributory	c.1886-90
	48	Lilydale Grove	Contributory	c.1886-90
	50	Lilydale Grove	Contributory	c.1886-90
	52	Lilydale Grove	Non-Contributory	Contemporary
	54	Lilydale Grove	Non-Contributory	c.1886-90, altered
	56	Lilydale Grove	Contributory	c.1886-90
	58	Lilydale Grove	Contributory	c.1886-90
	60	Lilydale Grove	Contributory	c.1886-90
	62	Lilydale Grove	Contributory	c.1890-1915
	64	Lilydale Grove	Contributory	c.1890-1905
	66	Lilydale Grove	Contributory	c.1890-1905
	68	Lilydale Grove	Contributory	c.1890-1905
	70	Lilydale Grove	Contributory	c.1890-1905
	72	Lilydale Grove	Contributory	c.1890-1915
	74	Lilydale Grove	Contributory	c.1890-1915
	76	Lilydale Grove	Contributory	c.1890-1915
	78	Lilydale Grove	Contributory	c.1890-1915
	80	Lilydale Grove	Non-Contributory	Contemporary
	80a	Lilydale Grove	Non-Contributory	Contemporary
	82 (all units)	Lilydale Grove	Non-Contributory	Contemporary
	84	Lilydale Grove	Contributory	c.1915-40
	86	Lilydale Grove	Contributory	c.1915-40
	88	Lilydale Grove	Non-Contributory	Contemporary
	90	Lilydale Grove	Contributory	c.1915-40
	92	Lilydale Grove	Contributory	c.1915-40
	1	Lingwell Road	Contributory	c.1888-90
	1B	Lingwell Road	Non-Contributory	Contemporary
	3	Lingwell Road	Contributory	c.1888-90
	4	Lingwell Road	Contributory	c.1888-90
	5	Lingwell Road	Contributory	c.1888-90
	6	Lingwell Road	Contributory	c.1888-90
	7	Lingwell Road	Contributory	c.1888-90
	8	Lingwell Road	Contributory	c.1888-90
	9	Lingwell Road	Non-Contributory	c.1888-90
	10	Lingwell Road	Contributory	c.1888-90
	11	Lingwell Road	Non-Contributory	Contemporary
	12	Lingwell Road	Contributory	c.1888-90
	13	Lingwell Road	Contributory	c.1890-1915
	14	Lingwell Road	Contributory	c.1888-90
	15	Lingwell Road	Contributory	c.1890-1915
	16	Lingwell Road	Contributory	c.1925-30
	17	Lingwell Road	Contributory	c.1888-90
	18	Lingwell Road	Contributory	c.1888-90
	19	Lingwell Road	Contributory	c.1888-90
	20	Lingwell Road	Contributory	c.1888-90

Name	Number	Street	Grading	Built Date
	21	Lingwell Road	Contributory	c.1888-90
	22	Lingwell Road	Contributory	c.1890-1915
	23	Lingwell Road	Contributory	c.1888-90
	25	Lingwell Road	Contributory	c.1888-90
	26	Lingwell Road	Contributory	c.1888-90
	27	Lingwell Road	Contributory	c.1888-90
	28	Lingwell Road	Contributory	c.1915-40
	29	Lingwell Road	Contributory	c.1888-90
	30	Lingwell Road	Contributory	c.1915-40
	31	Lingwell Road	Contributory	c.1888-90
	32	Lingwell Road	Contributory	c.1915-40
	33	Lingwell Road	Contributory	c.1888-90
	34	Lingwell Road	Non-Contributory	Contemporary
	35	Lingwell Road	Contributory	c.1888-90
	36	Lingwell Road	Contributory	c.1915-40
	37	Lingwell Road	Non-contributory	Contemporary
	38	Lingwell Road	Non-contributory	c.1915-40
	39	Lingwell Road	Contributory	c.1888-90
	40	Lingwell Road	Non-Contributory	c.1915-40
	41	Lingwell Road	Contributory	c.1888-90
	43	Lingwell Road	Non-Contributory	Contemporary
	45	Lingwell Road	Contributory	c.1888-90
	47	Lingwell Road	Contributory	c.1888-90
	49	Lingwell Road	Non-Contributory	Contemporary
	51	Lingwell Road	Contributory	c.1890-1915
	53	Lingwell Road	Contributory	c.1920
	55	Lingwell Road	Contributory	c.1920
	57	Lingwell Road	Contributory	c.1890-1915
	59	Lingwell Road	Contributory	c.1890-1915
	61	Lingwell Road	Contributory	c.1890-1915
	63	Lingwell Road	Contributory	c.1890-1915
	65	Lingwell Road	Non-Contributory	Contemporary
	1	Lorne Road	Contributory	c.1884-1901
	2	Lorne Road	Contributory	c.1884-1901
	3	Lorne Road	Contributory	c.1884-1901
	4	Lorne Road	Contributory	c.1884-1901
	5	Lorne Road	Contributory	c.1884-1901
	6	Lorne Road	Contributory	c.1884-1901
	7	Lorne Road	Contributory	c.1884-1901
	8	Lorne Road	Contributory	c.1884-1901
	9	Lorne Road	Contributory	c.1884-1901
	10	Lorne Road	Contributory	c.1884-1901
	11	Lorne Road	Contributory	c.1884-1901
	14	Rathmines Road	Significant	c.1901-11
	1/16	Rathmines Road	Contributory	c.1890-1915
	2/16	Rathmines Road	Contributory	c.1890-1915
	18	Rathmines Road	Contributory	c.1890-1915
	20	Rathmines Road	Contributory	c.1890-1915
	22	Rathmines Road	Contributory	c.1890-1915
	32-32A	Rathmines Road	Contributory	c.1890-1915
	34	Rathmines Road	Contributory	c.1890-1915
	36	Rathmines Road	Contributory	c.1890-1915
	38	Rathmines Road	Contributory	c.1880-90
	40	Rathmines Road	Contributory	c.1880-90

HAWTHORN EAST

Name	Number	Street	Grading	Built Date
	42	Rathmines Road	Contributory	c.1880-90
	44	Rathmines Road	Contributory	c.1880-90
	46	Rathmines Road	Contributory	c.1880-90
	48	Rathmines Road	Contributory	c.1880-90
	50	Rathmines Road	Contributory	c.1890-1915
	1/52 & 2/52	Rathmines Road	Non-Contributory	Contemporary
	54	Rathmines Road	Contributory	c.1880-90
	56 (all units)	Rathmines Road	Non-Contributory	Contemporary
	58 (all units)	Rathmines Road	Non-Contributory	Contemporary
	1/60 & 2/60	Rathmines Road	Non-Contributory	Contemporary
	62	Rathmines Road	Contributory	c.1880-90
	64	Rathmines Road	Contributory	c.1880-90
	68	Rathmines Road	Non-Contributory	Contemporary
	70	Rathmines Road	Contributory	c.1880-90
	72	Rathmines Road	Contributory	c.1880-90
	74-76	Rathmines Road	Non-Contributory	Contemporary
	80	Rathmines Road	Non-Contributory	Contemporary
	82	Rathmines Road	Non-Contributory	c.1880-90
	84	Rathmines Road	Non-Contributory	c.1880-90
	88	Rathmines Road	Non-Contributory	Postwar
	90	Rathmines Road	Non-Contributory	Postwar
	96	Rathmines Road	Contributory	c.1880-90
	98	Rathmines Road	Contributory	c.1880-90
	100	Rathmines Road	Contributory	c.1890-1915
	102	Rathmines Road	Contributory	c.1915-40
	110	Rathmines Road	Contributory	c.1880-90
	112	Rathmines Road	Contributory	c.1890-1915
	114	Rathmines Road	Contributory	c.1890-1915
	116	Rathmines Road	Contributory	c.1890-1915
	118	Rathmines Road	Contributory	c.1890-1915
	124	Rathmines Road	Contributory	c.1890-1915
	126-128	Rathmines Road	Non-Contributory	Contemporary
	130-132	Rathmines Road	Non-Contributory	Contemporary
	134	Rathmines Road	Contributory	c.1880-90
	136	Rathmines Road	Non-Contributory	c.1880-90
	140	Rathmines Road	Contributory	c.1880-90
	144	Rathmines Road	Contributory	c.1880-90
	150	Rathmines Road	Contributory	c.1880-90
	154-164	Rathmines Road	Non-Contributory	Contemporary
	170	Rathmines Road	Contributory	c.1915-40
	212	Rathmines Road	Contributory	c.1915-40
	214	Rathmines Road	Contributory	c.1915-40
	216	Rathmines Road	Contributory	c.1915-40
	218	Rathmines Road	Contributory	c.1915-40
	220	Rathmines Road	Contributory	c.1880-90
	222	Rathmines Road	Contributory	c.1880-90
	224	Rathmines Road	Contributory	c.1880-90
	2	Irelands Lane	Contributory	c.1890-1915
	4	Irelands Lane	Non-Contributory	Contemporary
	6	Irelands Lane	Non-Contributory	Contemporary

Name	Number	Street	Grading	Built Date
	1	Stanley Avenue	Non-Contributory	Contemporary
	2	Stanley Avenue	Contributory	c.1888-95
	4	Stanley Avenue	Contributory	c.1888-95
	5	Stanley Avenue	Non-Contributory	Contemporary
	6	Stanley Avenue	Contributory	c.1888-95
	1/7, 2/7, 3/7 & 4/7	Stanley Avenue	Non-Contributory	Contemporary
	7A	Stanley Avenue	Contributory	c.1915-40
	8	Stanley Avenue	Contributory	c.1888-95
	9	Stanley Avenue	Non-Contributory	Contemporary
	11	Stanley Avenue	Contributory	c.1888
	12	Stanley Avenue	Contributory	c.1888-95
	13	Stanley Avenue	Contributory	c.1888
	14	Stanley Avenue	Contributory	c.1888-95
	15	Stanley Avenue	Contributory	c.1888
	16	Stanley Avenue	Contributory	c.1888-95
	17	Stanley Avenue	Contributory	c.1888
	18	Stanley Avenue	Contributory	c.1888-95
	19	Stanley Avenue	Contributory	c.1888
	20	Stanley Avenue	Contributory	c.1888-95
	21	Stanley Avenue	Contributory	c.1890-1915
	22	Stanley Avenue	Contributory	c.1888-95
	24	Stanley Avenue	Contributory	c.1888-95
	2	Station Street	Significant (HO120)	c.1902
	2A	Station Street	Significant (HO121)	c.1902
	4	Station Street	Significant (HO122)	c.1902
	4A	Station Street	Significant (HO123)	c.1902
	3	Station Street	Contributory	c.1884-1919
	5	Station Street	Contributory	c.1884-1919
	6	Station Street	Contributory	c.1884-1919
	7	Station Street	Contributory	c.1884-1919
	8	Station Street	Contributory	c.1884-1919
	9	Station Street	Contributory	c.1884-1919
	10	Station Street	Contributory	c.1884-1919
	11	Station Street	Contributory	c.1884-1919
	12	Station Street	Contributory	c.1884-1919
	13	Station Street	Non-Contributory	1998 reproduction
	14	Station Street	Non-Contributory	c.1915-40
	15	Station Street	Contributory	c.1884-1919
	16	Station Street	Contributory	c.1884-1919
	17	Station Street	Contributory	c.1884-1919
	18	Station Street	Contributory	c.1884-1919
	19	Station Street	Contributory	c.1884-1919
	20	Station Street	Contributory	c.1884-1919
	22	Station Street	Contributory	c.1884-1919
	24	Station Street	Contributory	c.1884-1919
	25	Station Street	Non-Contributory	Contemporary
	26	Station Street	Contributory	c.1884-1919
	28	Station Street	Contributory	c.1884-1919
	30	Station Street	Contributory	c.1884-1919
	32	Station Street	Contributory	c.1884-1919
	34	Station Street	Contributory	c.1884-1919
	36	Station Street	Contributory	c.1884-1919

HAWTHORN EAST

Name	Number	Street	Grading	Built Date
	1	Stewart Street	Contributory	c.1890-1915
	2	Stewart Street	Contributory	c.1885-90
	3	Stewart Street	Contributory	c.1885-90
	4	Stewart Street	Contributory	c.1885-90
	5	Stewart Street	Contributory	c.1885-90
	6	Stewart Street	Non-Contributory	Contemporary
	7	Stewart Street	Non-Contributory	Contemporary
	8	Stewart Street	Contributory	c.1885-90
	9	Stewart Street	Contributory	c.1885-90
	10	Stewart Street	Contributory	c.1885-90
	11	Stewart Street	Non-Contributory	Contemporary
	12	Stewart Street	Contributory	c.1885-90
	14	Stewart Street	Contributory	c.1885-90
	15	Stewart Street	Non-Contributory	Contemporary
	16	Stewart Street	Contributory	c.1885-90
	18	Stewart Street	Contributory	c.1885-90
	20	Stewart Street	Contributory	c.1885-90
	22	Stewart Street	Contributory	c.1885-90
	24	Stewart Street	Contributory	c.1885-90
	1	Temple Street	Contributory	c.1915-40
	2	Temple Street	Contributory	c.1888-90
	3	Temple Street	Contributory	c.1890-1915
	4	Temple Street	Contributory	c.1888-90
	5	Temple Street	Contributory	c.1888-90
	6	Temple Street	Non-contributory	c.1888-90
	7	Temple Street	Contributory	c.1888-90
	8	Temple Street	Non-contributory	Contemporary
	9	Temple Street	Contributory	c.1888-90
	10	Temple Street	Non-contributory	c.1930s
	11	Temple Street	Contributory	c.1888-90
	13	Temple Street	Contributory	c.1888-90
	15	Temple Street	Contributory	c.1888-90
	1	Victoria Grove	Contributory	c.1888
	2	Victoria Grove	Contributory	c.1888
	3	Victoria Grove	Contributory	c.1888
	4	Victoria Grove	Contributory	c.1888
	5	Victoria Grove	Contributory	c.1888
	6	Victoria Grove	Contributory	c.1888
	7	Victoria Grove	Contributory	c.1888
	8	Victoria Grove	Contributory	c.1888
	10	Victoria Grove	Contributory	c.1888
	11	Victoria Grove	Contributory	c.1888
	12	Victoria Grove	Contributory	c.1888
	13	Victoria Grove	Contributory	c.1888
	14	Victoria Grove	Contributory	c.1888
	15	Victoria Grove	Contributory	c.1888
	16	Victoria Grove	Contributory	c.1888
	17	Victoria Grove	Contributory	c.1888
	18	Victoria Grove	Contributory	c.1888
	19	Victoria Grove	Contributory	c.1888
	20	Victoria Grove	Non-Contributory	Contemporary
	21	Victoria Grove	Contributory	c.1888
	22	Victoria Grove	Contributory	c.1888
	23	Victoria Grove	Contributory	c.1888

Name	Number	Street	Grading	Built Date
	24	Victoria Grove	Non-Contributory	Contemporary
	26	Victoria Grove	Non-Contributory	Contemporary
	28	Victoria Grove	Non-Contributory	Contemporary
	1	Victoria Road	Contributory	c.1880-90
	3	Victoria Road	Contributory	c.1880-90
	5	Victoria Road	Contributory	c.1880-90
	7	Victoria Road	Contributory	c.1890-1915
	9	Victoria Road	Contributory	c.1915-40
	34	Victoria Road	Contributory	c.1888
	35	Victoria Road	Contributory	c.1880-90
	36	Victoria Road	Contributory	c.1888
	37	Victoria Road	Contributory	c.1880-90
	38	Victoria Road	Contributory	c.1880-90
	39	Victoria Road	Contributory	c.1880-90
	40	Victoria Road	Contributory	c.1880-90
	41	Victoria Road	Contributory	C.1890-1915
	42	Victoria Road	Contributory	c.1880-90
	1/43 & 2/43	Victoria Road	Non-Contributory	Contemporary
	44	Victoria Road	Contributory	c.1880-90
	45	Victoria Road	Contributory	c.1890-1915
	46-48	Victoria Road	Non-Contributory	Contemporary
	47	Victoria Road	Contributory	c.1880-90
	49	Victoria Road	Contributory	c.1880-90
	49A	Victoria Road	Contributory	c.1915-40
	50 (all units)	Victoria Road	Non-Contributory	Contemporary
	51 (all units)	Victoria Road	Non-Contributory	Contemporary
	52	Victoria Road	Contributory	c.1915-40
	54	Victoria Road	Non-Contributory	Contemporary
	56	Victoria Road	Contributory	c.1880-90
	57	Victoria Road	Contributory	c.1915-20
	58	Victoria Road	Contributory	c.1880-90
	59	Victoria Road	Contributory	c.1915-40
	60	Victoria Road	Contributory	c.1880-90
	61	Victoria Road	Contributory	c.1915-40
	61A	Victoria Road	Contributory	1915
	62	Victoria Road	Contributory	c.1880-90
	63	Victoria Road	Contributory	1890-91
	64	Victoria Road	Contributory	c.1880-90
	65	Victoria Road	Contributory	c.1880-90
	66	Victoria Road	Contributory	c.1888
	67	Victoria Road	Contributory	c.1880-90
	68	Victoria Road	Non-Contributory	Contemporary
	69	Victoria Road	Contributory	c.1880-90
	70	Victoria Road	Contributory	c.1888
	71	Victoria Road	Contributory	c.1880-90
	72	Victoria Road	Contributory	c.1888
	73	Victoria Road	Contributory	c.1880-90
	74	Victoria Road	Contributory	c.1888
	75	Victoria Road	Contributory	c.1884-88
	76	Victoria Road	Contributory	c.1880-90
	77	Victoria Road	Contributory	c.1884-88

HAWTHORN EAST

Name	Number	Street	Grading	Built Date
	78	Victoria Road	Contributory	c.1880-90
	79	Victoria Road	Contributory	c.1884-88
	80	Victoria Road	Contributory	c.1880-90
	81	Victoria Road	Contributory	c.1884-88
	82-84	Victoria Road	Contributory	c.1880-90
	82A	Victoria Road	Contributory	c.1880-90
	83	Victoria Road	Non-Contributory	Contemporary
	85	Victoria Road	Contributory	c.1884-88
	1/86, 2/86, 3/86 & 4/86	Victoria Road	Non-Contributory	Contemporary
	87	Victoria Road	Contributory	c.1884-88
	88-92	Victoria Road	Non-Contributory	Contemporary
	89	Victoria Road	Contributory	c.1884-88
	91-93	Victoria Road	Non-Contributory	Contemporary
	1/94, 2/94 & 3/94	Victoria Road	Non-Contributory	Contemporary
	95	Victoria Road	Contributory	c.1884-90
	96	Victoria Road	Contributory	c.1915-40
	97	Victoria Road	Contributory	c.1880-90
	98	Victoria Road	Non-Contributory	Contemporary
	100	Victoria Road	Non-Contributory	Contemporary
	102	Victoria Road	Contributory	c.1915-40
	104	Victoria Road	Non-Contributory	Contemporary
	106	Victoria Road	Non-Contributory	Contemporary
	116	Victoria Road	Contributory	c.1880-90
	118	Victoria Road	Contributory	c.1880-90
	120	Victoria Road	Non-Contributory	Contemporary
	122	Victoria Road	Contributory	c.1888
	124	Victoria Road	Contributory	c.1888
	125	Victoria Road	Contributory	c.1880-90
	126	Victoria Road	Contributory	c.1888
	127	Victoria Road	Contributory	c.1880-90
	128	Victoria Road	Contributory	c.1888
	129	Victoria Road	Contributory	c.1880-90
	130	Victoria Road	Contributory	c.1888
	131	Victoria Road	Contributory	c.1880-90
	132	Victoria Road	Contributory	c.1888
	133	Victoria Road	Contributory	c.1880-90
	134	Victoria Road	Contributory	c.1888
	135	Victoria Road	Contributory	c.1880-90
	136	Victoria Road	Contributory	c.1888
	137	Victoria Road	Non-Contributory	Contemporary
	138	Victoria Road	Contributory	c.1915-40
	140	Victoria Road	Non-Contributory	Postwar
	142	Victoria Road	Contributory	c.1915-40
	143	Victoria Road	Non-Contributory	Contemporary
	144	Victoria Road	Contributory	c.1915-40
	146	Victoria Road	Contributory	c.1915-40
	147	Victoria Road	Non-Contributory	Contemporary
	148	Victoria Road	Contributory	c.1915-40
	149	Victoria Road	Significant (HO428)	1886-87

Name	Number	Street	Grading	Built Date
	150	Victoria Road	Contributory	c.1915-40
	151	Victoria Road	Contributory	c.1888-90
	152	Victoria Road	Non-Contributory	c.1915-40
	153	Victoria Road	Contributory	c.1888-90
	154	Victoria Road	Contributory	c.1915-40
	155	Victoria Road	Contributory	c.1888-90
	156	Victoria Road	Non-Contributory	c.1915-40
	157	Victoria Road	Contributory	c.1888-90
	158	Victoria Road	Non-Contributory	Contemporary
	159	Victoria Road	Contributory	c.1888-90
	160	Victoria Road	Contributory	c.1890-1915
	161	Victoria Road	Contributory	c.1915-40
	162	Victoria Road	Contributory	c.1880-90
	164	Victoria Road	Non-Contributory	Contemporary

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?	Yes – 14 Rathmines Road (church organ)
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: 1, 3, 5, 7, 9, 11 and 8 Hallcroft Place; 84 Victoria Road
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 and Gould, Meredith 1994, 'Hawthorn Heritage Study' (Attachment 5, Victoria Road Precinct: Proposal for inclusion in the Hawthorn Planning Scheme as an Urban Conservation Area)

References

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'Auburn Presbyterian Church', State Library of Victoria (SLV) Pictures Collection, accessed online 3 January 2018.

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HO161 Ryeburne Avenue Precinct Extension

Prepared by: Context

Address: 116-130 Harcourt Street, Hawthorn East

Name: HO161 Ryeburne Avenue Precinct extension




Survey Date: January 2018



Place Type: Residential

Map of proposed extension:



GRADING

	CONTRIBUTORY
	NON-CONTRIBUTORY
	EXISTING HERITAGE OVERLAY

	PRECINCT EXTENSION
	PRECINCT BOUNDARY

Precinct Character and significance

The Ryeburne Avenue Precinct was discussed in the 'Hawthorn Heritage Study' (M Gould, 1993) as part of an already existing larger precinct called Harcourt Street/Rathmines Village. The area discussed now comprises HO161 Ryeburne Avenue Precinct, as well as HO151 Harcourt Street Precinct and HO160 Rathmines Grove Precinct. A page-long citation is found in section 4.2.3 (pages 82-83) in Volume 1 of that report, which addressed the three parts of the precinct. It is reproduced here:

Harcourt Street/Rathmines Village (Existing U.C.A.)

Representative of the Growth of Hawthorn as a garden suburb 1856-1900, particularly, mansion houses and Middle Class villas in a garden setting.

Recognising the prime hill top location and the genteel reputation Hawthorn had acquired, the Harcourt Street area was amongst the first land to be redivided after the Government block land sales. The enormous block sizes and the desirable location were the key features in what was in effect a speculative mansion house development, promoted by the Beswicke family. Harcourt Street quickly became a fashionable address. Development in Auburn Road and Lyndhurst Crs. capitalized on the existing image to consolidate this region as a highly desirable Victorian period suburb for the wealthy. In contrast, the adjoining Rathmines Village area to the south, developed on the back of the mansion houses with small servicing quarters (Rathmines Grove) and more modest but respectable housing for the middle class. The Rathmines Village Urban Conservation Area is of metropolitan significance for the mansion house precinct in Harcourt Street. It is of local significance for the illustration of the flow on effect of early mansion house construction on the type of construction in the surrounding area, creating nodes of high status housing on hills, and is typical of the mixed Hawthorn character elsewhere.

Common Characteristics

- *detached single residences*
- *a variety of building sizes. Harcourt Street mansions in large gardens/ Lyndhurst Crescent and Auburn Road - very large houses in smaller gardens/ Ryeburne Ave. - medium size houses in medium size gardens/ elsewhere - medium size houses in small gardens.*
- *front and side setbacks:*
Harcourt Street enormous front setback and generous side setback.
Lyndhurst Crs. & Auburn Road - medium front setback and side setback.
Ryeburne Ave. - medium front setback and to one side small side setback on other sides.
Elsewhere - small front setback, small side setback
- *driveway entrance of single car width to one side, accommodation for Harcourt, Lyndhurst, Auburn. Elsewhere no driveway, generally lane access.*
- *Allotments.*
Harcourt Street – very large and even.
Lyndhurst Ave & Auburn Road – large and even.
Ryeburne Ave. – moderate and even.
Elsewhere - small and variable.
- *fences 1.2m - 1.4m, visually permeable.*
- *Storeys - Harcourt Street and Lyndhurst Avenues two storey generally. Elsewhere generally single storey and occasionally two storey.*
- *Roof - Roof shapes secondary to walls generally. Parapets occasionally.*
- *Plan form - Complex in Harcourt Street, Auburn Road and Ryeburne Avenue, simpler elsewhere.*
- *Verandahs - A constant feature.*
- *Walls - Commonly render, face brick sometimes weatherboard in Ryeburne Ave., Rathmines Road and adjoining streets.*

A stand-alone statement of significance was prepared for Ryeburne Avenue Precinct (HO161) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). The current version, in the 'Heritage Policy – Statements of Significance Reference Document' (May 2016) reads as follows:

Ryeburne Avenue Precinct, Hawthorn East, is an area of heritage significance for the following reasons:

- *The place is a largely intact, predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in the nearby Harcourt Street vicinity.*
- *The place is representative of the growth of Hawthorn as a garden suburb in the late nineteenth and early twentieth century.*

- *The garden qualities of the place are reinforced by the Angliss Reserve and Rathmines Road Reserve, both located at the western end of the precinct.*
- *Rathmines Road includes a mostly intact group of brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses which is relatively unusual for the Hawthorn area.*

This is reflected in the current extent and valued buildings within the precinct. The two combined reserves, comprising the western third of the precinct, are the largest element of the precinct. On its east side, the remainder of the precinct comprises houses along Rathmines Road running east almost to Burke Road on the north side, but only to Grandview Grove on the south side. This street has Edwardian villas on the north side and Victorian Italianate dwellings on the south. To the north is the L-shaped Ryeburne Avenue which is populated almost only by Edwardian villas, plus two early interwar bungalows which are Contributory (at 18 & 21 Ryeburne Avenue). There is a group of timber Edwardian villas at the west end of Ryeburne Avenue (Nos. 2-6 & 3-11), most of which combine weatherboard and roughcast render cladding.

Extension character

To the north of the current precinct boundaries, backing onto Ryeburne Avenue, is a group of Edwardian villas along the south side of Harcourt Street. In the 'Hawthorn Heritage Study' (Gould, 1993), most of the houses were given a 'C' grade (Contributory): numbers 118 & 124-130.

As shown on the 1903 MMBW Detail Plan (No. 1558), this section of Harcourt Street was part of a large mansion estate with a house called 'Borak' facing Burke Road (demolished). These extensive grounds encompassed most of the current HO161 precinct: all of Ryeburne Avenue (which had not yet been laid out), as well as the north side of Rathmines Road (Nos. 177-215). (Note that the location of the west end of the current Ryeburne Avenue is indicated by the "Water Hole" which is still in existence at 19 Ryeburne Avenue.) This large block of land was subdivided shortly afterward (Lodged Plan 4701), creating Ryeburne Avenue lined with relatively wide blocks, and the north side of Rathmines Road and the south side of Harcourt Street with slightly narrower blocks.

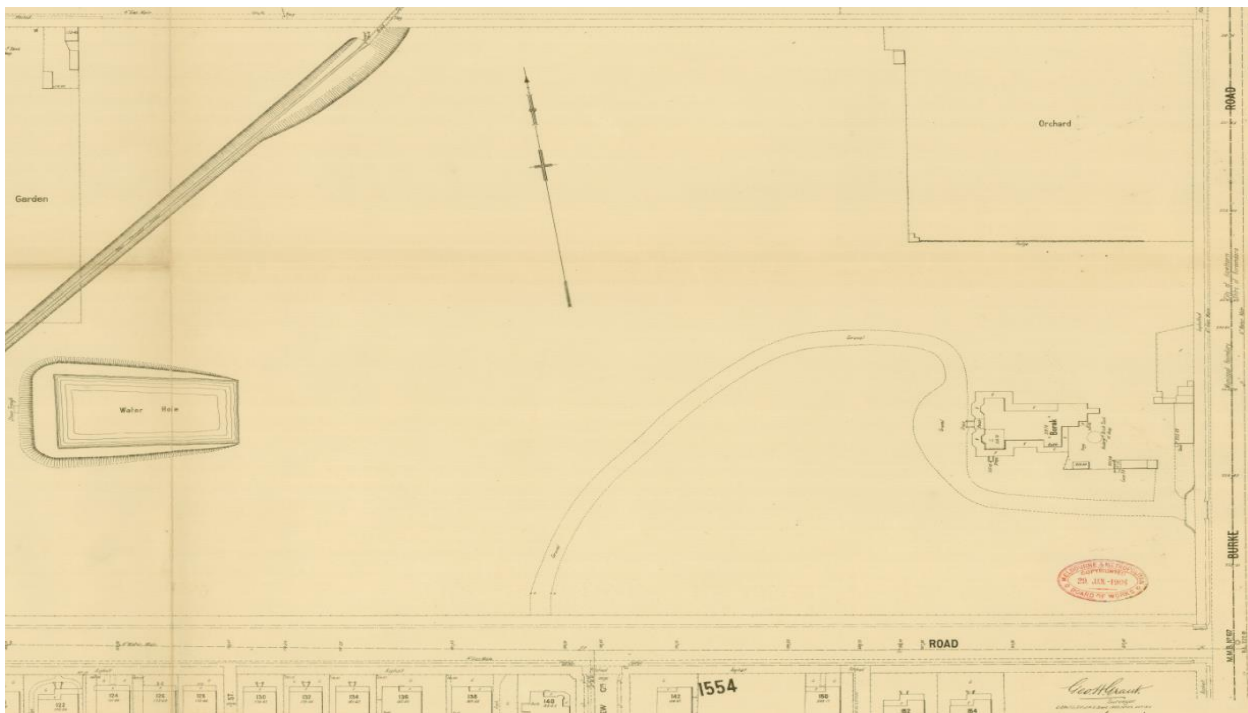


Figure 1. Detail of 1903 plan. The south side of Harcourt Road is along the top, and the north side of Rathmines Road is along the bottom (as well as Victorian houses along the south side of the street). Ryeburne Avenue was created just south of the mansion facing Burke Road. (Source: MMBW Detail Plan No. 1558)

The housing stock in this part of the existing precinct, and the proposed extension developed between 1905 and 1920. By 1910, there were 12 houses along Ryeburne Avenue and nine on the north side of Rathmines Road east of Ryeburne Avenue. The first house on Harcourt Street in the proposed extension was built in 1910, and by 1915 all of the Contributory houses had been built (Nos. 116, 118, & 124-130). By 1918, in the current precinct, most of Ryeburne Avenue (except Nos. 21 & 31) and the north side of Rathmines Road (except No. 199) had been completed as well.



Figure 2. A fine timber Queen Anne house at 126 Harcourt Street, Hawthorn East. (Source: Context, 2018)

The Contributory houses in the proposed precinct extension are mostly asymmetrical Edwardian Queen Anne villas, with timber the most common construction material. The houses display the characteristic features of the style, including half-timbered projecting front bays, often with decorative casement window treatments below, a high tiled hipped roof often with gablet at the top, corbelled brick chimneys, and turned timber posts and fretwork to front verandahs.



Figure 3. The brick Queen Anne house at 118 Harcourt Street, Hawthorn East. (Source: Context, 2018)

The only brick house of this group is a substantial red brick villa at 118 Harcourt Street, Hawthorn East.

Most of the Contributory houses have a very high level of external intactness. Some houses have carports, often designed to match the details of the house, but as these are reversible and do not block views to the principle facades, they detract very little from the streetscape.

The houses in the precinct extension do not directly adjoin a streetscape of the existing precinct, but they are linked via the Edwardian villas and semi-detached pairs at 1063-1081 Burke Road. The Burke Road houses are formally part of the Parlington Estate Precinct (HO702), but are still part of the same era of development as most of Ryeburne Avenue Precinct.

Conclusion

In conclusion, the south side of Harcourt Street encompassing Nos. 116-130 was part of the same early twentieth-century subdivision as the Edwardian parts of the Ryeburne Avenue Precinct (namely, all of Ryeburne Avenue and most of the north side of Rathmines Road (Nos. 177-215)). All three streetscapes then developed rapidly from around 1905 to 1920. While there are larger Edwardian Queen Anne villas along the east-west section of Ryeburne Avenue, those on Harcourt Street are of the same scale as those on Rathmines Road and the same materiality and scale as those at the west end of Ryeburne Avenue.

While the Harcourt Street houses back onto Ryeburne Avenue, they have visual continuity with the precinct due to the continuous row of Edwardian houses along Burke Road between Ryeburne Avenue and Harcourt Street which are part of the adjacent HO702 precinct.

Revised precinct statement of significance

The following statement of significance has been prepared for the entire, extended precinct, in line with the format recommended by Practice Note 1 'Applying the Heritage Overlay' (August 2018):

RYEBURNE AVENUE PRECINCT STATEMENT OF SIGNIFICANCE

What is significant?

Ryeburne Avenue Precinct extension, comprising 116-130 Harcourt Street, Hawthorn East, is significant as part of the precinct as a whole.

The following features contribute to the significance of the precinct:

The houses constructed from c1910 to c1914.

The consistency of housing form (medium-sized detached houses, hipped roofs with projecting front gables, single storey wall heights, complex plan forms), materials and detailing (weatherboard, faux half-timbering, face brick, Marseille tiled and corrugated metal roofs, front and return verandahs with timber fretwork, brick chimneys), and siting (medium sized front setbacks, consistent medium sized allotments).

Contributory properties: 116, 118 & 124-130 Harcourt Street. Non-contributory properties: 120, 120A, 122 & 122A Harcourt Street.

Features that do not contribute to the significance of this place include non-original alterations and additions to Contributory buildings, and the Non-contributory properties.

How is it significant?

The precinct extension contributes to the local historical and architectural (representative) significance of the Ryeburne Avenue Precinct to the City of Boroondara.

Why is it significant?

Historically, the precinct extension is a largely intact, predominantly Federation streetscape developed to capitalize on the prestigious image of the early mansion development in the nearby Harcourt Street vicinity. In addition, it is representative of the growth of Hawthorn East as a garden suburb in the early twentieth century. (Criterion A)

Architecturally, Harcourt Street contains a concentration of timber Federation villas which is relatively unusual for Hawthorn East, as well as an intact brick Federation villa more typical of the suburb for that era. (Criterion D)

Grading and Recommendations

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to Ryeburne Avenue Precinct (HO161).

PRECINCT GRADINGS SCHEDULE*

Name	Number	Street	Grading	Built Date
	116	Harcourt Street	Contributory	c.1910-14
	118	Harcourt Street	Contributory	c.1910-14
	120 & 120A	Harcourt Street	Non-contributory	Contemporary
	122 & 122A	Harcourt Street	Non-contributory	Contemporary
	124	Harcourt Street	Contributory	c.1910-14
	126	Harcourt Street	Contributory	c.1910-14
	128	Harcourt Street	Contributory	c.1910-14
	130	Harcourt Street	Contributory	c.1910-14

* Does not include the gradings of properties within the original Ryeburne Avenue Precinct (Amendment L29 (Part 1) to the Hawthorn Planning Scheme, Gazetted on 11 May 1995 (HO161)). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

Balloch's Bakery and Stables (former)

Prepared by: Trethowan Architecture in association with Context

Address: 157 Auburn Road, Hawthorn, and 3 Russell's Place, Hawthorn East

Name: Balloch's Bakery & Stables (former)	Survey Date: 17 October 2018
Place Type: Industrial	Architect: Unknown
Grading: Significant	Builder: Swanson Brothers (1934 Bakery)
Extent of Overlay: To Title Boundaries	Construction Date: Stables: 1915, extended 1935 Bakery: c.1891-1915, remodelled 1934



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

The buildings at 157 Auburn Road and 3 Russell's Place are historically connected to the Balloch & Sons bakery business, which began operation on these sites in 1891. At that time, the address of the site was 121 Auburn Road and was known as 'Balloch's Midlothian Bakery, Auburn Road'. By the 1920s, the address numbering had changed to the current 157 Auburn Road. The former stables at 3 Russell's Place date to 1915. The façade of the factory at 157 Auburn Road is an interwar remodelling of the earlier buildings.

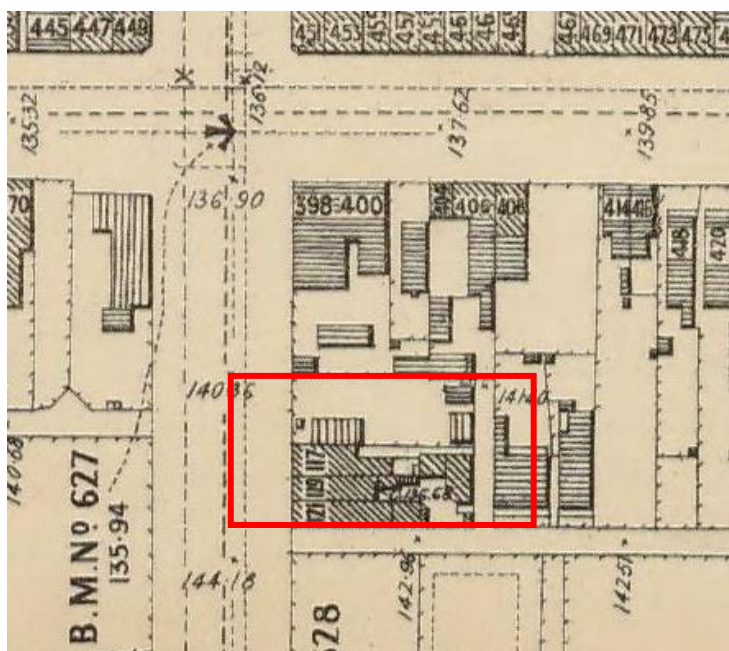


Figure 1. The 1894 MMBW Plan shows the early configuration of buildings on the site (outlined in red), including the original Balloch & Sons bakery listed at '21 Auburn Road'. (Source: State Library of Victoria)

MIDLOTHIAN BAKERY,
 Removed from Burwood Road, Upper
 Hawthorn, to
AUBURN ROAD SOUTH,
 Fronting the Molesworth Estate.

J. BALLOCH,
 BAKER AND PASTRYCOOK,

Thanking his customers for past favors, will
 still continue to supply every article of the
 Best Quality at Moderate Prices.

Wedding, Birthday, and Christening Cakes
 a Speciality.

Bread delivered daily to all parts of Haw-
 thorn, Kew, Camberwell, Canterbury, Surrey
 Hills, and Box Hill.

Figure 2. Notice in *The Reporter* (22 May 1891:1) advertising the relocation of Balloch's Midlothian Bakery from Burwood Road to Auburn Road.

Symons, T., boot importer	
Garnham, Henry G., draper	
<i>Right-of-way</i>	
Whitman, Jas. O., wchmkr	McM
Holland & Walker, hse agts	Rae
Moore, Margaret	Wri
Commercial Bank of Aus—	John
Lief, Frank, manager	
<i>Burwood rd</i>	
Vacant	Ches
Morphett, F. W. cabt mkr	Flet
Forbes, Arthur P., auctnr	Buz
Balloch, J., baker	
<i>Russell's la</i>	
Hordern, William	Mun
<i>Auburn gro</i>	Smil
Cross, Richard R.	Har
Spooner, Mrs, ladies' college	Hen
Wyburn, T. J.	Mor
Cherry, Mrs Maria	Pri
Scott, Robert	Bro
Monahan, Lewis	Clow
	Rae

Figure 3. The Sands & McDougall Municipal Directory (1892:298) shows Balloch's bakery at the subject site.



Figure 4. Balloch's Bakery at what was then numbered '121 Auburn Road', Undated (c.1890s), shows horse-drawn delivery carts lined up outside the former bakery building. (Source: Boroondara Library Pictures Collection)



Figure 5. Balloch's bakery pictured c.1920, with loading bay off Auburn Road. Note the quoins, entry and window openings which are incorporated into the current façade. (Source: McFarlane 1992:33)

The Balloch & Sons Bakery business was among the prominent businesses of the municipality. As recounted in Peel, Zion & Yule's *History of Hawthorn*, 'the smell of fresh bread and the sound of horses in the streets of Hawthorn heralded the welcome arrival of Balloch's Midlothian bread' (Peel, Yule & Zion, 1993:113). John Balloch, founder of the business, was born around 1839 in Pentland Hills, Scotland, and migrated to Australia as a 'journeyman baker' in the 1870s. He opened his first bakery in 1884. At his death in 1934, he was 'one of Melbourne's oldest business men' (The Herald, 22 March 1934:5).

The Balloch family moved and expanded the premises as trade improved. Starting at the shop on the corner of Russell's Place, the business expanded to incorporate the shop next door, and then in the early twentieth century constructed the large bakery manufactory with a loading bay off Auburn Road. McFarlane (1992:32-46) includes stories told by the Ainslie family who were tenants in the shop beside the large bakery in the 1920s, until their shop too was incorporated into the complex. John Balloch's sons were all bakers. The Balloch brothers, John Balloch Jr, Robert, George and William Balloch became joint proprietors as tenants in common of the property at 3 Russell's Place on 1 September 1915, together with rights of carriageway on Russell's Place (CT.v.3910 f.781945).

It was at this time that the stables were constructed to service the growing business, and the manufactory would have been in operation by this time. A horse paddock was situated on the other side of Russell's Place (McFarlane 1992:43). Balloch's bread carts, made by H.A. Scott and Sons in Riversdale Road near Camberwell Junction, were easily identified by the elaborate gold leaf decoration on the sides and the well-kept horses, sometimes retired trotters, which drew them (Peel, Yule & Zion 1993:120). Bread deliveries were made throughout Malvern and Hawthorn (McFarlane 1992:41-42). In 1916, the bakery's bread deliveries were the subject of controversy when the firm decided to keep deliveries going in defiance of a bread carters' union strike. It was reported that as a result, they were 'warned that their carts would be sprayed with kerosene and set on fire' (*Herald* 9 May 1916:1). Nonetheless six carts continued to do the local rounds, one of them driven by one of the Balloch brothers, promising the union that 'they would not serve a solitary person except our regular customers' during the strike.

One of John Balloch Senior's nephews, Jack Balloch's memories of the business was recorded in Geraldine McFarlane's *Hawthorn sketches* (1992:32-46). The bakery supplied bread for Sustenance during the 1930s and held a number of government contracts thereafter. The success of the company led to its expansion, including the remodelling of the façade incorporating a two storey building at the premises behind Murphy's grain store in 1934 (Yule, Zion & Peel 1993:123). The interwar remodelling was designed and carried out by prominent Melbourne builders the Swanson Brothers (McFarlane 1992:35). The new premises featured three drawplate ovens, which replaced the old wood-fired ones and allowed for large scale production by semi-skilled or unskilled workers. The main bakery building off Auburn Road continued to be entered via the loading bay, with the flour loft above, and the ovens behind.

At its height in the 1930s, the bakery employed 36 workers, including 11 bakers, 20 carters, a dough maker and a stableman (McFarlane 1992:37). It drew flour from seven mills in Victoria and Queensland and consumed twenty tonnes of flour a week. Balloch & Sons were still advertising for bread carters in 1949 (*The Age* 4 October 1949:9), however in the post-war period the growing price of labour rendered traditional delivery services increasingly unviable and the horses and carts were disposed of in the late 1950s (McFarlane 1992:43). Balloch's Bakery was among Australian producers of 'Procera' bread and 'Pro-vita' bread in the 1930s-40s. This 'modern' development in bread manufacture and marketing advocated for wholemeal and later vitamin enriched bread (Hawthorn Historical Society).

Facing pressure from increasing competition from wholesalers and supermarkets, Balloch's Bakery closed its doors in October 1967 (Yule, Zion & Peel 1993:294; McFarlane 1992:43).

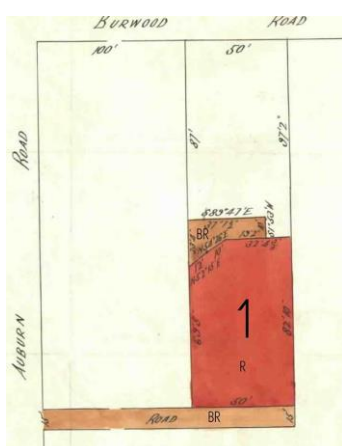


Figure 6. The property and right of carriageway at 3 Russell's Place. (Source: Title Plan Vol 3910 Fol 945)

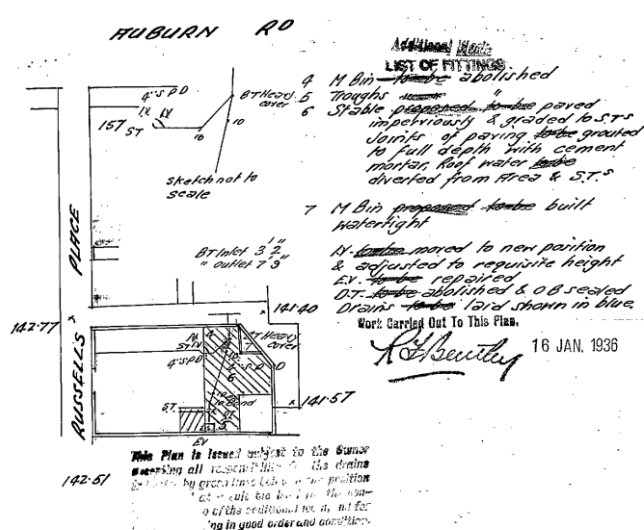


Figure 7. Service Plan shows works carried out to the rear of the stables in 1936. (Source: Property Service Plan No. 74901)

Relationship with the Murphy Brothers

The Murphy Brothers' Grain Merchants built a store on the corner of Auburn Road and Burwood Road in 1905. The grain store building is within the Auburn Village Precinct (HO260) and adjacent to the subject site. Murphy Brothers appears to have expanded their grain store around the same time as the expansion of Balloch's Bakery. This, along with their close proximity, suggests the historical commercial relationship between the two businesses. It has also been suggested that some portion of the stables may have been shared between the Murphy Brothers and Balloch & Sons Bakery (Hawthorn Historical Society). The Balloch bakery was among Murphy Brothers' best customers, according to their early account books held by the City of Boroondara Library. Besides purchasing feed for their horses stabled nearby, Balloch & Sons regularly purchased potatoes from the Murphy Brothers for the production of yeast (City of Boroondara Library).

Developing a manufacturing capacity in Hawthorn

Early twentieth century development of industry in the municipality centred around Hawthorn, where factories trebled between from 21 to 68 factories between 1900 and 1916. These included brickmaking, carriage and furniture making, to clothing and food production (Built Heritage 2012:93). By the 1930s, of the 312 factories in current day Boroondara, over half were located in Hawthorn.

Description & Integrity



Figure 8. The subject site outlined in red, with the original 1915 stables outlined in green and the former Balloch's interwar bakery manufactory in orange. (Source: Google Maps, 2018)

The former bakery fronts Auburn Road while the former bakery stables are accessed via Russell's Place. A concreted laneway runs between the two buildings, entering into a small common courtyard.

Part of the original 1891 bakery building is visible adjacent to Russell's Place. Aerial photos and investigation of the side and rear elevations of the building provide evidence of a complex developed over time as the business expanded in the early twentieth century. The remodelled façade of the bakery at 157 Auburn Road is Streamlined Moderne in character, with parallel horizontal line motifs, simple window openings and a stepped parapet. Ornamentation is concentrated on the upper part of the building, with a cornice and a pair of panels above the windows on the right side of the façade decorated with wheat sheaf bas-reliefs. On the left side of the building, a garage door opens onto the street. The corners of the building on the north side and on either side of the garage door are quoined. The street level shopfront appears altered with contemporary window frames and glazing beneath a

quarter-round awning. The doorway has also been altered materially, but has a recessed entry. Original plans of the shopfront have not been located.

Painted signage denoting the Balloch & Sons bread factory is partly visible in the rear gable of the building on the north-south laneway off Russell's Place. The bakery's three chimneys are visible in aerial views and at least one is visible from the rear laneway. The openings and walls along Russell's Place and the laneway have been subject to several alterations, namely overpainting of the bricks, sills and lintels along Russell's Place elevation. Signage is no longer visible on this wall. The garage opening on Russell's Place also appears to have replaced earlier openings, while similar alterations are discernible on the ground elevation of the laneway.

The former stables are a two-storey red brick building with two rows of small windows on each level. The windows are square, with painted concrete sills and segmentally arched brick heads, with wire glass inside wooden frames. The building is identified as stables by its hayloft door with pulley above, and its large central stable door opening. The original stable doors have been replaced with a roller door. The roof of the building is corrugated steel with a hipped form and an open Dutch gable end. Aerial views suggest original openings in the roof have been covered. The 1935 extension at the rear of the stables consists of a saw-toothed roof single-storey red brick form with corrugated steel roof, opening onto the rear courtyard.

Online real estate photos from 2014 indicate that the interior of the former bakery and former stables have been renovated, with their conversion to a commercial showroom and gymnasium respectively.



Figure 9. The former stables at 3 Russell's Place. (Source: Trethowan Architecture, 2018)



Figure 10. The 1934 remodelled façade of the former bakery at 157 Auburn Road. (Source: Trethowan Architecture, 2018)



Figure 11. Remnants of Balloch & Sons signage at the rear of the former bakery. (Source: Trethowan Architecture, 2018)



Figure 12. Pair of panels with wheat sheafs over upper storey windows on Auburn Street façade. (Source: Trethowan Architecture, 2018)



Figure 13. Part of the original 1891 building can be seen along Russell's Place, looking towards the former stables. (Source: Trethowan Architecture, 2018)



Figure 14. Detail of one of the stable windows. (Source: Trethowan Architecture, 2018)



Figure 15. Detail of the original quoined corners with stone and brick underneath.
(Source: Trethowan Architecture, 2018)



Figure 16. The former bakery when viewed from the street in the context of the grain store and stables on Russell's Place.
(Source: Google Maps, 2018)

Comparative Analysis

Bakeries

Not many purpose-built bakeries or other industrial buildings are known in Boroondara. The former Farey Brothers' Bakery at 20-26 Liddiard Street, Hawthorn, is a c.1915 bakery complex that has been recommended for the Heritage Overlay as part of Amendment C284. The former bakery at 108 Union Road, Surrey Hills is graded Significant in the Union Road Commercial Precinct (HO532). The 108 Union Road former bakery is a Victorian double-storey shop with decorative neo-Classical parapet and details, distinguished by the wheat sheaf symbol in its parapet. It is more modest in scale and earlier compared to the subject property.

The former Farey Brothers' Bakery at 20-26 Liddiard Street is an impressive complex of early twentieth century brick buildings in a Free Style manner with Baroque and Queen Anne borrowings. It has a carriageway arch opening onto the street, however the stables associated with the Farey Brothers' Bakery, which were located at the corner of Liddiard Street and Glenferrie Road do not appear to have survived.



The former Farey's Bakery at 20-26 Liddiard Street, Hawthorn. (Source: Context, 2018)



The former bakery at 108 Union Road, Surrey Hills, in HO532. (Source: Lovell Chen, 2011)

Industrial Buildings

The former bakery is one of a relatively small number of former industrial buildings in the City of Boroondara. As noted in the 'Boroondara Thematic Environmental History' (Built Environment, 2012: 92) for the theme Developing a Manufacturing Capacity, historically, much of this development was centred on the former City of Hawthorn. Located just across the river from Melbourne's inner suburban industrial heartland of Richmond, Abbotsford and Collingwood, Hawthorn represented the logical place for further expansion. Just as Hawthorn had attracted the study area's first noxious trades in the 1840s and then its first claypits and brickyards in the 1850s, so too did it attract the first factories of most other kinds from the 1860s. Hawthorn remained the centre of manufacturing in the study area for more than a century, during which time several specific areas (notably the spine of Burwood Road and, later, certain parts of Hawthorn East) emerged as important industrial precincts. As detailed in the 'Boroondara Thematic Environmental History', very few of the early (pre-1940) manufacturing buildings remain. Two examples are provided: the former Fowlers Vacola Pty Ltd factory, 245 Burwood Road, Hawthorn (1934); and the former J Balloch & Sons, manufacturing bakers, at 155-157 Auburn Road, Hawthorn (1930s) were noted. The Fowlers Vacola factory, also a Moderne interwar remodelling (1934) has been heavily altered, compared to the intactness of the subject property and therefore was not recommended for the Heritage Overlay as part of Amendment C284. The Crestknit wool mills on the site of the former Sheldon's Laundries at 6 Roche Street is another example of a former industrial site that has been subjected to several major post-war alterations (Hawthorn Historical Society). In comparison to these properties, the subject property is remarkably intact to its interwar form. The former Tramways Trust Depot at 8 Wallen Road, Hawthorn, built in the early twentieth century in a Romanesque style, is on the Victorian Heritage Register (VHR H0876), but its scale and design are not comparable to the former bakery.

Stables

At least twelve properties in the Heritage Overlay in Boroondara are recorded with including stables. However, most of these are from the Victorian era and vary in intactness. By contrast, the c.1915 stables are notable as a late example. They are also of interest for their commercial association with the baking industry, as horse and carts continued to be used for bread deliveries up to the post-war period. Infrastructure associated with horse transport was once common but has become increasingly rare. Rosedale, 25 Oak Street, Hawthorn (HO468) includes a possibly original Victorian era stables. The stables at 25 Alma Road, Camberwell (HO366) have been altered to include garage and pool plant room. A timber stable with low-pitched galvanized iron roof was identified at the rear of 1 Tennyson Street, Kew (Part of HO349). The stables at 45 Chrystobel Street, Hawthorn (HO152) are also timber. A hipped gable roofed and rendered stable block was identified at 1 Wiseman Street, Hawthorn (Part of HO140), including double hung windows. An exceptionally intact Victorian era stables were also identified at 46 Parlington Street, Canterbury (c.1860s) (HO105). Most stables are two-storey structures with a hay loft on the top floor. Occasionally, lodgings for the stableman were attached. The subject site is distinguished as the only known example of an intact bakery stables.

A comparable two-storey brick stables is located at the rear of the former 1889 hotel at 208 Canterbury Road, Canterbury Mansions (VHR H869) on the corner of Maling Road and Canterbury Road. The former stables, constructed in c.1889, appear to have been converted to residential use, with the infill of the double stable entry. The roof is also a Dutch Gable hipped corrugated iron roof. Compared to this example, the subject site is more intact and is distinguished by its industrial setting and history, particularly its association with industry in the early twentieth century.

Swanson Brothers

The 1934 remodelling was carried out by the prominent Melbourne builders, the Swanson Brothers (McFarlane 1992:35). Sir Donald Swanson and Sir John Swanson's company was 'one of Melbourne's leading builders, specialising in contracts requiring extensive masonry work' (Dunstan 1990; ADB Vol.12) Among their many significant projects as builders were the Melbourne City Baths (1903-4) at 438-340 Swanston Street (VHR H0466), the former Magistrates Court (1911-13) at 325-343 Russell Street Melbourne (VHR H1010), Alkira House (1937) at 18 Queen Street (VHR H0397), and the Century Building (1939-40) at 125-133 Swanston Street (VHR H2250). These state-significant architect-designed buildings are not directly comparable to the former bakery in terms of style and scale. The former Melford Motors building (1936) at 615-645 Elizabeth Street, Melbourne

(VHR H2306) designed by Harry Norris provides an example of their construction in an interwar Streamline Moderne style. In the City of Boroondara, their work is not widely recorded, with brick 1946 additions to Carbethon house at 1223 Burke Road, Kew (HO281) noted in the citation for that property. The selection of reputable builders for the interwar remodelling of the bakery demonstrates the growth and prosperity of the business at the time, and appears to be an unusual example of the Swanson Brothers 'bread and butter' projects outside of the inner city landmark sites.

Summary

The subject site is distinctive for its interwar (1934) Streamline Moderne remodelling by the Swanson Brothers, and for its particularly large double storey commercial stables. As the former Balloch's Bakery, the site is of historical significance to the municipality, as this bakery was perhaps the foremost in Hawthorn, delivering to households around Hawthorn and Malvern, distributing Sustenance during the Depression and supplying government departments. Balloch's Bakery and its bread carts feature prominently in local and oral histories of the area. The Streamline Moderne remodelling is associated with this period of significance in the history of the bakery. The size and visibility of the stables, and their commercial nature, make the former stables stand out from other examples in the municipality.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

The former bakery at 157 Auburn Road, Hawthorn and bakery stables at 3 Russell's Place are historically significant for their association with the Balloch & Sons bakery, an important part of the development of a local manufacturing capacity in the early twentieth century. The former Balloch and Sons manufacturing bakers factory at 157 Auburn Road is listed in the Thematic Environmental History under this theme. Balloch's 'Midlothian Bakery' operated at this site from 1891. The factory, remodelled in the interwar period, represents the industrial development in Hawthorn in the first half of the twentieth century, and is notable as the only known bakery among the Moderne style factories built in the municipality during this period. The interwar factory contained three drawplate ovens, with the three chimneys still visible at the rear of the property.

The former stables is historically significant for its association with the manufacturing bakers Balloch & Sons, Hawthorn's leading bakers in the first half of the twentieth century. The building clearly demonstrates the continuing reliance of Hawthorn businesses into the early twentieth century on horse-drawn transport, in particular the use of horse and cart to deliver bread direct to residents. Door to door delivery of bread and milk often feature prominently in oral histories of everyday life in Melbourne up to the post-war period when these services ceased. The former stables and bakery are adjacent to the former Murphy Brothers' Grain Merchants (1906) at 596 Burwood Road (in HO260). The Murphy Brothers supplied raw materials to the bakery and feed to the horses. Together, these places in their close proximity tell the story of bread making in Hawthorn through manufacturing to delivery.

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

The former stables is a rare surviving example of a two storey stables building, and a rare example of a commercial and industrial stable from the twentieth century in the municipality. It is distinguished from the two storey brick stables (c.1889) at Canterbury Mansions by its industrial use and as a stable from the early twentieth century.

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).

The former bakery is architecturally significant to the City of Boroondara as an interwar industrial bakery. The interwar remodelling of the older building by the Swanson Brothers exhibits elements of Streamline Moderne design, notably the horizontal streamlines across a smooth façade with stepped parapet. The remodelling incorporates features of the original early twentieth century bakery, notably the original openings and quoined corners. The building is distinguished as a former bakery by the distinctive cement render wheat sheaf symbols above the pair of windows.

The former stables is architecturally significant, exhibiting characteristics that continue to identify it as a stables, notably its hayloft door and pulley, and an open gable roof form that allowed for the aeration of the hay.

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 former Balloch & Son's Bakery at 157 Auburn Road and the stable at 3 Russell's Place, Hawthorn, are significant. The building comprises the original 1891 building still visible along Russell's Place, with an interwar remodelled manufactory and façade constructed by the Swanson Brothers in 1934. The 1915 red brick stable is located to the rear of the bakery building, accessed from Russell's Place.

How is it significant?

The former Balloch & Sons Bakery and former bakery stables are historically and architecturally significant to the City of Boroondara.

Why is it significant?

The former bakery manufactory at 157 Auburn Road, Hawthorn is historically significant as the Balloch & Sons bakery operated on this site from 1891 to 1967. Balloch & Sons was the leading baker in Hawthorn, delivering bread door to door throughout Hawthorn and Malvern, and responsible for distributing Sustenance during the Great Depression. The expansion of the bread factory in the interwar period was part of the development of a local manufacturing capacity in the early twentieth century. The bakery, stables and former Murphy Brothers grain store on the corner of Burwood and Auburn roads together tell the story of industry in the municipality from raw materials through manufacture and delivery. (Criterion A)

The stables is historically significant for its association with the manufacturing bakers Balloch & Sons, Hawthorn's leading bakers. The building clearly demonstrates the continuing reliance of Hawthorn businesses into the early twentieth century on horse-drawn transport, in particular the use of horse and cart to deliver bread direct to residents. (Criterion A)

The former stables at 3 Russell's Place is a rare surviving example of a commercial stables building. (Criterion B)

The former stables is architecturally significant for exhibiting characteristic features of an early twentieth century stables, notably the hay loft door, wide stable entrance, two rows of small windows and roof with open gables to aerate the hay. (Criterion D)

The former bakery manufactory at 157 Auburn Road, Hawthorn is architecturally significant as an example of an industrial bakery. The building is distinguished by its Streamline Moderne façade demonstrating clean lines and simple parapet. A pair of panels above the upper windows on the right side of the façade display rendered wheat sheaf symbols denoting the building's former usage as a bakery. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme.

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	Yes – Painted sign on eastern elevation of 157 Auburn Road, Hawthorn
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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Community nomination and Boroondara Thematic Environmental History (Built Heritage, 2012)

References

The Argus, as cited.

The Age, as cited.

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McFarlane, Geraldine, 1992, *Hawthorn Sketches: eleven recollections of childhood and work*, Peppercorn Press, Hawthorn.

Murphy Bros. Grain Merchants, Account Books, City of Boroondara Library.

National Library of Australia.

Peel, Victoria, Zion, Deborah, and Yule, Jane, 1993, *A History of Hawthorn*, Melbourne University Press.

Sands & McDougall Municipal Directory, as cited.

State Library of Victoria.

Newtown Housing Project

Prepared by: Trethowan Architecture in association with Context

Address: 406 Barkers Road, Hawthorn East

Name: Newtown Housing Project	Survey Date: December 2017
Place Type: Residential	Architect: Kevin Borland & Daryl Jackson, architects in association (attributed to Kevin Borland)
Grading: Significant	Builder: Thermalock Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1967



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places* 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

From the 1860s Joseph Maxton owned a three-room house and six acres of land in Barkers Road. In the late nineteenth-century the residence had changed ownership a number of times and had grown to an eight-roomed timber villa. For a short period, the property was owned and occupied by Sir Leo Finn Cussen, renowned barrister and judge, before he moved to the adjacent property 'Creveen', at 1 Auburn Road (RB 1860-1910).

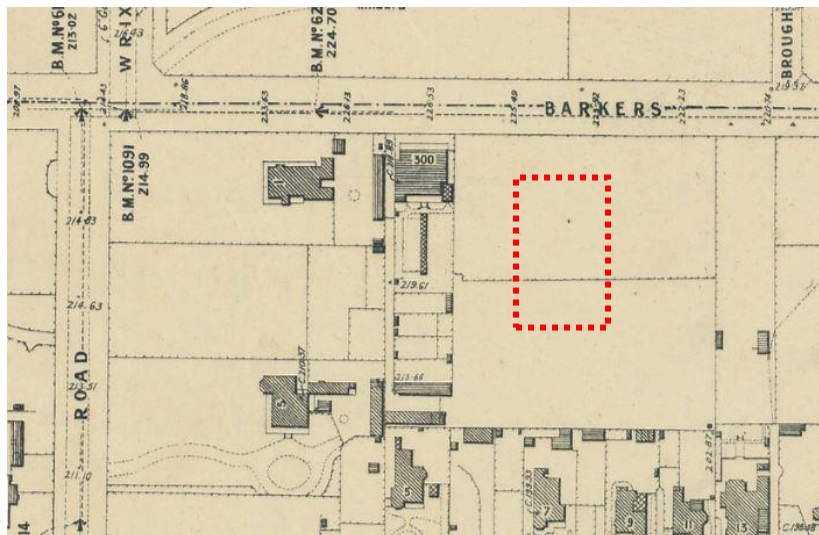


Figure 1. Extract of MMBW Plan 57 dated May 1902. Highlighted is the approximate location of the subject site, formerly no. 300 Barkers Road, Hawthorn East. It was at this date that Leo Cussen owned 'Illagreen', 300 Barkers Road, Hawthorn East (Source: State Library of Victoria).

By the mid-1920s Margaret Lyttle had taken residence at the site (ER, 1925). She would later go on to be founding principal at the Preshil Preparatory School, operating the school from her own home,

It was advertised for sale again in 1963 and 1964, with the latter likely the final sale before demolition of the timber villa (*The Age*, 4 December 1963:27; *The Age*, 11 January 1964:22). It was around this time that the site was acquired by Habitat Pty Ltd and the villa was demolished.

Habitat Pty Ltd was a development company formed by Kevin Borland, in conjunction with architect Daryl Jackson and others. At this time, Kevin Borland shared an office in the 'Dorset Building', East Melbourne, with a number of architects including Jorgensen & Hough, Whitford & Peck and Daryl Jackson & Evan Walker (with Jackson's family residence on the upper floor of one of the offices).

In June 1967, an application for a permit to build three row houses on the subject site was submitted to council, with Kevin Borland acting as architect for the project (BP 7088).

A key collaboration between Borland and Jackson was the Harold Holt Swim Centre, Glen Iris (VHR H0069) with a number of jobs between the pair occurring simultaneously including another commission by Habitat for a set of six townhouses on Wattletree Road, Malvern (designed by Jackson) (*The Age*, 17 May 1969:25).

406 Barkers Road, Hawthorn East was advertised as approximately 77 x 146 feet in 1963 but plans show that had been reduced to 77 x 132 on the site plans for the new development. The site also retained two existing trees on or immediately adjacent to both southern corners.

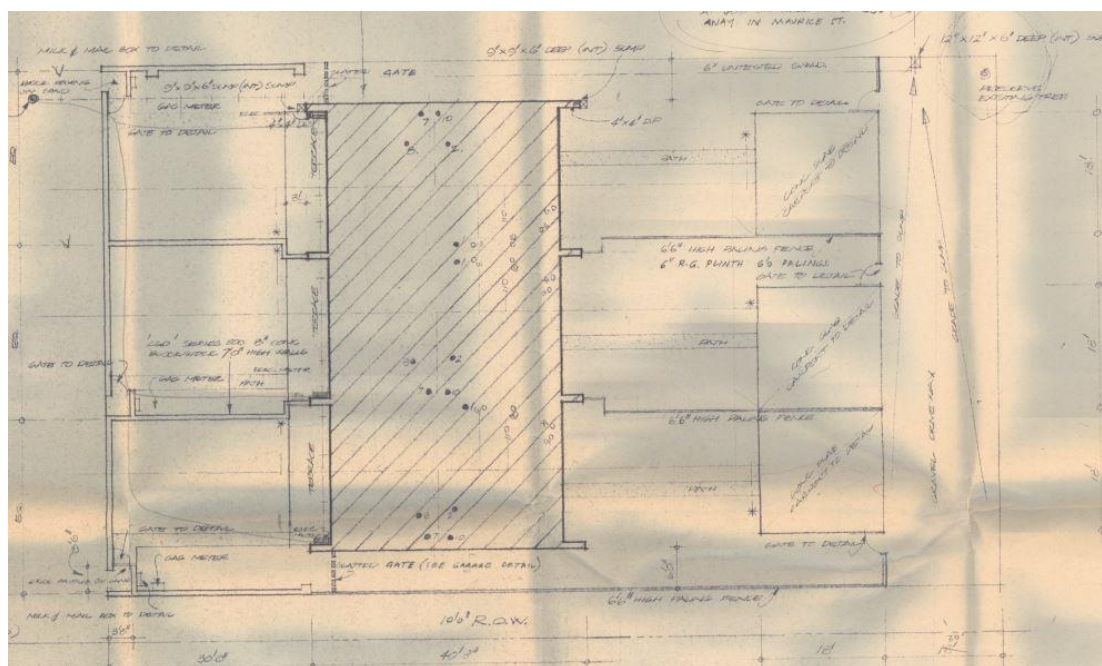


Figure 2. Site Plan for the development of 406 Barkers Road, Hawthorn East (Source: BP 7088).

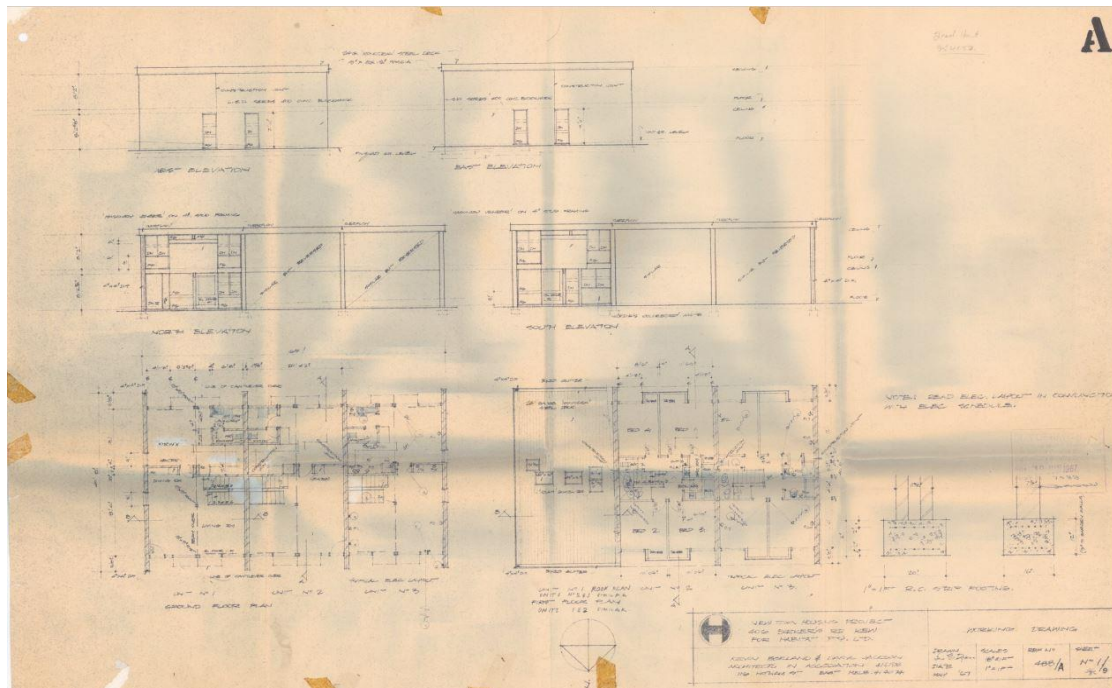


Figure 3. Ground and first floor plans for the development of 406 Barkers Road, Hawthorn East (Note the drawn Habitat logo and the attribution to Kevin Borland & Daryl Jackson, architects in association) (Source: BP 7088).

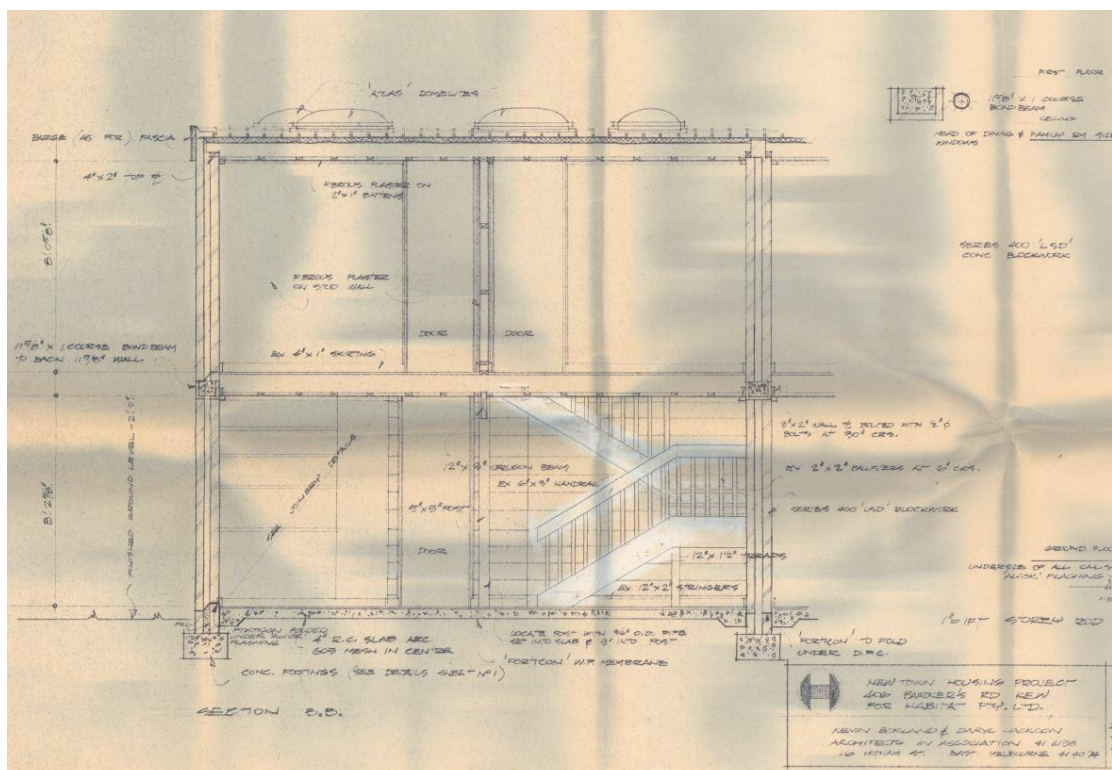


Figure 4. A transverse section through one of the terrace houses (Source: BP 7088).

The drawings and specification submitted to Council indicate that Borland and Jackson worked in partnership on the project for Habitat Pty Ltd. Called the 'Newtown Housing Project', it was built by Thermalock Pty Ltd of Auburn Road, Hawthorn at a cost of \$40,000 with construction commencing in 1967 (BP 7088). By early 1968, the completed buildings were being marketed as a set of unique and superb terrace homes, with 'all the charm of old-world living, yet incorporating every conceivable modern amenity' (*The Age*, 3 January 1968:16). Advertised as being designed by architect Kevin

Borland, the houses must not have sold, as the next month they were still listed however with a \$4,000 price drop to \$22,000 (*The Age*, 14 February 1968:24).



Figure 5. Initial advert for the terrace homes (Source: *The Age*, 3 January 1968:16).



Figure 6. Later advert for the terrace homes. Note the price reduction and inclusion of the Habitat Pty Ltd branding (Source: *The Age*, 14 February 1968:24).

The first occupants all appear to have remained in residence for an extended period, with sales history of all houses either limited to post-2010 or not existent at all (Realestate.com 2018).

Architect: Kevin Borland (1926-2000)

A brief history has been adapted from 'Kevin Borland' in the *Encyclopedia of Australian Architecture* (Evans, 2012) and *Kevin Borland: Architecture from the Heart* (Evans, Borland & Hamann, 2006).

Employed by architect Best Overend in his youth, Borland studied at the Melbourne Technical College before he commenced architecture at the University of Melbourne in 1944. Enlisting during the war, he finished studies in 1951 with honours and with a Diploma in Town and Regional Planning. Immediately following university, he, along with Peter McIntyre, rented the basement of Mockridge, Stahle and Mitchell's office, while working with Robin Boyd and Neil Clerehan at the RVIA Small Homes Service. In 1952, they combined with John and Phyllis Murphy and engineer Bill Irwin to put forward the winning design for the Olympic Swimming Stadium (VHR H1977).

At the same time, he was undertaking his first residential commission for the Rice family in Eltham, using the experimental Ctesiphon construction system of intersecting catenary concrete arches (VHR H0123). This period also saw the construction of the Klepner House (1955), the Stein House (1956) and the Mollar House (1959). Borland commenced a teaching career in 1955, which would last three decades and influence generations of architects in Melbourne.

In 1962, Borland also began his relationship with the Preshil School in Kew (VHR H0072), with the following decade producing a number of commissions including the octagonal hall (Kevin Borland Hall, 1962), classrooms ('treehouse', 1964) and home rooms (1972).

In conjunction with Daryl Jackson, he designed the seminal Brutalist building, the Harold Holt Swim Centre, in Malvern, in 1968-69 (VHR H0069). It was also in 1969 that he would design the Paton House, a project that was to influence all commissions to come and win house of the year award in 1972 (RAIA Victorian Chapter).

In 1973, he founded the Architects Group, as a means to accommodate large projects into his growing practice and invited architects Max May, Osric Spence and Philip Cohen to the firm, with the venture lasting until 1977 and completing 'New Gordon House' in 1974-76 and the Clyde Cameron College in Wodonga in 1975-77 (VHR H2192).

During a time when industry awards weren't as widespread as today, Borland's designs won 11 awards and citations from the Royal Australian Institute of Architects Victorian Chapter. Borland's lasting impact to Victoria's built environment is acknowledged further with the recognition of five projects on the Victorian Heritage Register.

Developer: Habitat Proprietary Limited

Established in December 1966, Habitat Pty Ltd was a building development company founded by Kevin Borland and Robert James Webb, a private investor. Both were residents of Camberwell at the time with the registered office for the company at the offices of John Carrick (accountant), the acting secretary for the company (ASIC 910046333).

In January of 1967, three others had been made directors, including Kay Jackson, the wife of Daryl Jackson. By the end of 1967 shareholders included the Jacksons, Donald Cant (quantity surveyor), William Irwin (consulting civil engineer, also refer Olympic Swimming Pool), Darren Hymus (advertising executive) and Grant Stanway (estate agent – refer [Figure 5](#) [Figure 5](#) & [Figure 6](#) [Figure 6](#)) (ASIC 910046333).

The company appears to have only built two developments, 406 Barkers Road, Hawthorn East in 1967 and 316 Wattletree Road, Malvern East in 1968. Both utilised the services of the company shareholders to design group housing and push and reinterpret the conventional models of apartment and detached housing.

The style and ethos of the project coincide with Daryl Jackson joining the design team of Merchant Builders in 1968, for the development of the Elliston estate, clearly showing his vested interest in advancing affordable architect-designed housing.

In 1974, the majority of the directors resigned from the company, leaving the business in the directorship of Hymus, now in Western Australia. By 1987 the company had folded and was deregistered that November.

The company name and general company direction were shared with another Sydney based project homes developer of the same era. With designs from Michael Dysart as the principal architect (award winning project house architect), Habitat Pty Ltd, became a major competitor with Petitt & Sevitt, the most well-known project builders of Sydney during the 60s and 70s (O'Callaghan & Pickett, 2012). Both founded in 1966, the pair also shared the name with the Canadian pavilion for Expo 67', Moshe Safdie's 'Habitat 67', an exhibition made famous in Australian for Robin Boyd and Grant Featherston's talking chairs. Interestingly, Daryl Jackson covered 'Habitat 67' while director of the Small Homes Service (*The Age*, 6 February 1967:10).

Description & Integrity

The subject site comprises a set of three two-storey concrete block modernist terrace houses with Brutalist overtones. The dwellings are arranged A, B and C west to east across the site. Situated on the south side of Barkers Road, the houses face north with a site sloping away from the street to the rear access lane. The setback from the street creates three private gardens for the homes, with car access provided down the western boundary of the site to the rear garages. Each dwelling is comprised of a living space and combined kitchen/dining area on the ground floor, and four bedrooms (or three and a study) and two bathrooms on the first floor.



Figure 7. Site boundary highlighted in red (Note the side access lane is not on the property however the car turning space at the rear of the garages is on the property) (Source: Google Maps, 2018).

The set of attached houses appear under a single flat metal deck roof, with each home containing a set of five 'Atlas' vented skylights centrally placed giving light to the innermost spaces of the first floor (bathrooms and stair landing). From the street the roofline is again visually one element with a 15-inch timber fascia wrapping around its entirety.



Figure 8. View of the northern elevation of the terrace houses, arranged right to left, A, B and C (Source: Trethowan Architecture 2017).



Figure 9. View down the side access lane and across the garages to the rear of the site. Note the established jacaranda to the rear 406A, and the typically original condition of aspects of 406B (Source: Trethowan Architecture 2017).



Figure 10. View of 406B & C. Note the original details to 406B, including the double hung timber sash windows, with fixed glazing below (Source: Trethowan Architecture, 2017).



Figure 11: Front elevation of 406B (c2010). Note the alterations to each house adjacent (Source: Realestate.com 2018).

The prominent blade walls which divide each of the row houses are of double concrete block work, expressed both externally and internally. The facades of each house are set back from the tips of these to create a narrow terrace, with the projected built in robes above. These functional and Brutalist projections are clad in a masonry veneer, reducing weight and tying back into the expressed brickwork throughout. Originally timber and coated with walnut finish, the windows and doors were a mix of operable sash and fixed glazing elements, providing much more light than the typical Victorian terrace house. Nos. 406A & C have been altered recently and have replaced the original glazing and frames for new, however these works do not detract from the bold forms of the houses and reinstate a similar arrangement of the windows.

The rear of the terraces has a similar arrangement of glazed openings on the ground floor and projecting robes to the first. Although not shown on the working drawings, a cross beam supports all robes at its outer mark, with house A and C utilising this element for a new uncovered timber patio (refer to [Figure 8](#) ~~Figure 8~~).

Internally, A and B have the same layout with C being a mirror image of the plan. Materials are expressed, with deep unpainted Oregon beams extruding to the exterior and expressed or painted brickwork throughout. Services are generally concealed through their internal placement in the plan, freeing up both north and south elevations from clutter and allowing integration into the front and rear gardens.



Figure 12. View of the rear of 406B, not the same forms as utilised on the front elevations (Source: Realestate.com 2018).



Figure 13. Interior view of 406A living / lounge room. Note the expressed Oregon beams (Source: Realestate.com).



Figure 14. Interior view of 406A kitchen / dining space (Source: Realestate.com).



Figure 15. Interior view of 406A master bedroom. Note the cupboard doors to the cantilevered built in robe (Source: Realestate.com).

Each dwelling is provided with a semi-private concrete block walled front garden, with the central house adopting kinked walls to make up for additional space provided to both adjacent homes. This again occurs at the rear, which then transitions into the carport / garage ([Figure 12](#) [Figure 12](#) & [Figure 14](#) [Figure 14](#)). All three properties are planted extensively, 406A in particular, contains an established melaleuca in the front setback and jacaranda in the backyard.

Overall, the set of row houses are intact and in good condition, with the few exceptions outlined above.

Comparative Analysis

Development of Terrace Housing in Australia

Terrace housing was a distinctive 19th-century house type, predominantly built in the inner suburbs of major Australian cities. Generally, they were designed and built for narrow urban allotments, often with blind boundary walls and/or abutting a neighbour. When attached or designed as a row, the planning was regularly mirrored to present to the street as a unified group. As entered from the street the most public space was the entrance hall with utilitarian functions provided for at the rear (Tibbits & Goad, 2012).

With the rise of public transport and the speculative suburbs, terrace housing lost favour for the detached dwelling and garden setting, or the flats and apartments, with residents differing across floors. Further, during the early 20th century there was a strong planning prejudice against the terrace as a dwelling (Tibbits & Goad, 2012).

By the 1960s however, architects were again experimenting with the terrace house as a typology. Open planning, consideration of natural light and engagement with the garden were utilised by Melbourne architects David Saunders and Brine Wierzbowski in their examples of the type (Tibbits & Goad, 2012).

One of the few modern attempts at an attached row of houses in the municipality were those by Neil Clerehan at 8-11 Younger Court, Kew (HO525). Listed as significant within the Clutha Park Estate Precinct, Kew, the set of four two-storey townhouses front the court with full height glazing. Each house was marked by an extended brick blade wall like the subject site with partial brick infill surrounding the entrance. This arrangement was mirrored across the row of four. Compared to the subject site, this is an earlier example of the terrace typology, however was not located in an environment reflective of the type or how it evolved. The front setback across all townhouses is open and inviting, with clear vantage to and from the street and less consideration of privacy of both internal and external spaces, due to its location in quiet suburban court. Like a Victorian terrace, this primary frontage is the most notable and unlike the subject site with its connection to the rear garden, minimal attention has been granted to other elevations.

An earlier example of row type housing is the 'Yarralands Flats' at 150 Power Street, Hawthorn designed by Frederick Romberg and built in 1958. Recommended for inclusion on the Heritage Overlay by the Hawthorn Heritage Gap Study, the series of eight single-storey flats run perpendicular off Power Street and each contain a private terrace fronting a full height window wall to the northern elevation. Although a very good example of a modern interpretation of the type, the subject site has a greater street presence and when combined with the style is an uncommon example within the municipality.

With consideration to the style, other comparative examples will be discussed in the following section.



Figure 16. 8-11 Younger Court, Kew.
Designed by Neil Clerehan (Source:
Trethowan Architecture, 2017).



Figure 17. 150 Power Street, Hawthorn.
Designed by Frederick Romberg (Source:
Trethowan Architecture, 2017).

Late Twentieth-Century Domestic Architecture 1960 - 1999

Aesthetically this period epitomised the general barren state of architecture in the 1960s, neglecting a variety of visual experiences for investment in the program and spatial evaluation of the building. The results were simple yet well considered dwellings, appropriate to each specific region's climate and landscape. This architecture captured the lifestyles of the inhabitants and catered for the owner's particular tastes through studied yet simple details and planning (Goad, 1992).

The 1960s led the reassessment of the aesthetic ideals of post-war Modernism and what followed was a return to the compartmentalised plan, natural materials and vernacular methods of construction in a search for traditional symbolic references to home and truth in structure and expression of materials (Goad, 1992).

This move away from the concept of uninterrupted space, towards an exploration of enclosed volume saw a rigorous investigation of the section and a return to a primitive notion of space and shelter with the avoidance of the hierarchical notions of space.

Key practitioners were David Saunders, Neville Quarry, Judith and John Brine, Graeme Gunn, Daryl Jackson and Kevin Borland and it was here the emergence of Brutalism in Melbourne was tentatively fostered (London 2012; Goad 1992). Pre-eminent examples of Brutalist architecture include the Harold Holt Memorial Swim Centre (1969 - VHR H0069) by Borland and Jackson, the Plumbers and

Gasfitters Union Building (1969-71 - VHR H2307) by Graeme Gunn and Total House (1964-65 – VHR H2329) by Bogle and Banfield.

Two domestic examples have been chosen from the late 1960s to further explore the stylistic character and similarities of the subject site. Although not typologically alike, they share the theme of multi-residential proposals to single sites.

Lawrence House and Flats at 13 Studley Avenue, Kew (HO342) was built in 1966 to designs by eminent architect and critic Robin Boyd. The house and flats sit as a series of four boxes, each with access off a central spine and presents to the street as a monumental and complex composition. The forms project a sense of urbanity, without alluding to the internal interventions within the site such as the courtyards. The imposing and monumental nature of the brickwork is shared with the subject site. The use of split levels on a sloping site is common between the examples, however the approach to each of the houses on the subject site is more clearly defined through the elevational breakup and individual forecourts and gates.



Figure 18. View of Lawrence House and Flats by Robin Boyd, 1966 (Source: State Library of Victoria).



Figure 19. Molesworth Street townhouses, Graeme Gunn, 1969 (Source: University of Melbourne Archives).

Constructed in 1969, 76 Molesworth Street (HO325) is a set of five townhouses overlooking the Yarra River in Kew. Designed by Graeme Gunn during his time as principal architect for Merchant Builders, each townhouse has a simple two-storey linear plan with basic material palette of concrete besser blocks, concrete floor and Oregon timber joinery. Minimal functionalist articulation of the elevations front the bluestone driveway, while the western elevations with their full height glazed doors and large upper level balconies, open out to private gardens and views across the cutting to the Yarra below. Stylistically, these RVIA award winning Brutalist townhouses are closest to what was constructed at the subject site, albeit two years later.

Others

Habitat Pty Ltd. 316 Wattletree Road, Malvern East (not covered by a Heritage Overlay).

Designed by architect Daryl Jackson, the development included six townhouse units, fronting either Wattletree Road or onto an internal court. Advertised as an 'ideal living environment in group housing' (Age 17 May 1969:25), no two houses are alike, and the shared material palette allows for a coherent group to present to the street. Although not a stylistic or typological comparison, it is the only other example built by Habitat Pty Ltd in Victoria and designed by Borland's collaborative partner at the time the subject site was developed.

Other examples by Borland within the municipality include 3 Perry Court, Kew (recommended for inclusion in the Heritage Overlay by the Kew Heritage Gap Study.), 38 Young Street, Kew and Preshil Preparatory School at 395 Barkers Road, Kew (H0072). Although comparable stylistically, none of these examples correspond to the typology nor adopt the material palette utilised on the subject site

and thus demonstrating his ability as an architect to design in different modes and materials with effect. Similarly, the Resource Centre at the Methodist Ladies College by Jackson and Evans in 1974 (HO204) is of the style but not typology.

One other area for further comparison could be other project home builders guided by architects. One of the most well-regarded project home builders of this time in Melbourne was the aforementioned Merchant Builders, with Graeme Gunn a key and founding member of their operation. Led by the connection of architecture within their environment, Gunn and later architects (Jackson & Walker, Cocks & Carmichael, Charles Duncan, Barry Gray, McGlashan & Everist) tested the conventional methods of group housing. Examples of their townhouses can also be seen at 20 Yarra Grove, Hawthorn, 93 Grange Road, Toorak, 21 Kensington Road, South Yarra and 20 Yuille Street, Brighton.

Overall, the subject site is a good example of a modern interpretation of the terrace house typology with Brutalist overtones. The restrained design approach and limited elevational treatment of the type make an interesting departure in that both the north (street side) and south (rear) elevations are treated equally, both with regards to glazing, concealment of services and allowing full use and integration of the spaces adjacent to each. In this sense, the design is unique for its typology. The set of three terrace houses, each substantially intact, is also one of few examples of an architect as developer and gives insight into Borland's personal interest and approach to housing density.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

'Newtown Housing Project' at 406 Barkers Road, Hawthorn East is an important example of late twentieth-century domestic architecture, inspired by the terrace housing typology, and designed by renowned Victorian architect Kevin Borland. The design of the terrace housing, for project builder Habitat Pty Ltd, belongs stylistically to the Brutalist mode, made popular by the local examples seen at the Harold Holt Memorial Swim Centre in Malvern (VHR H0069) and the Plumbers and Gasfitter Union Building (VHR H2307), both built after the subject site. It should be noted that the modern terrace houses are also significant as one of the first examples inspired by the Brutalist movement, preceding both above mentioned examples, and other listed examples within the municipality (Merchant Builder Townhouses HO325 and MLC Resource Centre HO204).

The modern terrace houses demonstrate the continued development and refinement of the terrace house typology following the post-war period. It is an outstanding example of the typology from this time, within the municipality.

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

The modern terrace houses derive their aesthetic appeal from the boldly composed and functionalist expression of the set of three houses. The strong rectilinear forms of the building are further seen in the general expression of materiality including the textured concrete blockwork and exemplified by the boxed, projecting built in robes. This aesthetic is also utilised to create forecourts of Besser block to each of the terrace houses.

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).

The terrace houses at 406 Barkers Road, Hawthorn East are of historical significance for their association with architect Kevin Borland whose innovative designs in both domestic and public architecture make him notable amongst Melbourne architects of the second half of the twentieth century.

Borland, himself a former resident of Kew, along with Daryl Jackson and others formed Habitat Pty Ltd and invested in the local area by choosing to build this, their first development in Hawthorn East.

He was also a member of the design team for the Olympic Swimming Pool (1952, VHR H1977) and, with Jackson, designed the Harold Holt Swim Centre (1968, VHR H0069). Along with Borland's buildings at Preshil School (1962–72, VHR H0072), his residential work includes the experimental Rice House (1953-4, VHR H0123) and the former McDonald Smith House (1969)

Statement of Significance

What is Significant?

Newtown Housing Project at 406 Barkers Road, Hawthorn East, a set of three modern terrace houses designed by renowned architect, Kevin Borland for project builder Habitat Pty Ltd, is significant. Constructed in 1967, the terrace houses also feature Besser block forecourts to each house, contributing to the setting and continuing the design aesthetic.

How is it significant?

Newtown Housing Project, the modern terrace houses at 406 Barkers Road, Hawthorn East are of local architectural, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

406 Barkers Road, Hawthorn East are an important example of late twentieth-century domestic architecture, inspired by the terrace housing typology, and designed by renowned Victorian architect Kevin Borland. The design of the terrace housing, for project builder Habitat Pty Ltd, belongs stylistically to the Brutalist mode, made popular by the local examples seen at the Harold Holt Memorial Swim Centre in Malvern (VHR H0069) and the Plumbers and Gasfitter Union Building (VHR H2307), both built after the subject site. It should be noted that the modern terrace houses are also significant as one of the first examples inspired by the Brutalist movement, preceding both above mentioned examples, and other listed examples within the municipality (Merchant Builder Townhouses HO325 and MLC Resource Centre HO204).

Further, the houses demonstrate the continued development and refinement of the terrace house typology following the post-war period. It is an outstanding example of the typology from this time, within the municipality. (Criterion D)

The modern terrace houses derive their aesthetic appeal from the boldly composed and functionalist expression of the set of three houses. The strong rectilinear forms of the building are further seen in the general expression of materiality including the textured concrete blockwork and exemplified by the boxed, projecting built in robes. This aesthetic is also utilised to create forecourts of Besser block to each of the terrace houses. (Criterion E)

'Newtown Housing Project' is significant for its association with architect Kevin Borland whose innovative designs in both domestic and public architecture make him notable amongst Melbourne architects of the second half of the twentieth century. Borland, himself a former resident of Kew, along with Daryl Jackson and others formed Habitat Pty Ltd and invested in the local area by choosing to build this, their first development in Hawthorn East. He was also a member of the design team for the Olympic Swimming Pool (1952, VHR H1977) and, with Jackson, designed the Harold Holt Swim Centre (1968, VHR H0069). Along with Borland's buildings at Preshil School (1962–72, VHR H0072), his residential work includes the experimental Rice House (1953-4, VHR H0123) and the former McDonald Smith House (1969). (Criterion H)

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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - Front fences (Besser block)
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

Identified By

Context

References

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Evans, Doug 2012, 'Kevin Borland' in *The Encyclopedia of Australian Architecture*, Cambridge University Press.

Goad, Philip 1992, *The Modern House in Melbourne, 1945-1975*. PhD Thesis, Faculty of Architecture Building and Planning, University of Melbourne.

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'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 December 2017.

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O'Callaghan, Judith & Pickett, Charles (2012), *Designer Suburbs: Architects and affordable homes in Australia*, Sydney [NSW]

Tibbits, George & Goad, Philip, 'Terrace Houses' in *The Encyclopedia of Australian Architecture*, Cambridge University Press.

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Clomanto

Prepared by: Context

Address: 452 Barkers Road, Hawthorn East

Name: Clomanto	Survey Date: January 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1908

Source: www.realestateview.com.au**Historical Context**

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the

junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

History

The Highams and the 'Higham Estate' subdivision

Alexander Higham married Mary Trebilcock Vincent in 1873 (BDM Entry 1873/2090). In 1875 the couple was living at 'Karsfield Villa' in Burwood Road, Hawthorn (*Argus*, 3 September 1875:1). Alexander speculated in land in the late 1880s, including holding a directorship of the Burwood Township Land Company. By 1888 they living in Harcourt Street Hawthorn (*Melbourne Punch*, 7 June 1888:16).

When Alexander Higham died at his residence 'Yallambee' in Harcourt Street in 1895, his will specified that his real estate should be realized (*Argus*, 30 September 1895:1). Higham owned part of Crown Portion 70 Parish of Hawthorn, containing 8 acres 2 roods 28 perches (3 hectares) and the house, which he had purchased in 1881. Alexander's executors, his widow Mary Trebilcock Higham and Richard Trebilcock of Leopold, sold a small lot in the northeast part of this land in 1896 (CT V.1257 F.311). Mary and Richard became the proprietors of the remainder and in 1900 advertised the 'Higham Estate' subdivision. It included the Highams' brick residence 'Yallambee', which had originally addressed Harcourt Street but was now located at the centre of the west side of Higham Road, and fourteen vacant lots (*Age*, 14 November 1900:2). The attempted sale in 1900 appears to have been unsuccessful. A small group of blocks and 'Yallambee' itself were advertised again for sale in 1902 (*Argus*, 22 February 1902:10). The 1905 postal directory does not include any

established residences in Higham Road, indicating that development had not commenced (S&McD 1905).

The 'Higham Estate' was advertised yet again in January 1907, with 17 vacant sites and the brick villa 'Yallambee' (Age, 19 January 1907:3). This attempt at a sale also appears to have been largely unsuccessful. In May 1907 ownership of lots 8 and 9 on the west side of Higham Road was transferred to two daughters of the Highams, who built near-identical houses built on the two lots (CT V.2796 F.173). This development may have been intended to stimulate further sales in the subdivision.

The Proctors and 'Clomanto' 1907-1922

Priscilla (Evans) Proctor became the owner of Lot 3 and part of Lot 2 of the 'Higham Estate' subdivision in November 1907 (CT V.2796 F.173). Priscilla Evans had married William John Proctor at the Wesley Church, Lower Hawthorn, in 1895 (BDM Event 5843/1895; *Argus*, 18 December 1945:2). The Proctors had a daughter at 'Elenor', Power Street Hawthorn, in 1896 (*Leader*, 10 October 1896:35). William was a nephew of Mr Ducroe, the founder of the Dunlop Rubber Company in England, and was sent from England to manage the Victorian arm of the business, eventually becoming the managing director. He was also a director of City Motor Services and of Thomas Evans Pty Ltd. William was one of the earliest motorists in Victoria. He also took a keen interest in cycling and was the founder of the Warrnambool to Melbourne bicycle race. After leaving Hawthorn c1922 (see below) the Proctors moved to Summerland Mansions in St Kilda. William died in St Kilda in 1950 (Age, 14 August 1928:10; 15 September 1950:2). Priscilla died in St Kilda in 1957 (BDM Event 14079/1957).

In the 1908 postal directory there were no houses recorded on Barkers Road between Higham and Kildare roads. The 1909 directory showed William J. Proctor resident at 'Clomanto' on the western corner of Higham Road and Barkers Road (S&McD 1908; 1909). This indicates the house was built in 1908. Architect Augustus Andrew Fritsch advertised for tenders for a brick residence in Barker's Road Hawthorn in September 1908, and although this is a little late, it is possible it referred to 'Clomanto' (Age, 26 September 1908:3). William John Proctor purchased adjacent land to the west, the remainder of Lots 1 and 2 of the Higham Estate, in 1911 (CT V.2796 F.173).

There was no street number for the house in the 1915 postal directory, but the address had become 452 Barkers Road by 1920 (S&McD 1915; 1920). 'Clomanto' was offered for sale in February 1922. The advertisements advised that the Proctors were going overseas and added that the house had been "erected under the supervision of one of Melbourne's leading architects". It contained a "spacious entry hall, reception suite of 3 well proportioned rooms, full sized billiard room, 4 bedrooms, large bathroom, good kitchen accommodation ... and all other conveniences". There was also a croquet or tennis lawn and a double garage (*Argus*, 25 February 1922:2). Another advertisement for the sale indicated that there was also a "sleep-out bungalow", and that the owners were going to England (*Argus*, 8 March 1922:2).

The Schieferdeckers and 'Clomanto' 1922-25

Amelia Florence Schieferdecker became the owner of the property in 1922 (CT V.3236 F.006). She died there in November 1924. The house was described in her probate papers as being of 8 rooms and was valued at £3100 (Amelia Schieferdecker probate, 1924). Her husband Christian Ernest Schieferdecker became the owner briefly in April 1925 (CT V.3236 F.006; BDM Event 14642/1895).

The Saunders 1925-1963

Alfred Saunders became the owner in April 1925. Alfred was the son in 'W. Saunders and Son', the malt extract and cod liver oil manufacturers, who had started in Richmond in c1894 and had built a new factory at Trenerry Crescent Abbotsford in 1911. Alfred died in 1941 and the property went to his widow Aileen Saunders, along with her son Geoffrey Alfred Saunders, also in the malt extract business, and Harold Stawell Simpson, accountant of Collins Street (CT V.3236 F.006). The 1950 to 1960 postal directories have Vincent J. Healy resident, indicating the property was rented out in this period (S&McD 1950; 1955; 1960).

After Aileen Saunders died in 1951, Geoffrey Saunders and Harold Simpson became the owners. The southern third (approximately) of the property was subdivided off and sold in 1963 (BDM Event 1265/1951; CT V.3236 F.006).

1963-present

Maria and Julian Lichtenstein became the owners in 1963, Rosemary and David Milne in 1968, Anthony and Christine D'Apice in 1986, Belle Royal Constructions in 1993 and 458B Pty Ltd in 2006 (CT V.8512 F.316).

Description & Integrity

452 Barkers Road is a large Federation house located on the corner of Higham Road. The site comprises a house with front and side garden and an attached garage and workshop. The design of Clomanto demonstrates a transitional phase in Federation architecture where there is a symmetry of form around a central entry. With a build date of 1908 Clomanto is relatively early in this transition. This lends some weight to the statement that the house was supervised by 'one of Melbourne's leading architects', however no tender notice has been found to confirm which architect was involved.

The symmetry of the floorplan around a central recessed entry is enlivened by the design of the two projecting wings that form the front elevation. This frontage is designed to showcase the many parts of the Federation architectural vocabulary including generous box and canted bay windows, extensive use of timber shingles, rough cast render and timber strapped gable with curved fretwork brackets. The deliberate contrast of the roof forms of dominant gable and lower hipped roof create a complexity within the overall symmetry. The composition of the house is held by the central attic dormer window with arched timber fretwork.

Pairs of plainly detailed columns above a hit-and-miss brickwork balustrade frame the outstanding semi-circular door opening within a fine brick arch. Glass fan and side lights are in exquisitely designed decorative leadlight patterns. The wall surfaces are of fine quality red brick with upper walls rendered with rough cast and a string course moulding to define the two surfaces. The terra-cotta tiled roof is a complex hipped form spanning the entire house and featuring intersecting gables to each side. Chimneys of red brick with well detailed moulded brickwork tops are a feature of the composition.

Alterations to Clomanto include the outbuildings to the rear and a window wall to the kitchen on the Higham Road side. The floor plan indicates some alterations to the rooms at the rear to accommodate modern facilities including additional bathrooms; and the large garage and workshop added to the rear. Interior real estate photos show that the main rooms feature timber ceilings, fine plaster over-door decoration and leadlight to the main rooms.

The croquet and tennis lawn described in the history is no longer part of the site, having been subdivided to create a lot with frontage to Higham Road. Overall Clomanto is of high integrity with the current alterations being either sited in low visibility locations or sympathetically designed to blend with the architectural style.

Comparative Analysis

Clomanto is an example of a large Federation villa. The centrally planned entrance combined with the hipped roof form predates the Bungalow and moves on from the asymmetrical planning and pure flamboyance of many Federation houses. The materials of red brick, rough cast render, timber shingles and the leadlight windows are all key elements of the Edwardian style. Clomanto displays the rich variety of materials and detail commonly used in the Federation period combined with elements of Bungalow planning and roof form. For a build date of 1908 Clomanto is considered to be stylistically quite advanced.

A selection from a wide variety of Federation houses in Boroondara the following places have either been assessed to be of local significance or are already on the HO and have similarities to Clomanto.



Figure 1. 52 Walpole Street Kew (HO352) (Source: HERMES)

52 Walpole Street, Kew 'Birralie', 1907-8 A large Federation house of similar date of construction with picturesque though controlled roof massing and verandah set between projecting gables. A relatively externally intact example of an Edwardian/ Federation attic storey, which suggests a shift from formally complex Federation architecture toward a simplified bungalow form.



Figure 2. 14 Manningtree Road (HO493) Individually significant in the Manningtree Road Precinct (Source: Context 2009)

A symmetrical house with central porch and entry of heavy timber posts and flanked by identical gables with bow windows beneath rough cast cladding. Boroondara boasts many single and attic storey variants on this type of Edwardian house



Figure 3. 311 Barkers Road Kew (HO272) (Source: HERMES)

The house at 311 Barkers Road, Kew is of local historical and architectural significance as an externally relatively intact attic villa from the middle to later Federation period. It is of interest for the way its attic form predates the popular attic bungalow mode of the 1920s. Its compositional line is elegant, and there are some unusual elements such as the unusually long ribbon window on the south-east wing, and the canted, open verandah bay between the verandah and the south-facing wing.



Figure 4. 315 Barkers Road assessed as individually significant as part of the Municipal-wide study (Source: Context 2017)

315 Barkers Road Kew built also in 1908 illustrates a symmetrical Federation house with a central porch set between a pair of gables. It combines the more picturesque and flamboyant features of the Queen Anne (steeply pitched roof, elaborate chimneys, leadlight windows) with the formal and symmetrical front composition.

Within this small selection of Federation houses from similar build dates, it is apparent that 452 Barkers Road is at benchmark compared with these examples, but that is also demonstrates an early transition from the flamboyance of the Federation style to a more restrained Bungalow. This is enhanced by its high degree of integrity. It is difficult to reach a conclusion that does not place 452 Barkers Road above the threshold of local significance, for its values defined below and when benchmarking with other places already assessed or found to meet the same threshold.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Clomanto at 452 Barkers Road, located on the Higham Estate is historically significant for its first owners Priscilla (Evans) Proctor and William John Proctor whose association with the place includes commissioning the house and as residents from 1908 to 1922 when the property was sold.

Born in England, William Proctor's involvement in public life in Victoria spanned a broader sphere beyond Boroondara, particularly in his employment as managing director of the Dunlop Rubber Company, as a Director of City Motor Services and as a founder of the Melbourne to Warrnambool bike race which is still run every year.

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).

Clomanto at 452 Barkers Road is an outstanding example of a Federation villa in Hawthorn East. Clomanto demonstrates in its building form and range of architectural elements an early transition from the more flamboyant Federation style to the more restrained Bungalow style. Although noted in the sale advertisement of 1922 as having been supervised by one of Melbourne's leading architects of the time no architect has been confirmed. However, the advanced styling for 1908, and the high-quality materials and design detail support this statement.

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

452 Barkers Road is aesthetically significant for its high-quality design that is supported by its integrity. Design is evident in the materials used including fine quality red brick, rough cast render and strapping, timber shingles, lead lighting and terra cotta tile. Whilst these are all common materials of the period, their combined use at Clomanto leads to a house of outstanding richness of form, texture and detail. Aesthetic features include the porch with its columns and brickwork balustrade, arched brickwork to the entry door, leadlight box and canted windows, chimneys and timber fretwork to the attic and gable brackets.

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?

Clomanto a Federation era house at 452 Barkers Road Hawthorn East, built in 1908 for Priscilla and William John Proctor is significant.

How is it significant?

452 Barkers Road is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Clomanto at 452 Barkers Road, located on the Higham Estate is historically significant for its first owners Priscilla (Evans) Proctor and William John Proctor whose association with the place includes commissioning the house and as residents from 1908 to 1922 when the property was sold. Born in England, William Proctor's involvement in public life in Victoria spanned a broader sphere beyond Boroondara, particularly in his employment as managing director of the Dunlop Rubber Company, as a Director of City Motor Services and as a founder of the Melbourne to Warrnambool bike race which is still run every year. (Criterion A)

Clomanto at 452 Barkers Road is an outstanding example of a Federation villa in Hawthorn East. Clomanto demonstrates in its building form and range of architectural elements an early transition from the more flamboyant Federation style to the more restrained Bungalow style. Although noted in the sale advertisement of 1922 as having been designed by one of Melbourne's leading architects of the time no architect has been confirmed. However, the advanced styling for 1908, and the high-quality materials and design detail support this statement. (Criterion D)

452 Barkers Road is aesthetically significant for its high-quality design that is supported by its integrity. Design is evident in the materials used including fine quality red brick, rough cast render and strapping, timber shingles, lead lighting and terra cotta tile. Whilst these are all common materials of the period, their combined use at Clomanto leads to a house of outstanding richness of form, texture and detail. Aesthetic features include the porch with its columns and brickwork balustrade, arched brickwork to the entry door, leadlight box and canted windows, chimneys and timber fretwork to the attic and gable brackets. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

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Merledon

Prepared by: Context

Address: 16 Beaconsfield Road, Hawthorn East

Name: Merledon	Survey Date: January 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1913-1914



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the

junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

History

Mornane's Paddock subdivisions

Patrick Mornane purchased Portion 104 (also known as 104A) and Portion 104 B Parish of Boroondara from the Crown in 1853 (Boroondara Parish Plan). This land became known as 'Mornane's Paddock'. The first major subdivision of 'Mornane's Paddock', in c1879, was the 'Denmark Hill Estate', comprised of 34 lots fronting Riversdale Road and Burke Road and on either side of the new Denmark Hill Road ('Denmark Hill Estate, Upper Hawthorn', 1879). Twenty-five of the 'Denmark Hill Estate' lots were offered again in March 1882, indicating poor initial sales. The second attempt was spurred by the imminent opening of the railway extension, including a station at Burke Road, only a few minutes' walk away ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882).

The remainder of 'Mornane's Paddock' was subdivided and offered for sale in April 1882. The subdivision of 124 lots involved the creation of new roads including Campbell Road on the south and internal north-south roads Beaconsfield Road, Clive Road, Hastings Road and Havelock Road. ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection). It appears that about two thirds of the lots were sold at this point. The 47 remaining allotments were offered at auction in April 1883 (*Age*, 20 April 1883:2). A collection of 27 lots fronting Riversdale, Beaconsfield and Campbell Roads was offered in November 1884 and again in November 1885 (*Argus*, 20 November 1884:2; *Age*, 25 November 1885:11; 'Mornane's Paddock, Upper Hawthorn' 1885).

The balance of the lots, fronting Riversdale, Hastings and Clive Roads, were offered for auction without reserve in October 1886 (*Argus*, 5 October 1886:3). In March 1887 the remaining 19 lots were offered, but this time each was divided in half, to give 38 lots (*Table Talk*, 25 March 1887:16; 'Mornane's Paddock Hawthorn', 1887). The auctioneer, George William Taylor, must have purchased all of these himself, as in May 1887 he became the proprietor of 5 acres of Plan of Subdivision 442, made up of the 19 lots variously fronting Riversdale Road, Clive Road and Hastings Road (CT V.1912 F.386). During the remainder of 1887 Taylor offered the "few remaining lots" in 'Mornane's Paddock' for sale "cheap" (*Age*, 10 September 1887:3). In October 1888 Taylor offered for sale 20 villas sites in 'Mornane's Paddock Estate' (*Argus*, 5 October 1888:14).

The McMurchy family 1888-1913

In 1888 John McMurchy of Riversdale Road Hawthorn became the proprietor of Lot 110 of the Mornane's Paddock Subdivision, with a 104ft frontage to Beaconsfield Road. Mary McMurchy of 'Davaar', Riversdale Road, became the proprietor in 1891 (CT V.2080 F.830). When Mary died in 1898 the land in Beaconsfield Road was still vacant (Mary McMurchy probate 1898). The land in the hands of her executors' until it was subdivided into two lots and sold in 1913 (CT V.2080 F.830).

The 1904 MMBW detail plan shows each of the original lots from the 'Mornane's Paddock' subdivision along Beaconsfield Road subdivided into two smaller lots. On the east side, Nos.4 to 20 (including the subject site No.16) and No.24 were still vacant (MMBW Detail Plan 1538 City of Hawthorn, 1904). Little had changed on this side of the street by 1913 (S&McD 1913).

The Briggs at 'Merledon', 1913-1919

Jeannie Stewart Briggs became the proprietor of the northern half of the Lot 110, on which the subject house stands, in July 1913 (CT V.2080 F.830; V.3741 F.077). The 1915 postal directory shows her husband Walter W.V. Briggs resident at 16 Beaconsfield Road (S&McD 1915). This indicates the house was built in 1913-14. The Briggs had a son at 'Merledon', 16 Beaconsfield Road, Hawthorn East in 1915 (*Argus*, 20 February 1915:13). Their daughter Valerie Jean was born there in 1917 (*Argus*, 27 January 1917:1). Walter was the music master at Scotch College (*Punch*, 12 October 1916:38). He left c1920 to become headmaster of Scotch College at Warwick, Queensland, and went on to be headmaster at Scotch College Launceston in 1925 (*Age*, 18 December 1924:9; *Argus*, 17 July 1920:11; *The Australasian*, 13 January 1945:31).

The Robertsons at 'Merledon', 1919-1951

Amy Henrietta (Baldwin) Robertson of Smith Street, Thornbury became the proprietor in June 1919 (CT V.3741 F.077). Her husband James Robertson is shown as resident at No.16 in the 1920 postal directory (S&McD 1920). James died there in 1921 (*Argus*, 22 March 1921:1). Amy was living at No.16 in 1925 (S&McD 1925). In 1934 Beryl Corbett was engaged to Robert Robertson, eldest son of the late Mr and Mrs James Robertson of 'Merledon', Beaconsfield Road Hawthorn (*Table Talk*, 19 July 1934:40).

In 1935 sons Robert and Reginald Robertson joined their mother Amy as owners (CT V.3741 F.077). Amy was still living at 16 Beaconsfield Road Hawthorn when she died in 1946 (*Argus*, 5 June 1946:17). Reginald became the proprietor in 1949 (CT V.3741 F.077). The property was offered for sale in 1951, when it was described as a tiled, double-fronted, weatherboard villa of 7 rooms with a double garage (*Argus*, 15 November 1951:14).

1951-present

Geoffrey Charles Victor Thomas and Helen Marguerite Thomas become the proprietors in 1951 (CT V.3741 F.077).

Description & Integrity

16 Beaconsfield Road is located on a medium sized allotment consistent with the remainder of the street. Designed in the Federation style it has been built as a smaller version of the many large Federation houses for which Boroondara is renowned. This scaled-down version maintains the decorative detail and complexity of form but in a more compact manner. The construction material of timber frame with weatherboards below sill level and a rendered finish above is designed to resemble solid masonry walls but without the additional cost of that material.

The roof form of central hip with a front-facing gablet is intersected by two gable projections. The front and side porches are formed from the extended roofline and a projecting gable provides a point of interest to the front elevation. Three chimneys are a feature of the roofscape and are narrow and tapered with roughcast render, a band of face brick and terra cotta chimney pots.

The porches are framed by extravagant but elegant curved friezes set between square timber posts which are also highly decorated. The side porch frieze forms almost a full circle in the Chinese-style 'moon-gate' tradition, connecting with the timber balustrade. Gable ends are roughcast with timber strapping and extended eaves are supported by curved timber brackets. The fascia boards are particularly decorative with shaped ends and bosses. Window joinery is decorated with leaded and coloured glass, except where the bay fronted window and doors open onto the front porch. These windows may have been replaced.

Overall the house at 16 Beaconsfield Road, Hawthorn East has a high degree of integrity in its public presentation and any modern extensions are located to the rear.

Comparative Analysis

As an example of the Federation style, 16 Beaconsfield Road, Hawthorn East emulates the houses of the wealthier classes, making Federation design accessible to the middle classes in a smaller house built of less expensive materials. Of the many houses of this period in Boroondara timber examples are in the minority. Brick masonry was the preferred building material as timber was associated with small houses of the working classes, and in some areas, brick was mandated for buildings.

There are several examples of timber Federation houses on the HO.



Figure 1. 17 O'Shaughnessy Street Kew (1907-08), HO327 (Source: HERMES)

17 O'Shaughnessy Street is a fine, representative and externally intact example of a Federation residence dating from the peak of popularity of that period in Australian architecture. It is atypical in Kew in being timber rather than brick.



Figure 2. 48 Foley Street Kew (1907) Significant in HO526 (Source: HERMES)

48 Foley Street, Kew is a fine, representative, and relatively externally intact example of a Federation weatherboard house. It is distinguished from many other examples by elements such as

the striking fretwork gable screens and the composition of fretwork patterning in the verandah frieze.



Figure 3. 59 Pakington Street Kew (assessed to be of individual significance) (Source Context, 2017)

59 Pakington Street is a particularly lively adaptation of an Edwardian house. It has a picturesque massing, the lower pitched roof of a bungalow and the characteristic timber and roughcast stucco walls. As a house of 1914, it illustrates an early and successful combination of the Arts and Crafts transposed onto a modest example of the Federation house.



Figure 4. 83 Pakington Street Kew (1912), HO331 (Source: HERMES)

83 Pakington Street, Kew is of local historical and architectural significance as a good and relatively externally intact example of a Federation style villa with strong Queen Anne overtones. It represents an attic-storey type that was common in Kew and other parts of Boroondara in the middle and later Federation period and incorporates an extensive and diverse repertoire of decorative features

There are many similar examples represented in precincts as contributory places. The Barrington Avenue Precinct (HO142) comprises several examples of Federation timber houses including:

- 46 and 53 Kent Street Kew
- 45 Belmont Avenue Kew
- 58 Kent Street Kew

In the Canterbury Hill Estate precinct (HO536) there is 90 Highfield Road, Canterbury and in the Surrey Hills North residential precinct (HO535) 2 Chatham Road, Canterbury.

While there are large numbers of Federation houses of all sizes in Boroondara, those of timber construction are a much smaller subset, and there are relatively few of these on the Heritage Overlay as individually significant. 16 Beaconsfield Road, Hawthorn East is representative of the translation of high style Federation design to a more modest market. Its qualities are those of representative form and design but with a high quality decorative detail complemented by a high integrity. When compared with the above examples it is a more refined example than 17 O'Shaughnessy Street, Kew and 83 Pakington Street, Kew but without the diverting idiosyncrasies of 59 Pakington Street, Kew and 48 Foley Street, Kew. 16 Beaconsfield Road, Hawthorn East is a highly representative and well detailed Federation house within a smaller cohort of timber houses built in Boroondara.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

16 Beaconsfield Road, Hawthorn East built 1913-14 on the subdivision created from Mornane's Paddock has an association with Scotch College Hawthorn through its original owner and educator Walter Briggs. As music master, and later headmaster of other Scotch colleges at Warwick, Queensland and Launceston Tasmania, Briggs and his family built Merledon, living there until their departure in 1920.

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).

16 Beaconsfield Road, Hawthorn East built 1913-14, is representative of the translation of high style Federation residential architecture to a more modest market. Its qualities are those of representative form and design but with a high degree of decorative detail complemented by a high integrity. As an example of the Federation style in residential architecture, it is one of a minority of examples of the period and style within Boroondara that are of timber construction. 16 Beaconsfield Road, Hawthorn East is a highly representative and well detailed Federation house within a smaller cohort of timber houses built in Boroondara.

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

16 Beaconsfield Road, Hawthorn East is aesthetically significant for its terra cotta roof form of central hip with intersected by two gable projections and three elegant chimneys. Additional decorative features include the use of weatherboards below sill level and a rendered finish above, these materials repeated in the gables with timber strapping. Particular features include the front and side porches framed by elegant curved timber friezes, one of which forms a Chinese-style 'moon-gate' connecting with the matching timber balustrade. The verandah posts, fascia boards and curved

eaves brackets contribute to the highly decorative qualities of this house. The house is enhanced by leaded glass windows and original window joinery details to the main windows.

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?

Merledon, at 16 Beaconsfield Road Hawthorn East, a Federation house built in 1913-14 by Scotch College master Walter Briggs and his wife Jeannie Briggs is significant.

How is it significant?

16 Beaconsfield Road, Hawthorn East is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

16 Beaconsfield Road, Hawthorn East built 1913-14 on the subdivision created from Mornane's Paddock has an association with Scotch College Hawthorn through its original owner and educator Walter Briggs. As music master, and later headmaster of other Scotch colleges at Warwick, Queensland and Launceston Tasmania, Briggs and his family built Merledon, living there until their departure in 1920. (Criterion A)

16 Beaconsfield Road, Hawthorn East built 1913-14, is representative of the translation of high style Federation residential architecture to a more modest market. Its qualities are those of representative form and design but with a high degree of decorative detail complemented by a high integrity. As an example of the Federation style in residential architecture, it is one of a minority of examples of the period and style within Boroondara that are of timber construction. 16 Beaconsfield Road, Hawthorn East is a highly representative and well detailed Federation house within a smaller cohort of timber houses built in Boroondara. (Criterion D)

16 Beaconsfield Road, Hawthorn East is aesthetically significant for its terra cotta roof form of central hip with intersected by two gable projections and three elegant chimneys. Additional decorative features include the use of weatherboards below sill level and a rendered finish above, these materials repeated in the gables with timber strapping. Particular features include the front and side porches framed by elegant curved timber friezes, one of which forms a Chinese-style 'moon-gate' connecting with the matching timber balustrade. The verandah posts, fascia boards and curved eaves brackets contribute to the highly decorative qualities of this house. The house is enhanced by leaded glass windows and original window joinery details to the main windows. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By Context

References

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Sands & McDougall Melbourne Postal Directories (S&McD), as cited.

Swinburne Online, 'Our History', <https://www.swinburneonline.edu.au/about-us/our-history>, accessed 28 December 2017.

Table Talk (Melbourne), as cited.

Lumeah

Prepared by: Context

Address: 64 Campbell Road, Hawthorn East

Name: Lumeah	Survey Date: January 2018
Place Type: Residential	Architect: Attribute to Christopher Cowper
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1911-12



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (Victorian Places 2015).

Development to 1914

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (Victorian Places 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (Victorian Places 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

History

Mornane's Paddock subdivisions

Patrick Mornane purchased Portion 104 (also known as 104A) and Portion 104B Parish of Boroondara from the Crown in 1853 (Boroondara Parish Plan). This land became known as 'Mornane's Paddock'. The first major subdivision of 'Mornane's Paddock', in c1879, was the 'Denmark Hill Estate', comprised of 34 lots fronting Riversdale Road and Burke Road and on either side of the new Denmark Hill Road ('Denmark Hill Estate, Upper Hawthorn', 1879). Twenty-five of the 'Denmark Hill Estate' lots were offered again in March 1882, indicating poor initial sales. The second attempt was spurred by the imminent opening of the railway extension, including a station at Burke Road, only a few minutes' walk away ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882).

The remainder of 'Mornane's Paddock' was subdivided and offered for sale in April 1882. The subdivision of 124 lots involved the creation of new roads including Campbell Road on the south and internal north-south roads Beaconsfield Road, Clive Road, Hastings Road and Havelock Road. ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection). It appears that about two thirds of the lots were sold at this point. The 47 remaining allotments were offered at auction in April 1883 (*Age*, 20 April 1883:2). A collection of 27 lots fronting Riversdale, Beaconsfield and Campbell Roads was offered in November 1884 and again in November 1885 (*Argus*, 20 November 1884:2; *Age*, 25 November 1885:11; 'Mornane's Paddock, Upper Hawthorn' 1885).

Lots 46 and 47 of the 'Mornane's Paddock Estate' subdivision c1882-1910

It appears that Lots 46 and 47 of the 'Mornane's Paddock Estate', Subdivision No.442 were sold at auction in c1882. They do not appear for sale in later auction flyers for the remaining lots in the estate ('Mornane's Paddock, Upper Hawthorn' 1885).

In 1904 Peter McGregor of Campbell Road Upper Hawthorn, schoolteacher, became the owner of Lots 46 and 47 (CT V.3004 F.607). The 1904 MMBW detail plan shows the property vacant. The south side of Campbell Road between Havelock Road and Burke Road is already built out apart from the subject site (MMBW Detail Plan 1537, 1904; Plan 1535, 1904).

The Lintons 1910-1920

In 1910 Robert Linton of Havelock Road Upper Hawthorn, clerk, became the proprietor of Lots 46 and 47 (CT V.3398 F.486). Robert Linton and Ethel Sinnock were married in Camberwell in 1908 (*Leader*, 12 December 1908:45). Robert had been employed at the Metropolitan Gas Company but came into property and retired. Shortly after they married they took up residence in 'Lumeah', the second last house on the west side of Havelock Street (S&McD 1910; *Age*, 22 June 1922:11). The couple had a daughter there in November 1910 (*Age*, 19 November 1910:7).

They lived at 'Lumeah' from 1908 to 1912 before moving to a new house (the subject house) on the other side of Havelock Street, on the corner with the south side of Campbell Street, a location with no street number as yet (*Age*, 22 June 1922:11; S&McD 1912). Robert Linton first appears as a resident on the south side of Campbell Road in the 1913 postal directory, indicating that construction of the subject house occurred in 1911-12 (S&McD 1913). By the 1920 postal directory the Lintons' house is numbered 64 Campbell Road, the current street numbering (S&McD 1920). In c1920 they sold 64 Campbell Road and moved to East Malvern (*Age*, 22 June 1922:11; CT V.3398 F.486).

The Lawrences 1920-1933

Cornelius Henry Lawrence of 64 Campbell Road Upper Hawthorn, retired pastoralist, became the proprietor of the two lots, including the subject site in 1920 (CT V.3398 F.486). Lawrence had owned 'Formosa', near Cressy, Tasmania (*Advocate (Burnie Tasmania)*, 12 June 1940:10). In May 1928 Roy William Lawrence, son of Cornelius Henry and Mary, died at the age of 22 at 64 Campbell Rd (*Argus*, 30 May 1928:1). In August 1928 another son, Cecil Effingham Lawrence, died at the age of 28 at the same address (*Argus*, 1 August 1928:1). By the time Cornelius died in 1940 he had moved to Wattletree Road, Camberwell (*Age*, 12 June 1940:12).

The Greys 1933-1964

Rachel Wilson Grey of 19 Tooronga Road, Hawthorn became the owner of 64 Campbell Road, Hawthorn East in 1933 (CT V.3398 F.486). Rachel was acting superintendent of the South Camberwell Red Cross Emergency Services Company in 1941 (*Argus*, 14 February 1941:7). In 1943, her husband John James Henderson Grey died at 64 Campbell Road, Hawthorn East (*Argus*, 10 July 1943:2; 2 August 1943:11). Rachel died in 1964 and her executors divided the property into a larger northern lot with the house on it, and a smaller southern lot (CT V.3398 F.486). This southern lot is now 43 Havelock Road.

Description & Integrity

64 Campbell Road, Hawthorn East is located on a subdivided allotment on the corner of Havelock Road. The house is situated to the rear of the subdivided allotment, but the setting of the front and side gardens has been maintained. The house is a large two storey Federation style with attic rooms and a first-floor front balcony. The form of the house is symmetrical across the front elevation with some variation to the symmetry towards the rear. Projecting strapped timber gables are either side of the entrance that is set within a recessed porch under a small hipped roof. This is one of relatively few large Federation houses in the Hawthorn East locality.

The front door is half glazed and sidelights are of decorative leadlight. The front porch has a curved pierced brick balustrade, paired columns, and a mosaic floor. A balcony with solid balustrade and timber fretwork with a large arch is the central feature of the first floor. Wall surfaces are a combination of tuckpointed brick (overpainted) below the string course and roughcast above. The north and east

elevations feature six sash casement bow windows with top-lights and decorative leaded glass. A large triangular-plan oriel window is to the west elevation, above which is a timber strapped gable with casement windows.

The main roof form is a large hip with projecting gables to the sides and front. Terra cotta tiles have been used throughout. Chimneys are of red brick and roughcast render, with dentils below a flat cap, and terracotta pots.

The house has undergone two major renovations, once in 1994 and again in 2002 by Heather Wright Architect (BP). The 1994 extensions focused on adding two small extensions to the rear wing (enclosing the laundry on the west side, and creating a sunporch on the east side). However, in 2002 the extensions resulted in three small dormer windows on the east and west sides of the roof, and double gabled dormers to the south, which replaced smaller shed-roofed dormers. The site also includes a 1978 garage to the rear which is visible from Havelock Road, a tennis court on the east side of the house, and within the front setback a swimming pool and contemporary timber picket fencing.

Comparative Analysis

64 Campbell Road, Hawthorn East is an example of a large Federation house of symmetrical form. This type of house is a further development of the style from its introduction in the 1890s. At that time the style had a particularly flamboyant expression with diagonal planning, towers, bay windows and polygonal verandahs. Many examples of this type of house are in Boroondara. From the early 1900s a calmer approach often prevailed where elements of the style were arranged in symmetrical form and there is a return to the centralised entrance with main rooms arranged around the hall. One of the finest exponents of this type of house in Boroondara was the architect Christopher Cowper who completed several houses with a pair of matching front gables either side of classically designed porches. The pair of box bay or bow windows are particular elements that continue in many forms, usually matching but sometimes not. Another variant on this type of house is the Queen Anne style that employs detailed brickwork often expressed in the chimneys. The symmetrical form has a natural transition into the interwar period and many bungalows and transitional houses express this approach.

- 52 Walpole Street, Kew (HO352) - a large house with picturesque though controlled roof massing and verandah set between projecting gables. An example of an Edwardian/Federation attic storey, which suggests a shift from formally complex Federation architecture toward a simplified bungalow form.
- 14 Manningtree Road, Hawthorn (HO493) - a symmetrical house with central porch and entry of heavy timber posts and flanked by identical gables with bow windows beneath rough cast cladding.
- 315 Barkers Road, Kew (recommended as individually significant in the Kew Heritage Gap Study), - a symmetrical Federation house with a central porch set between a pair of gables. It combines the more picturesque and flamboyant features of the Queen Anne of steeply pitched roof, elaborate chimneys, leadlight windows with the formal and symmetrical front composition.
- 27 Balwyn Road, Canterbury (HO168) - this picturesque Federation house demonstrates the freeform flamboyance of the style, without the symmetry but with many similar elements to 64 Campbell Road, Hawthorn East.
- 71 Broadway, Camberwell, (HO159) - a skilful variation on the Queen Anne villa style by Christopher Cowper.
- 6 Walmer Street, Kew (HO158) - this house shows the transition towards the interwar bungalow style using similar elements of form and composition but with simplified detail.



Figure 1. 52 Walpole Street Kew, HO352



Figure 2. 14 Manningtree Road HO493 individually significant in the Manningtree Road Precinct (Source: HERMES)



Figure 3. 315 Barkers Road Kew assessed as individually significant as part of the Boroondara Municipal-wide Study (Source: Context, 2017)



Figure 4. 27 Balwyn Rd HO168 & HO264 (Source: HERMES)



Figure 5. 71 Broadway Camberwell, individually significant in HO159 Prospect Hill Road precinct. Designed by Christopher Cowper. (Source: HERMES)



Figure 6. 6 Walmer St Kew, individually significant in HO158 Walmer Street Precinct (Source: HERMES)

64 Campbell Road, Hawthorn East is a fine example of the Federation style and retains the key features that demonstrate its place in Boroondara's residential development. It demonstrates a transition from the flamboyance of the early years of the style to a more formalised design that continued through into the interwar period. It retains key elements of the Federation period including the roof form, central first floor attic with balcony, bow windows, projecting gables and timber fretwork and is a fine representative example.

It also shared many of the key elements that characterise the houses of Christopher Cowper. As described by George Tibbits (1989:81):

Cowper developed a distinctive personal expression within the hip [roof] genre of the Melbourne Queen Anne. He regularly used sets of slender Tuscan columns at whose head was a 'hammerbeam' into which was inscribed a delicate curved detail. Another of his idiosyncratic details is the projection of a thin square pseudo wall-plate, at the head of the eaves bracket and finished in a diamond point. His chimneys are invariably tall and slender but terminate in a flat plate whose upper side slopes up in a gentle curve to a surmounting terracotta chimney pot. In his windows the timber transoms and mullions are emphasised and have their faces rolled in the profile of a torus moulding.

'Lumeah', at 64 Campbell Road, exhibits the porch details characteristic of Cowper, both the grouped Tuscan columns and the hammerbeam above them with a scrolled detail (also seen at his houses at 71 Broadway, Camberwell, and 19 Lisson Grove, Hawthorn). Beneath the eaves are curved timber brackets with the diamond-pointed top elements. Its chimneys have the flat cap as described, and are similar in form to those seen at 71 Broadway. Finally, the arched fretwork to the attic dormer is similar to that at a Cowper house at 7 Chrystobel Crescent, Hawthorn. Based on these elements, and the overall form of the building, it is considered very likely that 64 Campbell Road was designed by Cowper as well.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

64 Campbell Road, Hawthorn East is part of a large cohort of Federation houses in Boroondara demonstrating the key characteristics of the style including hipped and gabled roof form, central first floor attic with balcony, box bay or bow windows, projecting gables, tuckpointed brick and roughcast render, terra cotta tile and timber fretwork. Its particular contribution is in the demonstration of a more formal approach to planning with a symmetrical frontage around a central entrance. While 64 Campbell Road, Hawthorn East is not alone in this approach, it is important for its demonstration of the transition from the flamboyant and freeform expression of the earlier Federation houses and towards the interwar period of more austerity. 64 Campbell Road is one of relatively few large Federation houses to demonstrate this aspect of Boroondara's residential development in the Hawthorn East locality. The house shares many of the characteristic details of architect Christopher Cowper's Queen Anne designs, and appears to be his work.

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

64 Campbell Road, Hawthorn East is aesthetically significant for its characteristic features of the Federation period including the roof form and terra cotta tiling, wall surfaces of tuckpointed brick and roughcast render, timber strapping to the gables and fretwork to the first-floor balcony. The frontage to Campbell Road is largely intact and is significant for its large six sash bow windows, door and sidelights and porch. The east elevation repeats this element of the bow window. While there are visible alterations to the east, west and south elevations, including a ground floor extension and a pair of rear dormer windows, these extensions have been undertaken in a sympathetic manner both in form, materials and detail. Additional small dormer windows are minimal intrusions into the roof form. Overall the legibility of the style has been retained.

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?

'Lumeah' at 64 Campbell Road Hawthorn East, a Federation house built in 1911-12 on part of Mornane's Paddock subdivision is significant.

The extensions carried out in 1994 and in 2003 including the ground floor additions, first floor dormer windows to the south, additional windows in the west gable and three small dormer windows to the roof are not significant. The garage, tennis court and swimming pool are also not significant.

How is it significant?

64 Campbell Road, Hawthorn East is of local representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

64 Campbell Road, Hawthorn East is part of a large cohort of Federation houses in Boroondara demonstrating the key characteristics of the style including hipped and gabled roof form, central first floor attic with balcony, box bay or bow windows, projecting gables, tuckpointed brick and roughcast render, terra cotta tile and timber fretwork. Its particular contribution is in the demonstration of a more formal approach to planning with a symmetrical frontage around a central entrance. While 64 Campbell Road, Hawthorn East is not alone in this approach, it is important for its demonstration of the transition from the flamboyant and freeform expression of the earlier Federation houses and towards the interwar period of more austerity. 64 Campbell Road is one of relatively few large Federation houses to demonstrate this aspect of Boroondara's residential development in the Hawthorn East locality. The house shares many of the characteristic details of architect Christopher Cowper's Queen Anne designs, and appears to be his work. (Criterion D)

64 Campbell Road, Hawthorn East is aesthetically significant for its characteristic features of the Federation period including the roof form and terra cotta tiling, wall surfaces of tuckpointed brick and

roughcast render, timber strapping to the gables and fretwork to the first-floor balcony. The frontage to Campbell Road is largely intact and is significant for its large six sash bow windows, door and sidelights and porch. The east elevation repeats this element of the bow window. While there are visible alterations to the east, west and south elevations, including a ground floor extension and a rear pair of dormer windows, these extensions have been undertaken in a sympathetic manner both in form, materials and detail. Additional small dormer windows are minimal intrusions into the roof form. Overall the legibility of the style has been retained. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By Context

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'Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection.

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Tibbits, George 1989, 'An Emanation of Lunacy' in T Howells and M Nicholson, *Towards the Dawn: Federation Architecture in Australia 1890-1915*, Sydney.

Rosetta

Prepared by: Context

Address: 43 Clive Road, Hawthorn East

Name: Rosetta	Survey Date: January 2017
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1912-1914



Source: www.realestateview.com.au, 2007

Historical Context

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

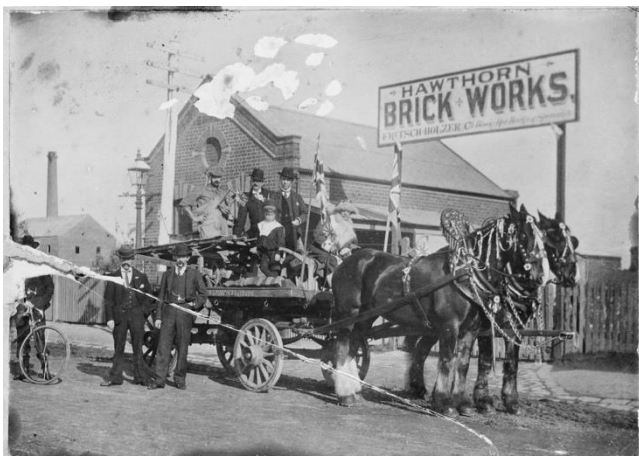


Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: SLV)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

History

Mornane's Paddock subdivisions

Patrick Mornane purchased Portion 104 (also known as 104A) and Portion 104 B Parish of Boroondara from the Crown in 1853 (Boroondara Parish Plan). This land became known as 'Mornane's Paddock'. The first major subdivision of 'Mornane's Paddock', in c1879, was the 'Denmark Hill Estate', comprised of 34 lots fronting Riversdale Road and Burke Road and on either side of the new Denmark Hill Road ('Denmark Hill Estate, Upper Hawthorn', 1879). Twenty-five of the 'Denmark Hill Estate' lots were offered again in March 1882, indicating poor initial sales. The second attempt was spurred by the imminent opening of the railway extension including a station at Burke Road, only a few minutes' walk away. By this time three houses had been built on Mornane's Paddock along the Burke Road frontage, belonging to R. Linke, W. Fordyce and J. Gall ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882).

The remainder of 'Mornane's Paddock' was subdivided and offered for sale in April 1882. The subdivision of 124 lots involved the creation of new roads including Campbell Road on the south and internal north-south roads Beaconsfield Road, Clive Road, Hastings Road and Havelock Road ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection). It appears that about two thirds of the lots were sold at this point. The 47 remaining allotments were offered at auction in April 1883 (*Age*, 20 April 1883:2). The remaining 27 lots fronting Riversdale, Beaconsfield and Campbell

Roads were offered in November 1884 and again in November 1885 (*Argus*, 20 November 1884:2; *Age*, 25 November 1885:11; 'Mornane's Paddock, Upper Hawthorn' 1885).

The balance of the lots, fronting Riversdale, Hastings and Clive Roads, was offered for auction without reserve in October 1886 (*Argus*, 5 October 1886:3). In March 1887 the remaining 19 lots were offered, but this time each was divided in half, to give 38 lots (*Table Talk*, 25 March 1887:16; 'Mornane's Paddock Hawthorn', 1887). The auctioneer, George William Taylor, must have purchased all of these himself, as in May 1887 he became the proprietor of 5 acres of Plan of Subdivision 442, made up of the 19 lots variously fronting Riversdale Road, Clive Road and Hastings Road (CT V.1912 F.386). During the remainder of 1887 Taylor offered the "few remaining lost" in 'Mornane's Paddock' for sale "cheap" (*Age*, 10 September 1887:3). In October 1888 Taylor offered for sale 20 villas sites in 'Mornane's Paddock Estate' (*Argus*, 5 October 1888:14).

In April 1889 there was an auction of shops, partly erected villas and vacant land in Auburn Road and in parts of Mornane's Paddock, including Clive, Beaconsfield and Campbell Roads. This was part of the insolvent estate of a much-publicised victim of the land boom, Gustave Lachal, jeweller, of Glenferrie Road Hawthorn. One lot was a partly-erected brick villa on the corner of Campbell and Clive roads, designed by G. de Lacy Evans. The dimensions given for the corner lot on Clive Road with a partly erected villa, 74ft by 130ft, correspond exactly to the lot on the corner opposite 43 Clive Road (*Argus*, 10 April 1889:2; *Age*, 27 March 1889:6).

William Henry Firman 1889-1897

William Henry Firman of Riversdale Road Hawthorn appears to have purchased two lots from George William Taylor's October 1888 auction of remaining lots in the 'Mornane's Paddock Estate' (*Argus*, 5 October 1888:14). In January 1889, Firman became the proprietor of the southern half of the original Lot 70 on the western corner of Clive Road and Campbell Road (the subject site), and the southern half of the original Lot 48 on the western corner of Hastings Road and Campbell Road (CT V.1912 F.386; CT V.2120 F.912). Firman died in England in 1898 (*Age*, 14 November 1899:7).

The Burrages 1897-1912

Alan Alaric Burrage, commercial traveller of Clive Road, became proprietor of the southern half of Lot 70 on Plan of Subdivision 442 in 1879 (CT V.2662 F.283). From 1889 to 1891 the Burrages were described in the newspapers as living in Campbell Road (*Weekly Times*, 25 May 1889:10; *Age*, 25 January 1890:12; *Argus*, 12 January 1891:1). The 1890 postal directory places them on the south side of Campbell Road between Havelock Road and Burke Road. From 1892 to 1894, however, the Burrages were described as living on Clive Road. The Burrages bred and showed terriers, and terriers were available for sale from 'Rosetta', 41 Clive Road in 1892 (*Age*, 20 February 1892:10; 11 February 1893:10; 27 August 1892:3; *Argus*, 8 October 1894:1). The 1895 and 1900 postal directories show Alan Alaric Burrage resident at 41 Clive Road, Hawthorn East the southernmost house on the west side of the street (S&McD 1890; 1895; 1900). The 1904 MMBW Detail Plan shows the west side of Clive Road built out apart from a vacant lot to the south of No.41 (MMBW Detail Plan 1537, 1904). By 1910 the Burrages had moved back to the nearby 50 Campbell Road, and 41 Clive Road was occupied by George Ross, probably a renter. The subject property was still vacant (S&McD 1910).

The Dobbies 1912-1917

Jane Dobbie of Currajong Road Auburn, widow, became the proprietor of 43 Clive Road, Hawthorn East in October 1912 (CTV.2662 F.283). The Dobbies were living in the house at 43 Clive Road, Hawthorn East by early 1914, when Jane Dobbie first appears as a resident in the postal directory and in newspapers (S&McD 1912; 1913; 1914; 1915; *Hawthorn & Camberwell Citizen*, 23 January 1914:3; *Punch*, 14 January 1915:25). This indicates the house was built between 1912 and 1914. Jane's son Archibald Lizars Dobbie was also living there by May 1914 (*Punch*, 21 May 1914:29). When Archibald married Elsie McNaughton in November 1915 he was living at Clive Road along with his mother (*Table Talk*, 18 November 1915:8).

By late 1916 Archibald and Elsie were living nearby at 42 Currajong Road Auburn (*Argus*, 5 October 1916:12; 25 November 1916:11). 43 Clive Road had been sold by 1917. This may have been the

brick villa of 7 rooms in Clive Road offered for sale in August 1916 (*Argus*, 19 August 1916:15). Jane Dobbie moved to East St Kilda (*Argus*, 14 September 1918:13).

Sydney Knight 1917-41

In 1917 ownership of 43 Clive Road, Hawthorn East passed to Sydney Frederick Knight, grocer of 30 Stanley Grove Camberwell (CT V.2662 F.283). Knight lived at 43 Clive Road, Hawthorn East until the property was sold in 1941 (S&McD 1920; 1930, 1940).

Ethel May Harding 1941-72

The property was transferred to Ethel May Harding, widow of 86 Gipps Street, East Melbourne, in 1941 (CT V.2662 F.283). It appears that she lived in the house until she died in 1972 (S&McD 1950; 1960).

The property was sold to Abdul and Jennifer Rawther in 1972 (CT V.2662 F.283). In 1982 the property was transferred to Amalgamated Insurances P/L of 45 Lingwell Road, Hawthorn East (CT V.2662 F.283).

Description & Integrity

The red brick and render Edwardian house at 43 Clive Road, Hawthorn East addresses the corner of Campbell Grove through its design of a return verandah each with a projecting gable complete with box bay window. This form of main hipped roof with two gables placed perpendicular and linked by a return verandah is a common form of the Edwardian house. Its proportions are those of the Edwardian villa downsized from earlier large-scale examples of the period and adapted for smaller lots. 43 Clive Road, Hawthorn East retains all its features of the style and is intact. A small and sympathetic extension to the rear and a garage facing Campbell Grove are the only visible external alterations.

The Clive Road frontage features an entrance with original partly glazed panelled door and sidelights framed between two half columns supported on the pierced brick balustrade.

The balustrade is built from moulded red brick with a double bull-nosed capping. The verandah is accessed via a set of bluestone steps. The door and sidelights feature decorative leadlight panels. The verandah balustrade extends around the Campbell Grove frontage with widely-spaced columns supporting the verandah roof. Each gable features rendered panels with timber strapping extending beyond the wall plane and a box bay window with leadlight top-lights beneath a regular array of casement and fixed sashes. Curved timber brackets support the gable either side of the main windows.

The terra cotta tiled roof features gablets with timber louvres as roof ventilation and a pair of chimneys with rendered tops and chimney posts. To the side a gable roofed extension with matching terra cotta roof features a bank of casement windows in sympathetic manner. The fence is of red brick in a matching design to that of the balustrade but does not appear to be original. The low height of the fence and plain topped pillars indicate that it is contemporary construction, though carefully designed and built to match the balustrade. The garden has been designed and planted in a formal manner that complements the house but is also of contemporary design.

Comparative Analysis

43 Clive Road, Hawthorn East is part of the development of mid-sized Edwardian houses from the late 1890s through to the early 1920s. There are many forms and variants, however the style was generally expounded through the work of architects moving away from the formalities of classical architecture in the Victorian era towards design that is more responsive to Australian conditions. However, the Edwardian style in Australia borrowed heavily from British and American examples. The elaborate compositions formed of elements such as towers, bay windows and polygonal verandahs were constantly reinterpreted for smaller lots and mid-sized houses adopted elements of the style. There are many examples in Boroondara that demonstrate the Edwardian style applied to smaller houses. The examples below are individually significant within their respective precincts.

- 26 Miller Grove, Kew (HO527) - of local historical and architectural significance as a good, representative and relatively externally intact example of an Edwardian villa dating from the later stages of the style.
- 311 Barkers Road, Kew (HO272) - has dormer windows that predate the popular attic bungalow mode of the 1920s. The house has features an unusually long ribbon window on the south-east wing, and the canted verandah bay between the verandah and the south-facing wing.
- 116 Barkers Road Hawthorn (HO220) - a house of similar form but distinguished by its corner turret. The balustrade is of 'hit and miss' brickwork similar to the pierced design at 43 Clive Road, Hawthorn East and it has a similar verandah form.
- 25 Ryeburne Avenue, Hawthorn East (HO161), - a house of similar form to 43 Clive Road, Hawthorn East but with a timber verandah with fretwork detail.
- 14 Manningtree Road, Hawthorn (HO493) - a symmetrical house with central porch and entry of heavy timber posts and flanked by identical gables with bow windows beneath rough cast cladding. This symmetrical form is a variant on that of 43 Clive Road, Hawthorn East. The use of the round columns as features carries through into 116 Barkers Road, Hawthorn and 43 Clive Road, Hawthorn East and becomes a feature of the later examples of the style.



Figure 2. 311 Barkers Road Kew, HO272 (Source: HERMES)



Figure 3. 26 Miller Grove Kew, HO323 (Source: HERMES)



Figure 4. 116 Barkers Road Hawthorn HO220 (Source: HERMES)



Figure 5. 25 Ryeburne Avenue Hawthorn East, HO161 (Source: HERMES)



Figure 6. 14 Manningtree Road, Hawthorn HO493 (Source: Context, 2010)

43 Clive Road, Hawthorn East shares many features with the examples pictured above that are on the HO, both individually significant examples within precincts and those outside precincts. 43 Clive Road, Hawthorn East like the above examples is highly intact in form and detail. It is distinguished by the return verandah with brick balustrade and columns. Whilst not as elaborate as the turreted example at 116 Barkers Road, Hawthorn it is nevertheless a good representative example of a mid-sized Edwardian house.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

43 Clive Road, Hawthorn East is historically significant as part of the large subdivision of Mornane's Paddock, subdivided into 124 lots in 1882 and offered for sale in parcels over the next decade.

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).

43 Clive Road, Hawthorn East is a good representative example of an Edwardian house that is highly intact in form and detail. It represents the development of mid-sized Edwardian houses from the late 1890s through to the early 1920s in an architectural style that was interpreted as more responsive to Australian conditions than Victorian architecture, and where elaborate compositions of larger Edwardian houses were constantly reinterpreted for smaller lots.

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

43 Clive Road, Hawthorn East is aesthetically significant for the features of the Edwardian style including the return verandah with pierced brick balustrade around two street frontages and round columns supporting the verandah roof. Other features include the partly glazed panelled door and sidelights with decorative leadlight panels. Aesthetic significance is attached to the use of red brick and render walls, timber strapping to the gables and the use of curved timber brackets. The main box bay windows facing Clive Road and Campbell Grove are significant elements featuring casement sashes with leadlight top-lights. The pair of chimneys with rendered tops and chimney posts complement the terracotta tiled roof.

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?

43 Clive Road, Hawthorn East an Edwardian house built between 1912 and 1914 is significant. Later alterations to the rear of the property and the garage are not significant. The fence, whilst complementary to the house is of contemporary construction.

How is it significant?

43 Clive Road, Hawthorn East is of local historic, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

43 Clive Road, Hawthorn East is historically significant as part of the large subdivision of Mornane's Paddock, subdivided into 124 lots in 1882 and offered for sale in parcels over the next decade. (Criterion A)

43 Clive Road, Hawthorn East is a good representative example of an Edwardian house that is highly intact in form and detail. It represents the development of mid-sized Edwardian houses from the late 1890s through to the early 1920s in an architectural style that was interpreted as more responsive to Australian conditions than Victorian architecture, and where elaborate compositions of larger Edwardian houses were constantly reinterpreted for smaller lots. (Criterion D)

43 Clive Road, Hawthorn East is aesthetically significant for the features of the Edwardian style including the return verandah with pierced brick balustrade around two street frontages and round columns supporting the verandah roof. Other features include the partly glazed panelled door and sidelights with decorative leadlight panels. Aesthetic significance is attached to the use of red brick and render walls, timber strapping to the gables and the use of curved timber brackets. The main box bay windows facing Clive Road and Campbell Grove are significant elements featuring casement sashes with leadlight top-lights. The pair of chimneys with rendered tops and chimney posts complement the terracotta tiled roof. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

References*The Age*, as cited.*The Argus*, as cited.

Boroondara Parish Plan

Certificates of Title, as cited.

'Denmark Hill Estate, Upper Hawthorn' auction flyer, 1879, SLV map collection.

Fowler, Lyle 1969, 'Hawthorn Brick Works', State Library of Victoria (SLV) Harold Paynting Collection, accessed online 2 January 2018.

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'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 December 2017.

McWilliam, G 2002, 'Hawthorn History Walks: Rathmine's Village', Hawthorn Historical Society. Melbourne & Metropolitan Board of Works Detail Plan 1537 City of Hawthorn, 1904, SLV map collection.

'Mornane's Paddock, Upper Hawthorn, 27 Allotments ... December 27, 1885' auction flyer 1885, SLV map collection.

'Mornane's Paddock Hawthorn ... March 26', 1887, SLV map collection

'Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection.

Sands and McDougall's Melbourne Postal Directories (S&McD), as cited.

Swinburne Online, 'Our History', <https://www.swinburneonline.edu.au/about-us/our-history>, accessed 28 December 2017.*Table Talk (Melbourne)*, as cited.*Weekly Times (Melbourne)*, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Flats

Prepared by: Trethowan Architecture in association with Context

Address: 20 Denmark Hill Road, Hawthorn East

Name: Flats	Survey Date: December 2017
Place Type: Residential	Architect: Dr Ernest Fooks
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1960



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places*, 2015).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places*, 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places*, 2015).

History

Denmark Hill formed one of the highest points of an area referred to as Upper Hawthorn from 1852 (*Argus*, 21 June 1852:3). Known as Denmark Hill by 1865 (*Argus*, 13 November 1865:4), this was to prove the inspiration for the name of a 34-allotment residential estate established on its crest by November 1879: the 'Denmark Hill Estate' (refer Figure 1). Allotments were arranged along the south and west sides of the pre-existing thoroughfares of Riversdale and Burke roads, with a new road established along the ridge of the hill, lined with allotments either side, named Denmark Hill Road. Marketed by the estate agents C.J. & T. Ham, interest in the estate was initially limited, with 25-allotments remaining unsold by March 1882 (*Argus* 9 March 1882:8). While the second offering appears to have attracted more interest, the impending 1890s depression would see several of these allotments remain undeveloped by April 1904 (refer Figure 3).

In May 1960, the accountant (ER 1949) Owen James Drake of 'Stalbridge Chambers', 443 Little Collins Street, Melbourne, applied to redevelop a vacant allotment of land at 20 Denmark Hill Road (BP 20618). A Jewish Austrian immigrant (*Age*, 30 November 1981:23), Drake commissioned the Austrian émigré architect Dr Ernest Fooks to design a building of residential flats. Advertised as 'own your own', the building appeared to represent a new model of living that tended towards individual ownership that was aimed toward 'widows, spinsters or married couples'. Comprising a spacious internal layout, the 'superlative 1-bedroom flats' comprised a separate lounge, separate bedroom, built in robes, separate kitchen, built in cupboards, beautiful bathroom, an internal W.C. and venetian blinds (*Age*, 3 June 1961:40).

Owen James Drake was born Otto Drach on 11 March 1910 in Radautz, Bucovina, Austria (present day Rădăuți, Romania) to Jean Drach and his wife Susanne (nee Lazarowicz); the Drach family later relocated to Vienna, where they resided at Nusswaldgasse 29, Vienna (RPWI 1940). A lawyer in Vienna, Drake fled Austria following the annexation of Austria by Nazis Germany, for England. He resided at 3 Piperhill Avenue, Wythenshawe, Manchester until his arrest as an enemy alien in June

1940 (RPWI 1940). In July 1940, Drake was transferred from Manchester to Sydney, via His Majesty's Transport the S.S. Dunera, in November 1940 (ISCF 1940), where he arrived in September 1940 (ISCF 1940). Upon his disembarkation, he was transferred to No. 7 Camp at Hay, New South Wales, where he arrived possession-less (RPWI 1940). In June 1941, Drake was transferred to a camp at Orange, after which he was transferred to a camp at Tatura, Victoria in August 1941 (ISCF 1941). Following the entry of Japan into World War II, Europeans were relocated from the Tatura camp to provide capacity for Japanese internees from Australia, Java and New Caledonia (O'Brien 2018), and Drake was released into the labour force in March 1942 (ISCF 1942). Following this, Drake moved to Melbourne, enlisting at Caulfield with the Citizen Military Forces, his sister Melitta having joined him in Melbourne by this time (CMFPD). By 1948, Drake had commenced working as an accountant and married Gerta Ruth Nascher (*Argus*, 18 May 1950:16). The couple settled at 18 Winston Drive, Caulfield South (ER 1949). Relocating to 24 Vega Street, Balwyn North by 1963 (ER 1963), the property remained the Drake's home until their deaths (ER 1980). Owen Drake died at the Peter MacCallum Cancer Centre, at the age of 71, on 28 November 1981 (*Age*, 30 November 1981:23).

Dr Ernest Fooks (Architect)

Dr Ernest Fooks (1906-1985) was a prominent Austrian émigré architect practicing in Victoria during the post-war period. Born Ernst Fuchs in Bratislava, Czechoslovakia (now Bratislava, Slovakia), his family moved to Vienna in 1908 where he studied architecture at the Technical University from 1924. Following his graduation in 1929, he obtained a doctorate in Technical Sciences, majoring in town planning, in 1932 (Edquist 2012:258-259).

Starting his own firm in 1932 he practiced in Vienna through to 1938, with many of Fooks' Viennese projects published in leading journals including *Abend*, *Der Bauunternehmer*, *Die Neue Stadt* and *Architecture et Urbanisme* (Built Heritage 2013:6).

In 1939, Fooks emigrated to Australia and upon his arrival he took the position of assistant town planner with the Housing Commission of Victoria, and subsequently became the first-practicing architect in post-war Melbourne with a doctorate (Built Heritage 2013:6). Working on several housing projects with the Housing Commission, resulted in the publication of his seminal book '*X-ray the city!*' in 1946, which culminated with his ideas about the built environment and focused them toward the problems of planning in Melbourne during the ensuing post-war period. Having changed his name to Ernest Fooks in 1945, Fooks left the Housing Commission in 1948 to pursue private practice.

Developing a 'restrained, locally adapted version of modernism' (Edquist 2012:258), Fooks was renowned for his housing which embodied analytical planning versed with Scandinavian and European design with underlying principles taken from Japanese architecture (Edquist 2012:258-259). This design ethos subsequently transitioned toward one reminiscent of the mid-century International Style characterised by efficient structural forms, a reduced material palette, generous extents of glass and elegantly simple details (Goad 1992:6/56).

Fooks' practice flourished early thanks to investors and his specialisation in the area of 'own your own flats', designing over 40 blocks of flats in the areas of St Kilda, Caulfield, Toorak, South Yarra and Hawthorn between 1950 and 1980. Fooks designed many of his first houses in the 1940s for clients drawn from Melbourne's Jewish community, many of whom were European immigrants like him. These houses initially consisted of modest single-storey houses with low roofs and extensive glazing during the austerity periods immediately following World War II. The more prosperous 1950s saw more ambitious designs emerge from Fooks' office that were considered his most successful projects. One house, the Shaw house, Brighton (1966), was nominated for house of the year by *Australian Home Beautiful*.

Fooks' Viennese heritage of Biedermeier and the Viennese Secession were best represented in 1966 with the design of his own house in Caulfield. His design was of 'rich textural changes and movement between open and semi-enclosed spaces' (Edquist 2012:258-259). It was these design sensibilities that shaped Fooks' home into arguably his most renowned project. The property at 32 Howitt Road,

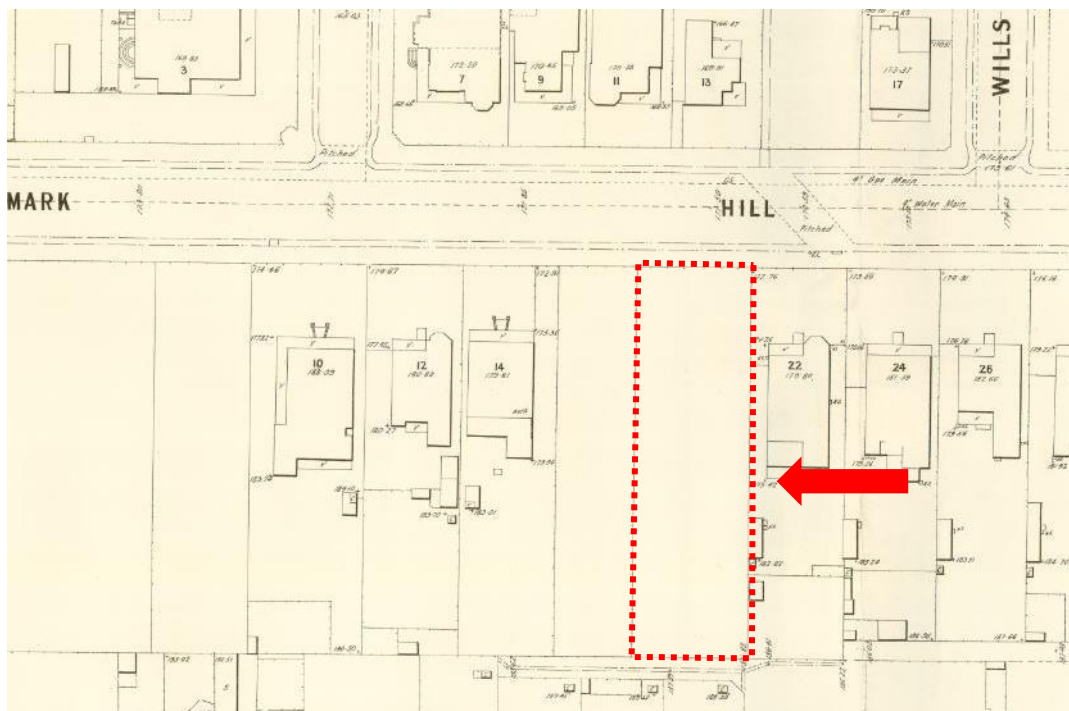


Figure 3. Extract of MMBW Detail Plan No. 1536, dated April 1904. Indicated in red is the location of the subject property. (Source: State Library of Victoria)

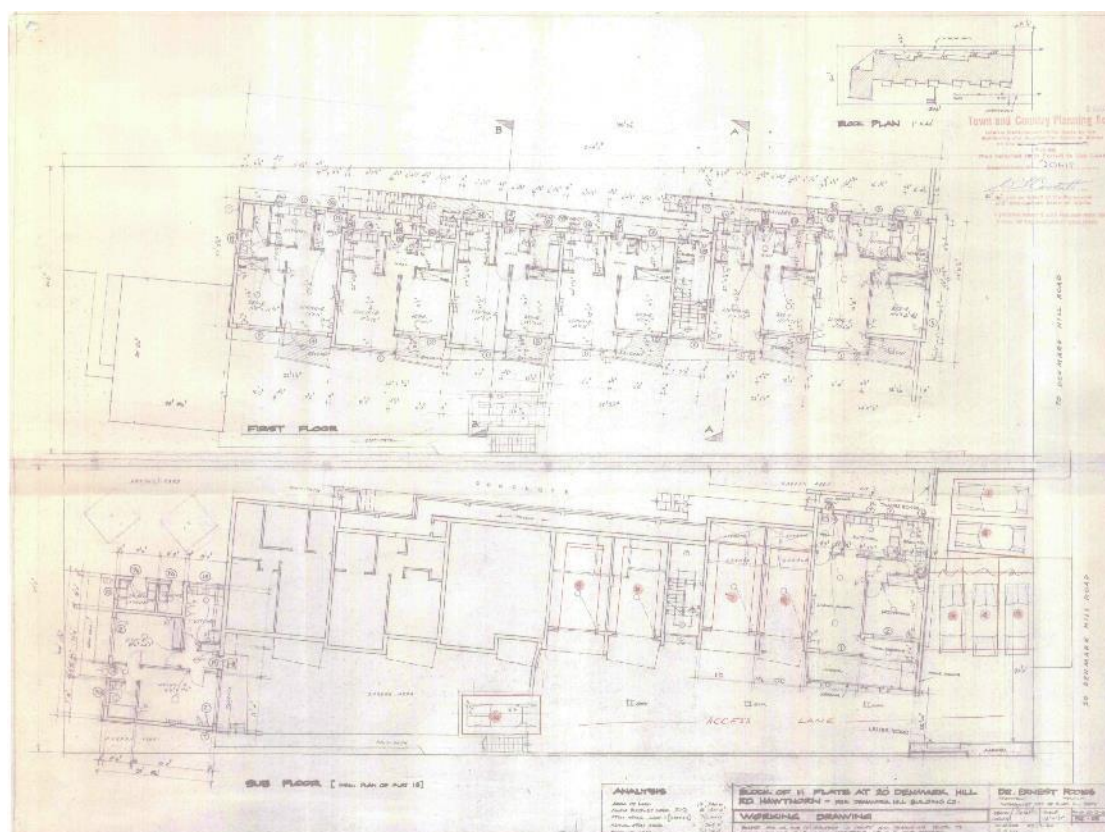


Figure 4. Architectural drawings for 20 Denmark Hill Road, Hawthorn East by Dr Ernest Fooks, 1960. (Source: Building Permit 20618)

Description & Integrity

The subject property is located on the southern side of Denmark Hill Road, between the individual junctions of Denmark Hill Road with King and Will streets. At the rear of the subject property, a service lane extends parallel with Denmark Hill Road. The subject property is bordered to the east and west by 16 and 22 Denmark Hill Road respectively.



Figure 5. Aerial view of 20 Denmark Hill Road, Hawthorn East (the property is outlined in red). Note the offset modular planning of the building (Source: Google Maps, 2018)

20 Denmark Hill Road, Hawthorn East is a three-storey block of flats, the first-floor level which coincides with ground level toward the rear of the subject property is due to the sloped nature of the site. Constructed from unpainted expressed blonde brick with a feature wall of dolerite stone to Denmark Hill Road, it has a flat roof clad with galvanised sheet metal with white painted soffit linings to the underside of the eaves. The plan of the building consists of a series of offset modules, allowing for the mass of the building to be broken up and for each flat to possess a splayed balcony enabling a north-east orientation and avoiding the overlooking of adjacent balconies (refer Figure 5). The building is accessed via stairs from the east side. These stairs provide access to a cantilevered walkway on the rear west elevation of the building, which the flats open onto directly.

The principal elevations of the building are the north and east. The north overlooks a landscaped parking area in the front setback, and the south, a car court providing shared access to the lower ground floor parking area and main entrance to the building. At ground floor level, the north elevation consists of the dolerite stonework feature wall, which is overhung by the expressed blonde brick mass of the two upper levels of the building. Beside, a single bay of vertical fenestration, set to the left of the elevation, consists of timber framed operable glazing with spandrel panels, consisting of vertical steel work balustrading with inset panelling behind, to the underside (refer Figure 6). The east elevation is arranged as a series of bays separated by expressed blonde brick piers. At ground floor level, this elevation consists of the entry foyer to the building flanked by a pair of garages. At the northern end there are two bays of the floor-to-ceiling glazing and recessed balustraded terrace of a ground floor flat. At first and second floor level, floor to ceiling timber framed glazing aligns with the ground floor bays, with glazed doors that open onto the cantilevered balconies. The timber framed fenestration and glazing of the stairwell rises the height of the building (refer Figure 10). A deep continuous eave extends the length of the east elevation of the building. At the rear of the site, a single-storey flat looks north over the internal garden of the property (refer Figure 7).

The complex retains significant period features which adhere to its design in the late-twentieth century. Mainly relying on the basic qualities of its construction, including unpainted brickwork, expressed stone work, thinly profiled cantilevered concrete balconies and decorative steel work balustrades with privacy screening made up of small sections of right angle steel work. Timber-framed windows were paired with painted textured Masonite panels and casement windows to the

vertical riser of the main stair still retain original window latches and ribbed glass. Additional original features include surface mounted light fittings to the underside of eaves above all terraces and balconies and surface mounted steel work signage denoting the address of the building (refer Figure 7, Figure 8, Figure 9 and Figure 10).

Alterations to the building appear minimal and the majority consist of the installation of non-original services and fittings, such as a wall mounted air conditioning unit, on the north-east corner of the building, at second-floor level (refer Figure 6).

Within the grounds of the flats original soft and hard landscaping features remain, including expressed brick retaining walls, concrete hardstand parking areas and driveways and garden beds. Large trees and shrubs of considerable age, making them contemporary with the building, are evident toward the rear of the site (refer Figure 6 and Figure 7). Black powdercoated fencing in the north side setback is a later addition.



Figure 6. View of the principal elevations of the building (facing south-west from Denmark Hill Road). Note the cantilevered massing of the upper floors above the feature stone wall. The splayed balconies run the depth of the east elevation. The wall-mounted air conditioning unit visible at second-floor level is a later addition. (Source: Trethowan Architecture, 2017)



Figure 7. View of the principal east elevation (facing south-west from the internal driveway). Note bespoke steel work balustrading and added detailing to the north face of the balustrade providing additional privacy from views from Denmark Hill Road. (Source: Trethowan Architecture, 2017)



Figure 8. Detail view of typical balustrade detail (Note the right-angle steel work screen, welded to a standard balustrade that provides additional screening) (Source: Trethowan Architecture, 2017).

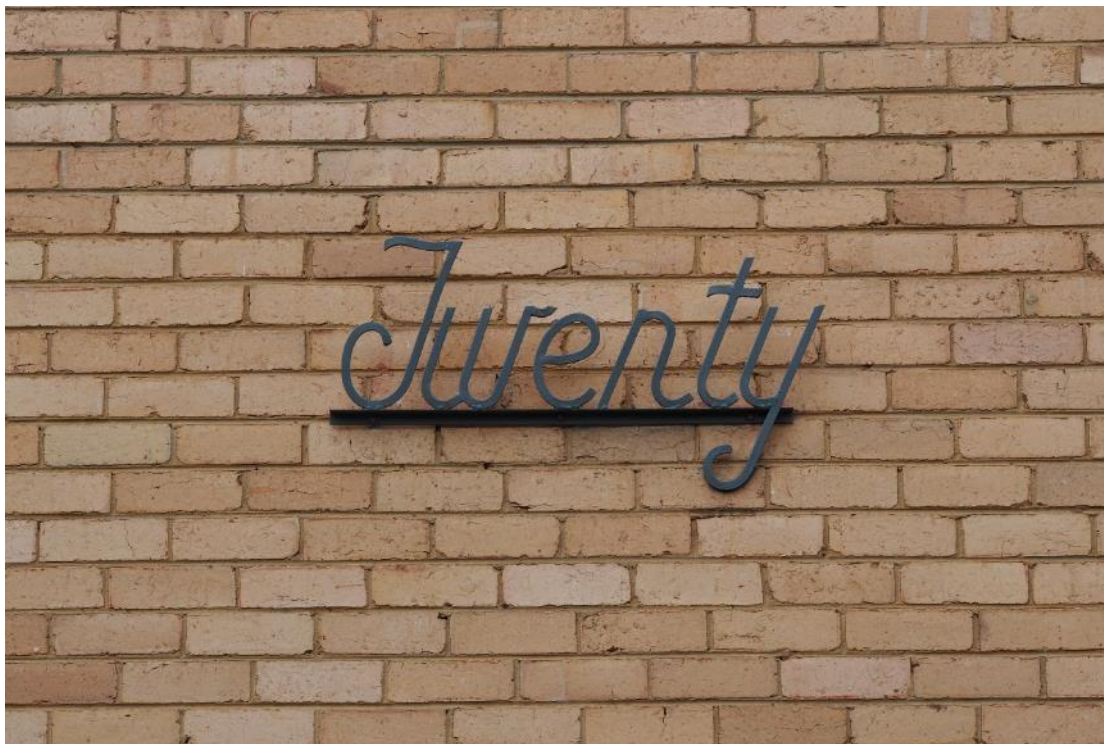


Figure 9. Original wrought steel signage, denoting the address of the property, on the north elevation, facing Denmark Hill Road. (Source: Trethowan Architecture, 2017)



Figure 10. View of the main entrance on the east elevation, facing the car court (Note the original ribbed glazing and textured Masonite spandrel panels). The garage doors either side are also original features. (Source: Trethowan Architecture, 2017)

Comparative Analysis

The City of Boroondara has been previously identified as a municipality in which a prevalence of architect-designed residential properties were developed in the post-war period (Built Heritage 2012:147-150). Many of these properties consisted of medium density, walk-up, residential buildings, or flats, a result of the housing shortage that emerged in the post-war period (Built Heritage 2012:146). Within Boroondara, this centred on the Hawthorn area and was a continuation of pre-war flat development patterns along transport routes, such as tram and train lines, from 1920 (Built Heritage 2012:145-146). While early flats were considered of 'high quality and offered a high amenity inner urban location in a garden setting', many after the 1950s were believed to be of a 'quality substantially diminished' with 'small lot sizes.... overdeveloped with low quality maximum profit generated schemes with little respect for their neighbours and no garden setting' (Built Heritage 2012:146). While the latter was often the public opinion, this was not necessarily the rule. Several flat developments from the post-war period were of considerable quality, designed by some of Melbourne's leading architects including Frederick Romberg, Robin Boyd, Peter McIntyre, John & Phyllis Murphy, Horace Tribe, Roy Simpson, Bernard Slawik, Anatol Kagan and Gerd & Renate Bock (Built Heritage 2012:146-147). Many of these architects were influenced by the International Style which had emerged in Europe between the wars, with émigré architects arriving in Australia prior to, and following, World War II introducing these modernist ideals from their respective cultural backgrounds. What was common was a departure from the conventional in the Victorian context, instead utilising untested planning models and experimental structural systems to overcome both client-born financial requirements and the physical demands of individual sites to create considered architectural responses. 20 Denmark Hill Road, Hawthorn East reflects this established pattern of development of high quality, architect-designed blocks of flats during the post-war period and the experimental design responses derived in these projects, which established the City of Boroondara as one of the foremost testing grounds for experimental architecture in Victoria.

Frederick Romberg (1913-92) was one of the foremost émigré architects, experimenting in residential buildings in Melbourne. Arriving in Australia in 1939, following a trip to Japan in the same year, Romberg had studied architecture in Zurich at the Federal Polytechnic after abandoning a law degree at Munich University upon fleeing from Nazi Germany. Influenced by the works of European architects Fritz Hoeger, Hans Scharoun, Alvar Aalto and Hugo Haring, he formed a partnership with architect Mary Turner Shaw, the pair designing Melbourne's first major residential building in off-form concrete, 'Newburn' flats (HO235) at 30 Queens Road in 1939-41 (Hamann 2012:603). Here, Romberg employed a splayed effect in the planning of the building, allowing a breakup of the massing, orientation towards views and the avoidance of overlooking of adjacent balconies within the complex. This was followed by Romberg's famed 'Stanhill' flats (VHR H1875), at 33-34 Queens Road in 1945-51 (refer to Figure 12), a 'virtuoso signature of modernism in stepped massing and off-form concrete, reading as delicate and framed on its south side and massive and sculptural on its north' (Hamann 2012:603). At the same time in Boroondara, 'Parklands' flats (HO647) at 4 Grattan Street, Hawthorn in 1949 (refer to Figure 13), was the first block of stratum-titled flats to be constructed in Melbourne (Built Heritage 2012:146). Arranged in an 'L' formation around a mature garden of a gigantic Moreton Bay Fig, cypresses and eucalypts, the complex is arranged as two separate, two-storey gable roofed wings that are accessed at the rear, allowing for uninterrupted views from within the flats across the gardens toward the north-west. This low-scale garden focussed approach preserves the substantial trees on the site while allowing the development to complement the surrounding context of large 19th century dwellings with landscaped front setbacks. Additional works in Boroondara during his time as partner of Grounds, Romberg & Boyd architects (1953-62), included a complex of four 'bachelor flats' at 2 Barkers Road, Hawthorn (HO642), atop an escarpment above the Yarra River, which was extensively published in media at the time (Built Heritage 2012:146).

Within the Melbourne-trained architectural fraternity, Robin Boyd (1919-71) was one of the earliest proponents of the International Style. While more prolific in Boroondara than Romberg, most of Boyd's projects were single residential, rather than multi-residential, projects. One of his most lauded projects was his first in the municipality, 'Boyd House I' at 664-666 Riversdale Road, Camberwell, in 1947 (VHR H0879); refer Figure 14. Here, the house represented an example of International Style architecture in a domestic setting. It is important for its association with Boyd as one of his earliest

projects that subsequently contributed significantly toward the development of his architectural career. The house reflects Boyd's interest in the emerging internationalism of the 1950s and became a prototype for later innovative post-war modern housing (VHR citation H0879). While a single residence, this project would be representative of the trajectory of Boyd's architecture from the 1950s onwards, culminating in his most substantial multi-residential development, 'Domain Park' flats at 193 Domain Road, South Yarra (refer to Figure 15), in 1960-62, in partnership with Frederick Romberg (1962-71). This was followed by his first multi-residential project in Boroondara in 1966: the 'R.G. Lawrence House and Flats' at 13 Studley Avenue, Kew (HO342) (refer to Figure 16). Here, Boyd responded to the site's steep slope with a 'mature example of his structural pier and infill manner', this being one of 'several design themes' distinctive in Boyd's oeuvre during the 1950s and 1960. The 'R.G. Lawrence House & Flats' is considered Boyd's last distinguished work using the pier and infill construction method, with earlier examples of the method located in Toorak (1955), South Yarra (1959-61) and Ivanhoe (1962). The complex, containing a house and two flats, consists of four separate modules, one of which contains the carport for the house, linked via a central covered link down the spine of the building. The development was considered unusual for its 'discrete' combination of these different functions within one complex.

20 Denmark Hill Road, Hawthorn East clearly reflects the architectural spirit of progress pioneered within Australia by Robin Boyd, supplemented with the collective years of European experience across Germany, Switzerland, Czechoslovakia and Austria by the émigré architect's Dr Ernest Fooks and Frederick Romberg. The buildings by this group represent considered design responses to their difficult individual contexts, culminating in features such as clean-lines, precise angles and flat roofs. Where masonry is evident it enforces the rectilinear geometry of the respective designs. At 20 Denmark Hill Road, Hawthorn East masonry detailing is compounded by being offset against feature stone work walling with an overhanging cantilever, creating a contrast of hovering forms. This notion of hovering forms is interpreted throughout the length of the east elevation of the complex, drawing parallels with similar planning explored 21 years earlier by Frederick Romberg in his 'Newburn' flats. 20 Denmark Hill Road, Hawthorn East like the multi-residential work of Boyd and the work of the accomplished émigré architects Fooks and Romberg, is innovative in its use of forms, materials and response to the site. The collective work of these architects represents an important development in Australian architecture, the lineage of which produced 20 Denmark Hill Road, Hawthorn East.

The most comparable example to the subject property in Boroondara is the Kylemore flats (c.1961) at 52 Union Road, Surrey Hills (Figure 11). These flats are an individual significant place in the Schedule to the Heritage Overlay (HO629). The Kylemore flats were designed by another émigré architect, Kurt Popper. The units comprise a group of seven split level cream brick units that adopt a similar stepped form and orientation along the side of a long, narrow site accessed via a side driveway. The flats are roughly square in plan, each accessed via a stair and balcony with wrought iron balustrades. The subject site is distinguished from the Kylemore flats by its significantly larger scale, its distinctive cast iron detailing on its splayed balconies, and the use of the feature stone wall.



Figure 11. 'Kylemore' flats, 52 Union Road, Surrey Hills, 1961 by Kurt Popper. (Source: Context 2014)



Figure 12. 'Stanhill' flats, 33-34 Queens Road, Melbourne, 1945-51, by Frederick Romberg. (Source: Heritage Victoria)



Figure 13. 'Parklands flats', 4 Grattan Street, Hawthorn, 1949, by Frederick Romberg. (Source: onthefhouse.com.au 2018)



Figure 14. 'Robin Boyd House I', 664-666 Riversdale Road, Camberwell, 1947, by Robin Boyd. (Source: National Trust of Australia [Victoria])



Figure 15. 'Domain Park' flats, 193 Domain Road, South Yarra, 1960-62, by Robin Boyd. (Source: Realestateview.com.au, 2018)



Figure 16. 'R.G. Lawrence House & Flats, 13 Studley Avenue, Kew, 1966, by Robin Boyd. (Source: Realestate.com.au 2018)

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

20 Denmark Hill Road, Hawthorn East (1960) reflects the established pattern of multi-residential development along transport corridors, initially from 1920, and then to a greater degree during the post-war period, thereby reflecting housing shortages in Melbourne generally during that time. While flat development was not widespread in Boroondara generally, it was common in Hawthorn. The subject property reflects the way in which flat development in the period became more characteristic in Hawthorn. During the latter period, considered examples of this type of development were designed by some of Melbourne's leading architects, including Frederick Romberg and Robin Boyd. Based on emerging architectural styles, such as the International Style, being introduced to Australia from Europe by émigré architects, the block of flats sits amongst distinguished company of similar projects undertaken within this locality of Boroondara specifically and Melbourne generally.

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).

N/A

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

20 Denmark Hill Road, Hawthorn East is important for its demonstration of aesthetic characteristics associated with the post-war design ethos, sense of optimism and architectural modernisation pioneered by Robin Boyd and mid-century émigré architects, such as Frederick Romberg. The complexes high-quality design features honesty of structure and material, clean lines, deep eaves and an innovative overall design which incorporates, but is not limited to, modular planning and contrasting hovering masonry forms. Other notable features included unpainted brickwork, expressed stone work, thinly profiled cantilevered concrete balconies and decorative steel work balustrades with privacy screening made up of small sections of right angle steel work. In its scale, massing, application of the steelwork and stone work feature wall, the property compares favourably to the Kylemore flats, a simpler and smaller complex of modular angled flats by an émigré architect Kurt Popper.

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).

20 Denmark Hill Road, Hawthorn East is significant for its associations with the eminent émigré architect Dr Ernest Fooks (1906-1985). Fooks was one of few architects working in Victoria during the mid-twentieth century who could claim significant European experience prior to migrating to Australia. Upon gaining his architectural qualifications, the Czech-born Fooks, practiced in Vienna from 1932-38 and had projects published in notable European architectural journals of the period. Having completed a post-graduate degree in Vienna in 1932, Fooks subsequently became the first-practicing architect in post-war Melbourne with a doctorate upon his arrival in 1939. Like his contemporaries, he went on to become one of the most distinguished post-war émigré architects to practice in Melbourne.

Statement of Significance

What is Significant?

The block of flats at 20 Denmark Hill Road, Hawthorn East are significant. The complex, built in 1960, was designed by eminent émigré Dr Ernest Fooks.

How is it significant?

20 Denmark Hill Road, Hawthorn East is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

20 Denmark Hill Road, Hawthorn East (1960) is of historical significance as it is representative of an established pattern of multi-residential development in the Hawthorn area during the post-war period. With many examples being blocks of flats designed by some of Melbourne's leading architects of the period, it also is demonstrative of the post-war housing shortages in the City of Boroondara during this period, and the particular response in terms of flat development in the Hawthorn area. (Criterion A)

20 Denmark Hill Road, Hawthorn East is representative of the post-war design ethos, optimism and architectural modernisation pioneered by local and émigré proponent architects of the International Style, such as Robin Boyd, Frederick Romberg and Dr Ernest Fooks. The design features honesty of structure and material, clean lines and an overall sense of innovation in design characteristic of this period, which is demonstrated in details such as its modular planning and contrasting hovering masonry forms. (Criterion E)

The generally intact block of flats is of one of the few identified examples of multi-residential development in the municipality, by an émigré architect with extensive European experience prior to migrating to Australia; comparable examples being limited to the prominent architect Frederick Romberg. Prior to migrating to Melbourne in 1939, Dr Ernest Fooks had a private practice in Vienna (1932-38) and was published in notable European architectural journals of the period. (Criterion H)

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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

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Carabacel (later 'Carrick Hill', later 'Dunreay')

Prepared by: Context

Address: 41 Harcourt Street, Hawthorn East

Name: 'Carabacel' (later 'Carrick Hill', later 'Dunreay')	Survey Date: February 2018
Place Type: Residential	Architect: Harry B. Gibbs
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1884-1885



Source: Kay and Burton, 2015

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road from the 1880s' and the southern portion, bounded by Auburn, Riversdale, Toorak and Burke Roads, mostly in the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (Victorian Places 2015)

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 183 included the land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road to the east and Glenferrie Road on the west. Burwood Park was the first name Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land

within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31, 35) and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 7- into the Village of Rathmines, creating Harcourt Street and Kildare Street and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall was opened in 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam, 2002:1).

In 1856, Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn in 1861, Hawthorn municipality's population was 2342 and, by 1871, it had grown to 6019 (Gould 1993; 40-42 and *Victorian Places*, 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brick making industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see figure 1). The brickworks are shown on a 1903 MBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

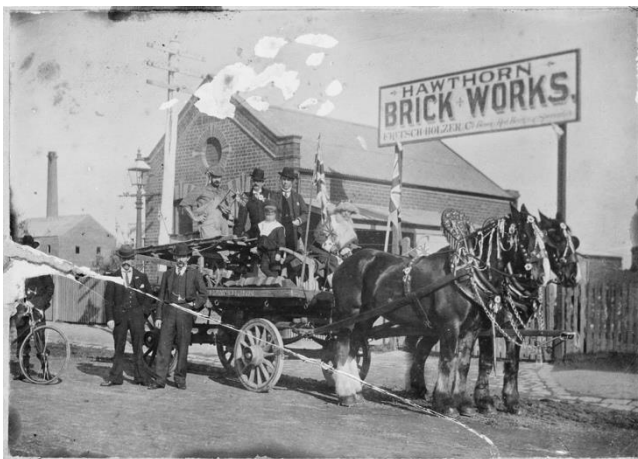


Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of

the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (Victorian Places 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

History

Thomas Aston subdivision 1879-1883

In 1879 Thomas Aston merchant of Collins Street became the owner of 12½ acres between Barkers Road and Harcourt Street, in two 6-acre portions on either side of Kildare Street. In c1881 he subdivided the land into 7 lots, four of which were on the west side of Kildare Street (CT V.1094 F.720).

The Martins and 'Carabacel' 1883-1891

Richard Joseph Henry Martin, homeopathic chemist of Collins Street East, became the owner of 1 acre, 1 rood and 32 perches of Crown Portion 70 of the Parish of Boroondara in December 1883 (CT V.1520 F.846). In May 1884 architect Harry B. Gibbs of 43 Elizabeth Street Melbourne invited tenders for construction of a two-storey residence in Hawthorn for R.J.H. Martin (*Argus*, 10 May 1884:15).

By October 1885 Martin was advertising for a gardener for 'Carabacel', Harcourt Street Hawthorn (*Argus*, 17 October 1885:7; see also *Argus*, 9 January 1886:6; 4 October 1886:1). In January 1889 'Carabacel', family residence of 9 rooms, was offered for sale (*Argus*, 26 January 1889:7). It appears the sale was unsuccessful as Richard Martin appears in the 1889 postal directory, and the Martins advertised for various staff for 'Carabacel' between July 1889 and 1890 (S&McD 1889; *Argus*, 24 July 1889:8; 13 December 1889:12; *Age*, 5 April 1890:5). In the 1890 postal directory neither the Martins nor Thomsons (below) are evident, and it appears that T.M. Callad is in residence in the second house to the east of Kildare Street (S&McD 1890). In the 1891 directory Henry Martin is in the house (S&McD 1891). In May 1891 Richard Martin had an auction of household furniture and goods at 'Carabacel' (*Argus*, 19 May 1891:2). By 1893 the Martins had moved to Perth where Richard set up as a chemist (*West Australian*, 7 January 1893:2).

The Thomsons and 'Carrick Hill' 1891-c1900

In September 1892 George Henderson Thomson, contractor of 'Carrick Hill' Dryburgh Street North Melbourne, became the proprietor of 41 Harcourt Street, Hawthorn East (CT V.2444 F.667). George and Agnes McCallum married in 1866 (BDM Event 2840/1866). The Thomsons appear to have started out in North Melbourne, where George Henderson Thomson of Dryburgh Street applied for a publican's license for a new public house to be called the 'Prince Charlie Hotel', in 1869 (*Argus*, 4 December 1869:7). Their only daughter Agnes Jane was born at 'Carrick Hill', their house in Dryburgh Street North Melbourne, in 1867 (*Leader*, 13 July 1867:31; BDM Event 16474/1867). They remained there until 1884 (*Argus*, 6 December 1875:3; *Age*, 29 November 1881:1; 16 September 1884:3).

It appears the Hendersons were in residence at Harcourt Street before the transfer of title, as in November 1891 there was an advertisement for a gardener and groom for 'Carrick Hill' in Harcourt Street, near Kildare Street, Auburn (*Age*, 25 November 1891:8). The Thomsons are listed there in the 1892 postal directory (S&McD 1892). In 1893 the Thomsons advertised for a servant for a small family at 41 Harcourt Street, Auburn (*Age*, 4 August 1893:8). In 1894 there was another advertisement for a servant for 'Carrick Hill', 41 Harcourt Street, Auburn (*Age*, 6 April 1894:8).

George Henderson Thomson died at 'Carrick Hill' in 1894 at the age of 64 (*Argus*, 30 June 1894:1). The inventory in his probate papers described the property as "part of Crown Portion 70, parish of Boroondara, together with carriageway a frontage of 187ft to Harcourt St, depth of 338ft, a brick house known as 'Carrick Hill' containing 6 rooms, kitchen and servants room and a small

weatherboard stable and coach house". Rental value was estimated at £70 and the property was valued at £1700 (Thomson probate papers).

Widow Agnes Thomson gained ownership in 1894 (CT V.2444 F.667). In 1896 architect Alexander Davidson invited tenders for the painting of Mrs Thompson's residence at 41 Harcourt St Auburn (*Argus*, 10 September 1896:2). The house was rented out in the early 1900s. George Harley was resident in 1900 (S&McD 1900). Monsieur E. Pollet, Consul General for Belgium, was resident in 1902 (*Age*, 22 September 1902:5). The property was offered for rent again in 1903, when it was described as a two-storied residence with 9 large rooms, modern conveniences, splendid stabling, on 2 acres, and available for a rent of £160 per year (*Argus*, 15 August 1903:11). In 1904-5 the house was occupied by physician Dr T.B. Ryan and family (*Argus*, 13 October 1904:1; S&McD 1905).

In 1910 Agnes Thomson was living at the house again (S&McD 1910). In February that year she had a sale of furniture at 'Carrick Hill', indicating she was planning to sell the property. The furniture was "almost new", having been for the most part manufactured to order in the last 3 years, indicating she had moved back in in c1907 (*Argus*, 26 February 1910:2).

The Andersons 'Carrick Hill' 1910-1914

In 1910 ownership was transferred to Annie Davidson Anderson, wife of Robert Caldwell Anderson, stock and share broker (CT V.2444 F.667). The house was offered for sale in December 1911 (*Argus*, 2 December 1911:16). Robert, who was a president of the Melbourne Chamber of Commerce, chairman of the Metropolitan Fire Brigade and chairman of the Melbourne Stock Exchange, died in 1912 (*Weekly Times*, 11 May 1912:26; *Argus*, 8 July 1912:13).

The Mackays and 'Dunreay' 1914-1941

In 1914 James Mackay, company manager, purchased the property, renaming it 'Dunreay'. That year he was offering himself for the position of Councillor in the Auburn ward, Hawthorn City Council (CT V.2444 F.667; *Age*, 24 February 1914:15). James was resident in the house by 1915 (S&McD 1915).

Mackay died in 1941 and 'Dunreay' was offered for sale in a realizing auction by the executors. It was described as "a stately and substantial two-storied brick cemented residence comprising 11 rooms, 2 bathrooms, hot water service, and offices, garages and tother outbuildings." In the 1¼ acres of grounds were "flowering gums, Jacaranda, Norfolk Pine and other choice trees, shrubs and lawns" (*Argus*, 29 March 1941:14). This indicates that some rooms had been added since the mid 1890s. In 1941 the property went to James' wife Joan Caroline, who sold to Vincent Paul Williams (CT V.2444 F.667).

1941-present

Vincent Paul William, manager, became the owner in 1941, and sold to James Edward Wilson, company director, in 1949. The property was subdivided in 1950, when the vacant western half was sold to Donald Campbell and the eastern half with the old house was purchased by Jean Raleigh (CT 6492 F.382). The house was sold circa 2015, having undergone renovation, including a major addition to the rear that is not visible from the street.

Description & Integrity

'Carabacel' is a large and impressive Victorian villa located on the north side of Harcourt Street, just east of Kildare Street. It is set well back from the street within an established formal garden setting. It has a wide sweeping driveway that leads to the front of the house. The two-storey villa is set high above the level of Harcourt Street. Dense hedging screens primary views of the house from the street.

'Carabacel' is built in the Victorian Italianate style, it displays many classic Italianate characteristics including heavy rendered masonry walls and tiled roof pitched, complemented by light weight filigree verandah detail. The building has a tiled gabled roof with bracketed eaves and corniced chimneys. The use of gable roofs rather than the more common hipped form is a stylistic link to the use of Romanesque form and motifs. The stepped corbels (or brackets) of the eaves to the gable, the return

mouldings, overhanging eaves and the rounded arch windows are deviations in style from many houses of this period.

The front façade is asymmetrical with a projecting bay to one side of the two-storey front verandah. The verandah retains a high level of original detail including cast iron capitals and lace brackets to the slender verandah posts. The upper storey has an elaborate cast-iron balustrade with moulded timber railing that intersects with a boss at the centre of the posts. Both the ground and first floor lace work has the same motif repeated across each panel.

The projecting bay is rectangular in plan with a gabled roof. The front gable with bracketed eaves has a decorative moulded feature and return cornices to the gable end. There is further moulded cement render detail, including the stringcourse and quoining to the projecting bay.

Windows to the front elevation are all single sash windows, of two different styles. Windows to the ground floor, including the projecting bay, have segmentally arched heads. The windows to the first floor have round arched heads. All windows on the front façade have moulding above the inset, ending in corbels, with projecting keystones.

The main entrance door is centrally located in the ground floor, access by a step up to the lower level veranda from the driveway, with a four-panel moulded timber door with arched stained-glass highlight and two sidelights. The door to the first-floor verandah is also a four-panel moulded timber door with stained glass fanlight. The fanlight has the same hood moulding detail as the windows to this level.

The front façade of the house remains intact with no discernible external alterations. A garage is located to the east of the main building. This structure is but set well back from the main façade, with very limited visibility from the street.

The original part of the house is planned around a central corridor under a series of gabled roofs. The original primary rooms are located at the front of the house. The house has been the subject of a large two storey contemporary addition at the rear that is not visible from the public domain. It has an in-ground pool and tennis court at the rear. **Note:** The information is based on a visual inspection from publicly accessible areas. A detailed inspection of the grounds and internal spaces of the property has not been undertaken.

Comparative Analysis

The Italianate House

The Victorian Italianate style, which emerged as the preferred expression for Melbourne's grandest mansions of the mid-century, was quickly adapted to suit more modest suburban villas and terraces. As Timothy Hubbard notes in his discussion of the Italianate style:

Flexibility and adaptability were the secrets to the success of the Italianate style. It could range from the simplest of buildings to the grandest. It was not a precise style and could accommodate different levels of architectural sophistication. It could be formally symmetrical or informally asymmetrical.....the style was easy to copy and could be used by speculative builders buying stock items for decoration. Most importantly, the Italianate style used the vocabulary of classical architecture freely but sparingly, generally with relatively plain expanses of wall and hipped roofs with bracketed eaves (Hubbard, 2012,357):

The Italianate house is so common in the Melbourne area that this is the standard image people hold of the 'Victorian house'. Condensed to its key features, they would be a hipped roof with an M-profile (i.e. having a central valley to the rear half, which allows a low ridgeline), bracketed eaves, chimneys with a cornice at the top (a run cement-render moulding), and a timber or iron-framed verandah with cast-iron ornament to all but the grandest houses. Common extras included a faceted (canted) bay used to create an asymmetric composition (or occasionally used symmetrically), and windows that had a round or segmental arched opening, some of which were embellished with run cement-render mouldings or delicate hood moulds. (Context Pty Ltd, Stonnington Victorian Houses, assessment of 17 Chastleton Avenue, Toorak) The following two examples of Victorian Italianate houses in the HO

illustrate more typical designs using cast iron double storey verandahs and either projecting fronts or a canted bay window front. This form is repeated in many examples throughout Boroondara that have been assessed as individually significant.

- 1 Henry Street, Hawthorn (HO146) - a representative Victorian two-storey house with double storey verandah and canted projecting front
- 26 Kooyongkoot Road, Hawthorn (HO79) - similar to Henry Street but with the arch-headed windows and a rectangular projecting front wing
- 7 Yarra Street, Hawthorn (HO163) - similar gable details in a highly picturesque form are demonstrated by this villa
- 71 Stevenson Street, Kew - one of few 1870s mansions in Boroondara. It is characterised by its restrained Victorian Italianate design.



Figure 2. 1 Henry Street Hawthorn, HO146 (Source: HERMES)



Figure 3. 26 Kooyongkoot Road, Hawthorn, HO79 (Source: HERMES)



Figure 4. 7 Yarra Street, Hawthorn, HO163 (Source: HERMES)



Figure 5. 71 Stevenson Street Kew (assessed individually significant in Kew (Source: Context, 2017)

Harry B. Gibbs

Henry (Harry) Browse Gibbs (unknown – 1918) was in partnership with Alexander Kennedy Finlay as Gibbs and Finlay. Gibbs and Finlay had a wide-ranging practice from residential, industrial, warehouse and commercial projects until the 1922 when Alexander Finlay died (Lewis Architectural Index). (Context, assessment 196,198, 200-220 Burnley Street Cremorne, City of Yarra)

The architectural firm of Harry B Gibbs is known to have worked on a mostly commercial, industrial and warehouse projects, with some of his better-known work including the Richmond Power Station, Alcock Power Station, the former Bairnsdale Hospital and the four-storey addition to The George Hotel in St Kilda. The industrial work of the partnership also shows an ability to interpret the Romanesque into large scale industrial buildings.

41 Harcourt Street, Hawthorn East differs from many other examples of the Victorian Italianate with the use of features derived from the Romanesque as interpreted in pattern book architecture of J.C. Loudon (Britain) and A.J. Downing (USA). This is expressed in a simplicity of form using gables rather than hips for the roof, these being accentuated with overhanging eaves and brackets. The semicircular arch of the upper floor windows is consistent with this design. 41 Harcourt Street, Hawthorn East belongs to a smaller cohort of the large group Victorian Italianate houses in Boroondara. While two-storey Victorian Italianate mansions are common within the City of Boroondara, it is a surviving example of Harry B Gibbs' residential design. No other examples of Gibbs residential work in Boroondara have been located.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Located in the northern portion of Hawthorn East, in the area also known as Upper Hawthorn and Auburn, 'Carabacel' in one of multiple residential properties which is representative of the middle-class suburban development of the suburb during the 1880s and prior to the economic depression. Its ornate architectural style combined with its setting within substantial gardens for the suburb provides evidence of the desirability of the suburb during the economic boom of the period.

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).

'Carabacel' is a fine example of a substantial Victorian Italianate mansion set within extensive grounds. The gabled roof form with its details displays a Victorian interpretation of the Romanesque pictured in pattern book architecture in Britain and the USA. It retains intact typical mid to late Victorian Italianate elements. These features include the rendered masonry walls, bracketed eaves, gabled roof and verandah decorated with cast iron work. 'Carabacel' is an uncommon residential building designed by Harry B Gibbs, a Melbourne based architect. His architectural firm is known to have worked on a mainly commercial, industrial and warehouse projects, with some of his better-known work in commercial and industrial buildings.

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

'Carabacel' is distinguished by its form and the retention of a high level of ornamental detail of the Victorian Italianate style. Of particularly fine detail is the refined cast-iron detailing to the verandah balustrade, columns and frieze as well as the moulded architraves and keystones to the windows

and first floor door to the front (south) façade. The gable end to the protruding gable is distinguished by its overhanging bracketed eaves and mouldings that are illustrate unusual ornamentation.

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 two-storey rendered masonry Italianate villa, originally known as 'Carabacel' at 41 Harcourt Street, Hawthorn East, is significant. It was built in 1884–1885 and designed by Melbourne-based architect Harry B. Gibbs. The house is significant to the extent of its 1884–1885 fabric and its setting. The front fence and any rear additions are not significant.

How is it significant?

'Carabacel' is of local historic, aesthetic and representative (architectural) significance to the City of Boroondara.

Why is it significant?

Located in the northern portion of Hawthorn East, in the area also known as Upper Hawthorn and Auburn, 'Carabacel' is one of multiple residential properties which is representative of the middle-class suburban development of the suburb during the 1880s and prior to the economic depression. Its ornate architectural style combined with its setting within substantial gardens for the suburb provides evidence of the desirability of the suburb during the economic boom of the period. (Criterion A)

'Carabacel' is a fine example of a substantial Victorian Italianate mansion set within extensive grounds. The gabled roof form with its details displays a Victorian interpretation of the Romanesque pictured in pattern book architecture in Britain and the USA. It retains intact typical mid to late Victorian Italianate elements. These features include the rendered masonry walls, bracketed eaves, gabled roof and verandah decorated with cast iron work. 'Carabacel' is an uncommon residential building designed by Harry B Gibbs, a Melbourne based architect. His architectural firm is known to have worked on a mainly commercial, industrial and warehouse projects, with some of his better known work in commercial and industrial buildings. (Criterion D)

'Carabacel' is distinguished by its form and the retention of a high level of ornamental detail of the Victorian Italianate style. Of particularly fine detail is the refined cast-iron detailing to the verandah balustrade, columns and frieze as well as the moulded architraves and keystones to the windows and first floor door to the front (south) façade. The gable end to the protruding gable is distinguished by its overhanging bracketed eaves and mouldings that are illustrate unusual ornamentation. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By Context

References

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Adair House

Prepared by: Trethowan Architecture in association with Context

Address: 40 Havelock Road, Hawthorn East

Name: Adair House	Survey Date: December 2017
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1917-18



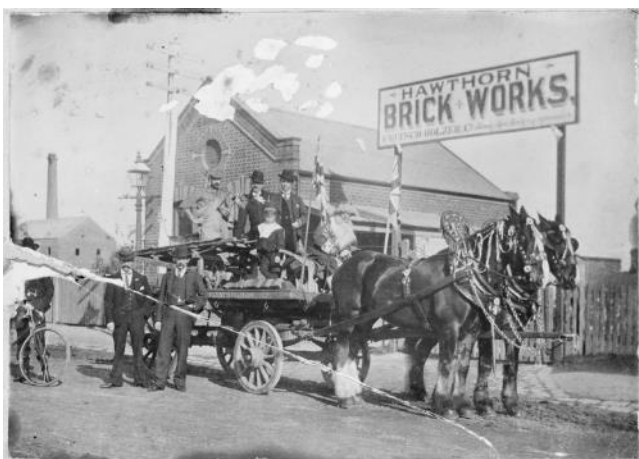
Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places*, 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn

Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).



• **Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: SLV)**

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places*, 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places*, 2015).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced

earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara.

History

40 Havelock Road, Hawthorn East is located at the junction of several subdivisions. The Denmark Hill Estate takes in the land on the eastern side of Havelock Road above Campbell Road. The western side formed part of Mornane's Paddock (subdivided in 1882 and gradually sold over the following decade). West of the Right of Way between Campbell and Pleasant roads, the subdivision was known as Cole's Paddock, sold in 1907. None of these plans of subdivision include the subject site. While several buildings are identified on the plans, none appear to relate to the subject site. 1904 MMBW plans identify the land as undeveloped; it is noted as 'Lightly timbered paddock' (MMBW Detail Plan no. 1538, 1904). Havelock Road does not continue beyond Campbell Road on these maps.

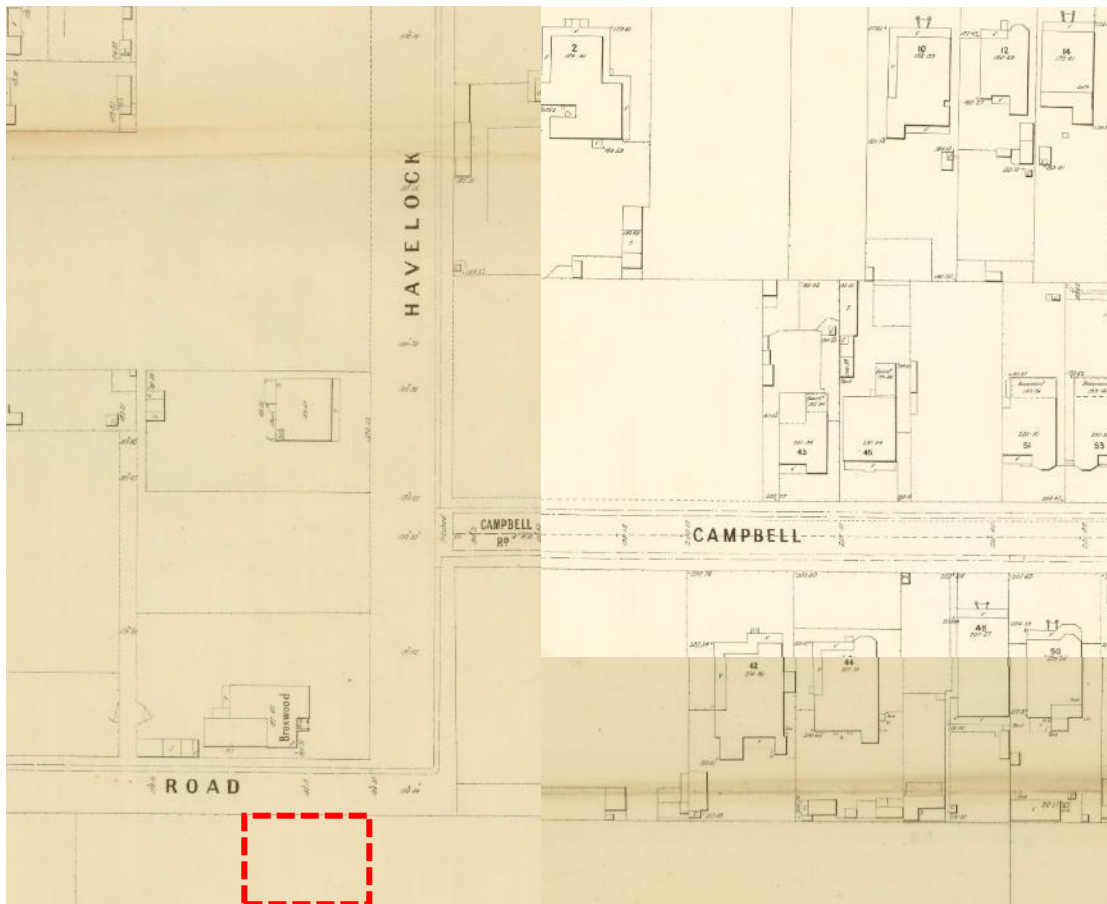


Figure 20. Extract from MMBW Maps 1535, 1536, 1537, 1904. Havelock Road terminated at Campbell Grove at this point. The approximate location of the subject site is indicated in red.(Source: State Library of Victoria)

The first mention of the extension of Havelock Road through to Pleasant Road in Sands and MacDougall and in Morgan's Street Directory Melbourne and Suburbs is in 1921. No occupants are listed at No. 40 until 1925, when the occupant is listed as William Adair. An earlier mention of Adair residing at 40 Havelock Road, Hawthorn East is found in the local press from descriptions of an assault in 1918 ("Assault at Auburn", *Box Hill Reporter*, 6 December 1918, p3). Electoral rolls confirm that William Arthur Adair, draper, was resident at 40 Havelock Road, Hawthorn East with his

wife from at least 1919, leading to a conclusion that the house was completed before the road extension. The corner siting of the house may have created additional confusion, as Adair is listed as resident in Campbell Road in Sands and MacDougall from 1918. It is likely to be the same house, which is described as 'being built' in the 1917 directory, however as Havelock Road was not extended through to Pleasant Road until 1921 the Campbell Road address was used. This confusion has been echoed in the wider area; Havelock and Campbell roads are variously described in records as being in Auburn, Hawthorn, Upper Hawthorn and, more confusingly, Camberwell North.

William Adair and his brother Robert were drapers, owning and operating the Adair Bros. This was a small format department store in Camberwell that sold 'manchester, curtains, ladies-wear and haberdashery' until 1979. Adair himself had previously listed his occupation as draper, farmer, tobacconist and barber. The Adair Bros business grew from a smaller family-run shop on Chapel Street in Prahran where their mother, Margaret, was a milliner and their father, William Shaw Adair, a draper. Margaret relocated to Auburn Road following the death of her husband and the brothers took over the business in 1911. In 1925-26, they relocated their business to 1 Camberwell Road at the Camberwell Junction; by 1930, around the time when William moved on from Havelock Road, the Adair Bros would occupy 1 – 5 Camberwell Road, Camberwell and would continue to grow. Advertisements gave the address as simply, 'Adairs, Camberwell Junction'. Generations of the Adair family worked in the business, which ultimately grew to become national retailer, Adairs, with stores across Australia and New Zealand. While the business is no longer operated by the Adair family, it still bears their name.

Adair and his wife Minnie May remained at 40 Havelock Road, Hawthorn East which appears to have been their first home, until 1931 when they moved to a larger home at 12 Stodart Street, Camberwell that was designed by Robert Bell Hamilton, best known for his Old English Revival designs in the 1920s and 30s. This property is included in the precinct Heritage Overlay (HO732) as individually significant to the City of Boroondara. Shorter term residents then occupied the house for several years. Henry Dixon, a retired commercial traveller, was resident with his wife and two adult children from 1931. In 1936-37, teacher James Caldwell and his family occupied the house. They were followed by mechanic and plumber George Tyack and his family who remained in Havelock Road until 1982.

An architect has not been identified for 40 Havelock Road, Hawthorn East at this time, however design details suggest an architect's involvement.

Description & Integrity

40 Havelock Road, Hawthorn East is on a corner site, giving two frontages and is a relatively early example of a Californian bungalow. While the street address is Havelock Road, the entrance and primary frontage of the house face Campbell Grove, perhaps because Havelock Road did not continue through to Pleasant Road when the house was constructed.

The house includes many of the markers of the Californian bungalow style, combined with elements of the Vernacular (Old English) Revival that was more common in Melbourne in the late 1920s. Californian influence can be seen in the wide, low-pitch roof, which is clad in terracotta tiles, taking the form of intersecting gables. The nested gables facing Havelock Road are also drawn from the Californian Bungalow, as is the gable facing Campbell Grove that projects over a full-width porch. The gables on both street frontages are clad in shingles, featuring alternating rows of plain and staggered, decorative patterning. Additional half-timbered gables can be found on the remaining elevations. Timber framed vents are centred at the top of the gables on all elevations.

The relatively small original double-hung sash windows, featuring diamond-paned leadlight to the upper sashes (this motif is repeated in smaller awning windows and in the new windows to the kitchen and living areas) are more commonly associated with the Old English Revival style. The projecting canted bay window with a shingled hood above facing Havelock Road is a smaller version of those found on Federation Bungalows, with greater structural expression of the framing around the hood. This type of window would become a common feature of the later Old English Revival style. The relative lack of expressed structural timber framing, other than around the porch, is also more typical

of later Old English Revival styles. The heavy sloping buttress at the north-west corner of the house is also a reference to the Old English Revival style. The buttress is unusual as it is not associated with a porch, which is a more common location for buttresses. This type of buttress is suggestive of corners of buildings such as 'Lowicks', designed by English architect C.F.A. Voysey in 1894. Voysey was one of the leading architects in the Vernacular Revival in the United Kingdom in the last decade of the nineteenth century. His work was widely published in architecture journals and has been linked to the origins of the Craftsman and Californian Bungalow styles in the United States.



Figure 2. The north-west corner of the house as a deep, roughcast buttress. (Source: Trethowan Architecture, 2017)



Figure 3. Nested gables on the Havelock Road frontage with deep eaves, shingles and vents, typical of Californian bungalows. (Source: Trethowan Architecture, 2017)



Figure 4. Shingles wrap the porch, supported by visible timber framing and tapered bluestone columns with squared-off capping. (Source: Trethowan Architecture, 2017)



Figure 5. A short, squat chimney with decorative treatment can be seen from Havelock Road. (Source: Trethowan Architecture, 2017)

The gabled roof of the deep porch to the Campbell Grove elevation is supported by four tapering stone-clad piers. The porch functions as an outdoor room, in keeping with the outdoor lifestyle encouraged from the late nineteenth century as 'growing affluence, improved transport and awareness of the ill-effects of modern urban life led to a widespread, outdoors, back to nature movement' (Clare 1984:7-8). Unusually, the piers are faced in bluestone instead of the more common field stone, giving a more localised and rustic appearance to the house. The piers are topped with squared and stucco capping with expressed timber framing adding to the heaviness of the porch

created by the piers and solid balustrade. The sense of mass is further enhanced by the squat, roughcast chimney, relatively small windows and the large buttress that projects from the north-west corner of the house.

The house appears to be substantially intact from the street. A standalone double garage has been added to the south west of the house. The kitchen and living areas have been extended and reconfigured and a covered pergola has been added adjacent to the living areas, behind a high fence on Havelock Road. Many of these alterations are not visible from the street; where the newer works can be seen, they are clearly identified as later through the use of form and materials but remain sympathetic to the house. Later works therefore do not have a detrimental impact on the significance of the building.

The landscaping and fencing, including boundary fencing, are not original.

Comparative Analysis

The rise of the bungalow style in the suburbs was paralleled by the new way of life found there. Houses were 'servantless', with appliances increasingly appearing. Suburban life as it is known today began to emerge; nature strips, quarter-acre blocks, garages, open plan living and native plants in the garden would become staples during the 1920s.

The bungalow style drew on several influences. It originally emerged in the United States, inspired by the Arts and Crafts movement in the United Kingdom. The earliest bungalows, described as 'Craftsman's Bungalows' appeared in the later years of the nineteenth century. The style would prove extremely popular on the west coast of the United States and regional variations began to appear between the coastal 'Californian' bungalow and that seen in the Mid-West.

The first to arrive in Australia was the Californian Bungalow. The early incarnations of the style were more rustic, with a low, heavy profile and solid appearance. They had low-pitched roofs over gable-fronts infilled with wooden shingles or, in an Australian regional variation drawn from Federation styles, half-timbering or pressed metal sheeting patterned to imitate roughcast. Some designs would combine two or more of these approaches in a single gable. Roof vents were featured on the gables. The simplified roofs differentiated the Californian Bungalows from earlier Federation villas with their complex roof forms. Marseilles-pattern tiles remained the favoured material, however shingles or Malthoid roofing tiles were also used.

The original Californian bungalows were clad in stone or timber shingles. In Australia, this would give way to timber weatherboard or more common in Melbourne as the style spread, roughcast walls over a brick plinth. Walls were broken by windows – typically sash or casement, with decorative treatments to the top portion of the window. Tripartite arrangements, with a central picture window and corner bays became increasingly popular.

A deep porch or verandah was a feature of the style. The porch allowed for the creation of sleep-outs and outdoor rooms, reflecting the popular encouragement of an outdoor lifestyle. Porches might be under the main roof, given their own gable, or under a flat roof. Squat, heavy columns of early styles gave way to lower pillars, sometimes under a metre tall, supporting timber posts. Pillars were typically of brick, roughcast, reconstituted stone or clad in river or field stone. In some cases, the heavy pillars became buttresses, curving out to the front of the house.

Tapering chimneys clad in stone, roughcast or brick were brought to the style from the Arts and Crafts, where the fireplace was a central feature. Australian bungalows also used the chimney as a feature, placing them asymmetrically in the front façade although, in a sign of the times, there was often only one fireplace in the house now and cooking and heating were done with gas or electricity. The chimney at Havelock Road is low and squat, with tapered roughcast sides in keeping with the Californian Bungalow style.

Natural materials and finishes and the sense of a homely, earthy character were also shared with the Arts and Crafts movement, although the expected levels of comfort and amenity within the home had

begun to shift to something more like today's family home. Garages and indoor plumbing would become standard and open plan living would do away with the long, straight corridors of the Victorian and Edwardian periods.

The versatility of the style would lead to it becoming ubiquitous in Australian suburbs. It was adapted into regional variations across the country and became popular with speculators and developers as well as State Bank and War Service Home Schemes. The style was dominant until the Great Crash of 1929, which put a stop to much building in cities around the country.

The development of the Bungalow style was slowed in Australia by the First World War and by 'a slow fusion with the Federation style' (Lovell Chen, 2005). Following the First World War, the type would evolve, becoming ubiquitous in Australian suburbs across the following decade as speculative builders adopted the style in the early 1920s. 40 Havelock Road, Hawthorn East was constructed at the beginning of this period. Other houses at the time were a mix of those looking back to Federation Queen Anne styles, and those in the emerging Bungalow type, or a blending of the two styles.

John Clare identifies three distinct phases of bungalow development in Australia. The first stage saw elements of the bungalow style incorporated into the Federation style. The next saw copies of the American bungalows being constructed in Australian suburbs, a phase which would continue until the 1930s. The third stage Clare identifies began in the early 1920s where the Californian Bungalow style was combined with Old English Revival, characteristics (Clare:92).



Figure 6. 34 Stevenson Street, Kew. (HO341)(Source: Lovell Chen, 2005)



Figure 7. 54 Berkeley Street, Hawthorn. (HO446) (Source: Lovell Chen, 2005)

34 Stevenson Street, Kew (HO341) (Figure 6) is from the first phase of bungalow development. It combines the attic-storey type that would emerge with the bungalow and Queen Anne style half-timbering, verandah and corner turret. The transitional nature of the design is less surprising given the 1910 construction date. The house is an early example of the ways in which bungalow traits were incorporated into Federation villas; while it has the nested gables and low-pitch roof common to bungalow types, it also features a wrap-around verandah with a corner turret, more commonly associated with the Federation style.

Havelock Road, in contrast, was constructed during what John Clare identified as the third phase of the Californian Bungalow. The canted bay window facing Havelock Road, commonly found on Old English Revival hybrids, is one of the elements that suggest the Adair House is an early example of the third stage of development.

54 Berkeley Street, Hawthorn (HO446) (Figure 7), completed nearly ten years after Stevenson Street in 1918-19, is clearly identifiable as a second stage attic-storey bungalow, with a design that closely mimicked the Californian style. The design draws heavily on the 'Craftsman' type. Named for the US magazine that was credited with raising the profile of bungalows and drawing more influence from the east coast of the United States, the type was interpreted in a fairly consistent way in Australia, with rectangular floor plans, a gable facing the street, often with an upper floor window, and a verandah occupying the full width of the house.

The Berkeley Street house has a deep, full-width porch over the entrance under a flat roof with scrollwork on the projecting roof framing, differentiating it from the Californian influenced Havelock Road house where the verandah roof is incorporated into the main roof. The roof is relatively low-pitch and is higher than Havelock Road, to accommodate the attic storey, but still a low pitch compared to earlier Federation villas. The windows feature diamond-paned leadlight, although here the ground floor windows appear to be the box-frame windows that would become associated with the style rather than the typical double-hung sash windows which link back to Federation and Victorian houses.

Heavy pylons support the porch roof however, in a departure from Havelock Road, the upper parts of the supports are large timber columns, and the roof is not incorporated into the main roof form. Instead it is a flat pergola-like projection. The solid balustrade, similar to the one at Havelock Road, ends in concave buttresses lining the steps down from the porch. The overall effect is a bungalow drawing more heavily on the east coast USA Craftsman style than either the Californian Bungalow or the English Revival that are evident influences on Havelock Road.

Berkeley Street has undergone minor alterations. The attic windows are not original, although the opening is, and the roof has been re-clad in grey cement tiles. As at Havelock Road, the front fence is also a later addition.



Figure 8. 10 Donna Buang Street, Camberwell (HO174). (Source: Leslie M. Perrott, ‘Concrete Homes’, For Every Man His Home, March 1922, p.16)

‘Gunyah’, 10 Donna Buang Street, Camberwell (HO174) (Figure 8) was also constructed in 1917-18. It was designed by Leslie M. Perrott, an architect noted for his championing of the use of concrete in domestic architecture. It has been suggested that Perrott based his design on the 1909 Parsons House by Arthur Heineman in Pasadena, setting this house within Clare’s second phase of bungalow development.

Like Havelock Road, ‘Gunyah’ uses tapering, stone-clad piers to support the verandah/porch. This type of column was more commonly seen on the Californian examples than in Australia, however it is rare in Boroondara. At ‘Gunyah’, the columns are clad in a rubble fieldstone similar to that used on other examples both in wider Melbourne and in California. In a local twist, Havelock Road instead uses local bluestone, setting it apart. No other examples of this kind have been identified to date, either within Boroondara or further afield. The squat, tapered chimney at ‘Gunyah’ also includes stone accents. The chimney treatment is otherwise similar to that at Havelock Road, providing clear links between the two.

Details set 'Gunyah' apart from earlier Federation bungalows. The roof is at a lower pitch, made possible by the Malthoid roofing material, and the detailing of the house borrows heavily from Japanese and American styles, rather than the English revival styles that had been popular in the past. This is also true of Havelock Road, to a lesser extent. At Havelock Road, the Californian bungalow traits are combined with Old English Revival elements such as the diamond-paned leadlight windows and half-timbered gables. Havelock Road provides an example of the ways in which the style was adapted to local materials and techniques, while 'Gunyah' is more aligned with the American aesthetic. This is seen through the double-hung sash windows at Havelock Road, which are adapted from the same windows used in Victorian and Federation villas, while the bluestone used for the porch columns is a common sight around Melbourne.

There are several other bungalows also included in the Heritage Overlay in the City of Boroondara. Like the examples above, they do not include the combination of early date, Californian influence with Old English Revival features and local adaptation that is seen at 40 Havelock Road, Hawthorn East.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

Adair House is a largely intact early example of the type of housing that began to appear in the suburbs following the First World War. The Californian Bungalow type dominated domestic architecture throughout the 1920s. Adair House, with its tapered stone pylons supporting a gabled porch roof, includes some less common details in addition to the style markers of the Californian Bungalow. The use of shingles, roughcast walls and low-pitched roof of intersecting and nested gables is typical of the Californian Bungalow style.

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

Adair House is significant as a substantially intact example of a suburban bungalow type. The house is an example of the evolutionary process of the Californian Bungalow to an Australian hybrid with region-specific details. The house combines traits of the Californian Bungalow (roughcast walls, shingles, low-pitch gable roof) with Old English Revival details, such as small windows, the three-sided bay window and the sloping buttress at the north-west corner of the house, while making use of local materials, such as the unusual bluestone for the piers supporting the porch roof.

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).

Adair House is locally significant for its association with William Arthur Adair. Adair and his brother, Robert, were the founders of Adair Bros, a small format department store at Camberwell Junction from the mid-1920s to 1979 that grew to become national retailer Adairs. The Adair Bros were active in the Hawthorn and Camberwell communities through their business.

Statement of Significance

What is Significant?

Adair House at 40 Havelock Road, Hawthorn East constructed in 1917, is significant to the City of Boroondara.

How is it significant?

Adair House is of local architectural, aesthetic and associative significance to the City of Boroondara.

Why is it significant?

Adair House is a largely intact early example of the type of housing that began to appear in the suburbs following the First World War. The Californian Bungalow type would dominate domestic architecture through the 1920s, with its tapered stone piers supporting the gabled porch roof, and use of shingles, roughcast walls, and low-pitched roof of intersecting and nested gables. (Criterion D)

Adair House is significant as a largely intact example of a suburban bungalow type. The house is an example of the evolutionary process of the Californian Bungalow to an Australian hybrid with region-specific details. The house combines traits of the Californian Bungalow (roughcast walls, shingles and low-pitch gable roof) with Old English Revival details, such as the three-sided bay window and the sloping buttress at the north-west corner, making use of local materials, such as bluestone for the pylons supporting the porch roof. (Criterion E)

Adair House is locally significant for its association with William Arthur Adair. Adair and his brother, Robert, were the founders of Adair Bros, a small format department store at Camberwell Junction from the mid-1920s to 1979 that grew to become national retailer Adaids. The Adair Bros were active in the Hawthorn and Camberwell communities through their business and support of community events. (Criterion H)

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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

References

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HO341 34 Stevenson Street, Kew, City of Boroondara, accessed 10 January 2018

HO446 54 Berkeley Street, Hawthorn, City of Boroondara, accessed 10 January 2018

HO381 44 Currajong Ave, Camberwell, City of Boroondara, accessed 10 January 2018

HO174 10 Donna Buang Street, Camberwell, City of Boroondara, accessed 10 January 2018

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Houses

Prepared by: Context

Address: 5 & 7 Higham Road, Hawthorn East

Name: Houses	Survey Date: January 2018
Place Type: Residential	Architect: Unknown
Grading: Significant (7 Higham Road, Hawthorn East in existing HO71)	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1907-08



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places*, 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places*, 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).

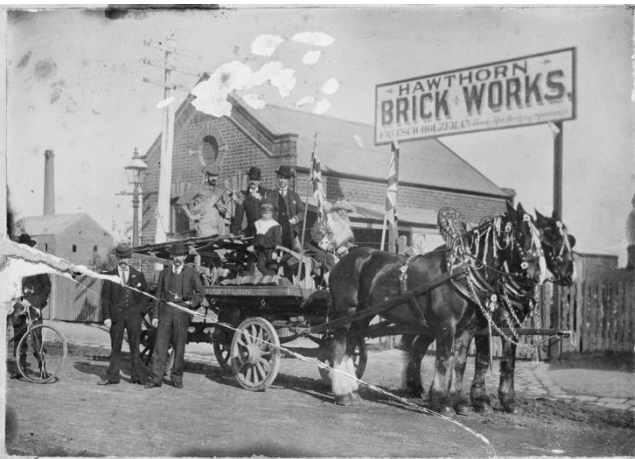


Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: SLV)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places*, 2015).

History

Alexander Higham married Mary Trebilcock Vincent in 1873 (BDM Entry 1873/2090). In 1875, they were living at 'Karsfield Villa' in Burwood Road, Hawthorn (*Argus*, 3 September 1875:1). Alexander speculated in land in the late 1880s, including holding a directorship of the Burwood Township Land Company. By 1888 he was living in Harcourt Street, Hawthorn (*Melbourne Punch*, 7 June 1888:16).

When Alexander Higham died at his residence 'Yallambee' in Harcourt Street in 1895, his will specified that his real estate should be realised (*Argus*, 30 September 1895:1). Higham purchased part of Crown Portion 70 Parish of Hawthorn in 1881, containing 8 acres 2 roods 28 perches. There he had his house, 'Yallambee'. Alexander's executors, his widow Mary Trebilcock Higham and Richard Trebilcock of Leopold, sold a small lot in the northeast part of this land in 1896 (CT V.1257 F.311). Mary and Richard became the proprietors of the remainder and in 1900 advertised the 'Higham Estate' subdivision. It included the Highams' brick residence 'Yallambee', which had originally addressed Harcourt Street but was now located at the centre of the west side of Higham Road, and fourteen vacant lots (*Age*, 14 November 1900:2). The house 'Yallambee' was located at 4 Higham Road, but has since been demolished. The attempted sale in 1900 was unsuccessful. A small group of blocks and 'Yallambee' itself were advertised for sale in 1902 (*Argus*, 22 February 1902:10). The 1905 postal directory does not include residences in Higham Road, indicating that development had not yet commenced (S&McD 1905).

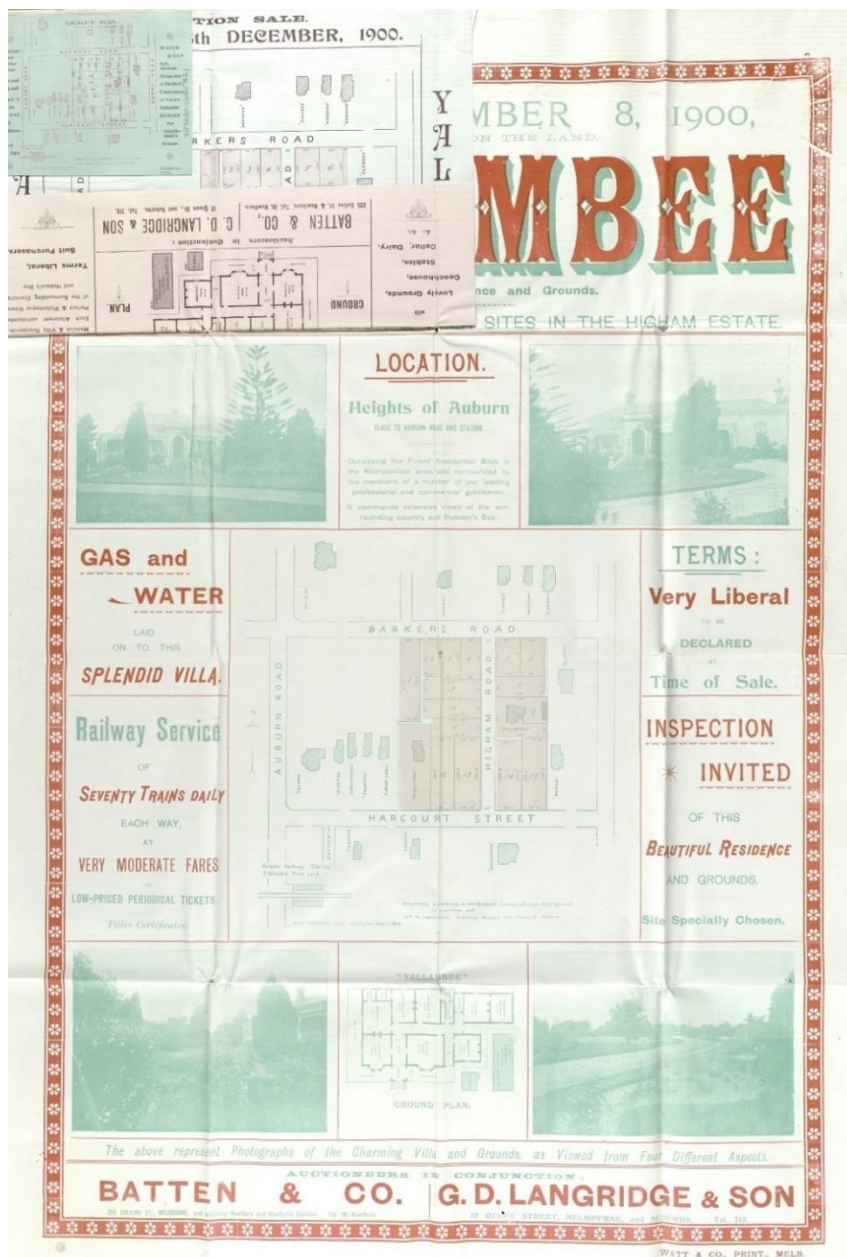


Figure 2. Auction flyer for the 'Higham Estate' Auburn, 1900. (Source: SLV map collection)

The 'Higham Estate' was advertised yet again in January and February 1907, with 17 vacant sites and the brick villa 'Yallambee' (*Age*, 19 January 1907:3). This attempt at a sale also appears to have

been unsuccessful. In May 1907 ownership of two of the lots, lots 8 and 9 on the plan of subdivision on the title, was transferred to two daughters of the Highams, Olive and Frances (CT V.2796 F.173). Both transfers of title occurred on the same day at the same time, with consecutive folio numbers, suggesting that the daughters were receiving land in lieu of capital for their inheritance. This may also accord with the near identical houses built on the two lots (the house at No.7 is slightly wider than that at No.5). The development of the two lots may also have been intended to stimulate further sales in the subdivision.

Olive Glassborow and 5 Higham Road

In May 1907 Olive Glassborow nee Higham of 25 Harcourt Street ('Yallambee') gained title to lot 8 on the plan of subdivision shown on the title (Lot 9 on the 1900 subdivision sale flyer, now 5 Higham Road and the subject site) (CT V.2796 F.173). Olive Higham was born in 1878 and married Charles Sylvester Glassborow in 1899. She died in Dandenong in 1931 (BDM Event Nos.9545/1878, 6377/1899 & 4791/1931). In September 1907 Olive Glassborow had a daughter at 'Yallambee', indicating that she was still living in the Higham family villa, which had an address in Harcourt Road and was located on the middle of the east side of Higham Road (*Argus*, 21 September 1907:13). The 1907-8 rate book entry shows Mrs Glassborow owning an 8-roomed brick house, indicating construction of the subject house in 1907-8 (RB Entry 5054). The 1908 postal directory shows two vacant houses on the west side of Higham Road (spelt Hyam Road in the directory). Presumably these are the houses now numbered 5 and 7 Higham Road (S&McD 1908). The 1909 postal directory shows Charles S. Glassborow in residence on the west side of Higham Road, along with Alfred Pfaff in 'Waverley' to the south (S&McD 1909). This indicates a construction date for 5 Higham Road of 1907-8. No architect has been identified for either house, though they were clearly designed by the same person.

Frances Ross, the Pfaffs and 7 Higham Road

Frances Ross nee Higham gained title to Lot 9 just to the south on the plan of subdivision shown on the title (Lot 10 on the 1900 subdivision sale flyer, now 7 Higham Road) in 1907 (CT V.2796 F.173). Frances Higham was born in 1875 and married Dr F.W. Dickins in 1896. He died in 1901. She married Arthur David Ross in 1904, and died in Prahran in 1941 (BDM Events Nos. 23378/1875, 6084/1896, 10004/1901, 3524/1904 & 12590/1941; *Argus*, 15 December 1896:1). The house on this lot must have been built in 1907-1908. It was one of the two houses listed on the west side of "Hyam Road" in the 1908 postal directory (S&McD 1908).

It appears that Frances Ross did not spend any time in the new house, but rather sold it immediately. By March 1908 Mrs Alfred Pfaff, wife of the Consul for Peru, had announced that she was moving to 'Waverly' in Higham Road, Auburn, indicating their purchase of 7 Higham Road (*Punch*, 5 March 1908:24; 4 November 1909:26). The 1908-9 rate book shows Consul Alfred Pfaff owning and occupying a house in Higham Road (RB 1908-9 Entry 6057). The 1909 postal directory shows Alfred Pfaff living at 'Waverly' on the west side of Higham Road (S&McD 1909).

Alfred Pfaff came to Victoria to represent German manufacturers at the 1880 International Exhibition. He had already become the Consul for Peru when he married German woman Antonie Josephine Wiedermann in 1886. Alfred ran businesses as a general merchant and importer and was also manager for a series of gold mining companies (*Table Talk*, 23 October 1885:9; 17 November 1893:11; *Age*, 1 June 1896:7; BDM Event No.3853A/1886). The family had previously resided at a mansion called 'Waverley', at 1 Nolan Avenue (HO101), Kew (Montana 2016: 70). Alfred resigned his position as Consul for Peru in 1911 (*The Australasian*, 18 February 1911:40). The Pfaffs were at 7 Higham Road with their daughter Lottie in 1916 (RB 1915-16 Entry 7069; *Argus*, 31 July 1916:8). It was in this year that Pfaff was convicted of attempting to 'trade with the enemy' (Germany) during the Great War (*Kalgoorlie Western Argus*, 12 Sept 1916: 23). They were still in Higham Road in 1920 (S&McD 1920). By 1924 the house of 8 rooms was owned and occupied by Ida Patterson with her husband Robert (RB 1924-25 Entry 7078; S&McD 1925).

The Ware family at 5 Higham Road 1910-1984

Hannah Ware purchased lot 8 on the plan of subdivision on the title (5 Higham Road) from Olive Glassborow in July 1910 (CT V.3197 F.363). Hannah's husband Samuel Ware, retired school

inspector of Higham Road, died in 1930 (*Argus*, 9 August 1930:13). Hannah was still at 5 Higham Road when she died in 1934, aged 84, and the property went to her daughters Margaret Ann and Gertrude Jane (*Argus*, 15 January 1934:1; CT V.3197 F.363). Gertrude Jane Ware died in c1952 (*Age*, 24 July 1952:7). Miss Margaret Ware may have remained until the property was sold in 1962 (CT V.5944 F.694).

Description & Integrity



Figure 3. 5 Higham Road, Hawthorn East. (Source: Context 2018)

The houses at 5 & 7 Higham Road are Edwardian Queen Anne villas which retain roof massing from the Victorian Italianate style. Walls and chimneys are of tuckpointed red brick with roughcast render banding, and the hipped and gabled roof forms are clad in slates. Both houses have a return verandah, set between projecting bays on the front and south side elevations, a plan form typical of larger Victorian and Edwardian houses. Their close similarity in form and details makes it clear that Higham sisters engaged the same designer (whether this was an architect or master builder).



Figure 4. 7 Higham Road, Hawthorn East. (Source: Context 2018)

The houses display characteristic decorative details of the Queen Anne style, including gables to the projecting bays filled with half-timbering and topped with a turned timber finial-pendant, box bay

windows beneath the gables, turned-timber verandah posts with delicate curved brackets and a frieze of turned timber balusters, and scalloped render aprons below windows.

As noted, the pitch of the hipped roof and the use of the M-hipped roof plan, as well as the slate cladding are typical of the Victorian period. The verandah roof form is also more typical of the Victorian Italianate, with a separate roof set below the eaves (instead of continuous with the main roof). The eaves are embellished with cast-cement brackets alternating with cast paterae, again more Victorian in form. Windows are double-hung sashes, which were superseded to a large extent by casement windows in the early twentieth century.



Figure 5. Front door and verandah fretwork of 7 Higham Road. (Source: Context 2018)

When built, the two houses differed slightly in size, with 7 Higham Road, Hawthorn East wider as it incorporates the front door in the front façade. The door has Art Nouveau side- and highlights around it. In contrast, the front door of 5 Higham Road, Hawthorn East is on the south side elevation, situated where the verandah terminates. It is reached by a short flight of steps with solid curved balustrades topped with decorative urns, all of which appears to be original. Building permit plans for 7 Higham Road, Hawthorn East indicate that a similar flight of steps is located on the south side of the verandah.

The house at 7 Higham Road, Hawthorn East is highly intact externally, apart from replacement of the verandah floor with a concrete slab (it was probably tiled originally), and the overpainting of the brick (which could be removed with suitably gentle means). The high brick front fence is also a modern change. The house at 5 Higham Road, Hawthorn East retains its unpainted brick, but was extended around 1985 (Building Permits 3200 & 4390). This includes a flat-roofed brick ensuite

appended to the north side and extending as far as the front façade, an L-shaped wing at the south-west corner of the house which imitates many details of the original section (it is largely visible from the street, but set to the rear), and a brick garage at the south end of the frontage (it obscures views to the 1985 extension only).

Comparative Analysis

Victoria's economic crash of the early 1890s creates an obvious boundary between the excesses of the ornate 'Boom-style' architecture, characterised by exuberant cement-coated facades and cast-iron detail which draw upon classical forms, and the simpler Federation-era houses with their more natural palette of face brick and timber fretwork influenced by the Arts & Crafts movement. In fact, there was a period of transition in the two decades around the turn of the century, with some very early examples of the Queen Anne built in the late 1880s, while on the other hand the influence of the Victorian Italianate lingered well into the first decade of the twentieth century.

One of the biggest changes from Victorian Italianate to Queen Anne houses was in the form of the roof and verandah. The low-line M-profile hipped roof was supplanted by high gabled and hipped roofs with complex forms, turrets and gablets at the top. Tall chimneys of corbelled red brick, often with roughcast detail, were another distinguishing feature. Eventually the separate verandah structure, set below the eaves, was replaced by an unbroken roofline that swooped down to incorporate the verandah. Another transition seen in the late 1880s and 1890s was in cladding materials, moving from brown Hawthorn and cream brickwork to simpler red face brick with render bands, and from slate roofs to terracotta Marseille tiles with decorative ridgecapping and finials. Red brick combined with lighter bands, of cream brick or smooth render, is referred to colloquially as 'blood and bandages'.

More modest early examples displaying a Queen Anne Revival influence often retained the Italianate M-profile hipped roof and asymmetric façade, but the projecting hipped roof bay, typical of the Italianate, was replaced with a gabled bay with half-timbering or decorative trusses at its peak. One of the earliest (and easiest) elements to change from the Italianate model was the verandah detail. The iron-roofed verandah set below the eaves was retained from the Italianate, but slender cast-iron columns were replaced with chunky turned timber post. Often the cast-iron verandah frieze and brackets were superseded by timber fretwork, though new flatter patterns of cast-iron that emulated fretwork were still used until the 1910s.

As noted in the Description, the matching pair of houses at 5 & 7 Higham Road, Hawthorn East are examples of this transitional phase. The house at 7 Higham Road, Hawthorn East is already in the Boroondara Heritage Overlay (HO71). In a sense, the house at 5 Higham Street, Hawthorn East can be said to be very closely comparable to it in both design, and is more intact.

Other turn-of-the-century houses in Boroondara that exhibit transitional Italianate-Queen Anne elements of form, materials and detailing include houses by architects Alfred Dunn and others in Oxley Road, Hawthorn, Ussher and Kemp in Camberwell, Canterbury and Balwyn, and Christopher Cowper in Hawthorn. These transitional houses demonstrate Boroondara's contribution to the development of Federation architecture in Australia.

Examples of this type that are significant in the Boroondara Heritage Overlay (none of which are in Hawthorn East) include:

- 40 and 47 Hawthorn Grove, Hawthorn, 1896 (HO152)
- 6 Brook Street, Hawthorn, 1904-5 (HO447)
- 12 Elmie Street, Hawthorn, 1909 (HO164)
- 11 Royal Crescent, Camberwell, 1905 (HO159)
- 35 Broadway, Camberwell, 1902 (HO159)
- 22 Walmer Street, Kew, (HO158)
- 23 Wellington Street, Kew (HO359)
- 1 Ridgeway Avenue, Kew (HO142)

- 37 Ridgeway Avenue, Kew (HO142)
- 43 Kent Street, Kew (HO142)

These houses range from modest timber examples in Kew to more substantial brick villas. The most comparable examples to 5 & 7 Higham Road, Hawthorn East are:



Figure 6. 6 Brook Street, Hawthorn (HO447). (Source: Lovell Chen, 2006)

6 Brook Street, Hawthorn, of 1904-05 (HO447) is a fine and generally intact example of a Federation-Italianate hybrid dwelling exhibiting a combination of distinctive design characteristics in an overall composition which is assured and well executed. In comparison to 5 & 7 Higham Road, Hawthorn East it has slightly more elaborate detail (particularly the basket-weave half-timbering pattern) and a stronger diagonal axis, typical of the Federation Queen Anne style. Conversely, it retains very nineteenth-century verandah detail (cast-iron frieze/brackets and Corinthian columns).



Figure 7. 11 Ridgeway Avenue, Kew (Significant in HO142). (Source: Jellis Craig, 2012)

The house at 11 Ridgeway Avenue, Kew (HO142) is very similar in massing to 5 & 7 Higham Road, Hawthorn East though somewhat smaller in scale. Similarities include plan form, roof form, return verandah, and decorated eaves. Like 6 Brook Street, Kew it has cast-iron verandah detail typical of the nineteenth-century.



Figure 8. 35 Broadway, Camberwell (Significant in HO159). (Source: Jellis Craig, 2012)

The house at 35 Broadway, Camberwell (HO159), has the same plan form at 5 & 7 Higham Road, Hawthorn East with a more decorative front gable treatment (half-timbering pattern and cast cornice mouldings). Like the two other comparative examples, it has the nineteenth-century cast-iron verandah detail.



Figure 9. 40 Hawthorn Grove, Hawthorn (Significant in HO152). (Source: OnTheHouse.com.au, 2006)



Figure 10. 47 Hawthorn Grove, Hawthorn (Significant in HO152). (Source: RealEstateView.com.au, n.d.)

40 and 47 Hawthorn Grove, Hawthorn, 1896 (Significant in HO152), exhibit a Victorian Italianate form with timber detailing to the verandahs and gable end of No. 40. They are distinguished by their Chinese-influenced timber verandah fretwork. In comparison to 5 & 7 Higham Road, Hawthorn East they are far more Victorian Italianate in style, but look ahead to the Federation period in their verandah detail.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

The pair of houses at 5 & 7 Higham Road, Hawthorn East are of architectural significance for the illustration of the transition between the standard Victorian period house and the Queen Anne. The Victorian Italianate elements include its massing with a low-line M-hipped roof clad in slates, eaves decorated with case brackets and paterae, and a separate roof form to the verandahs. The Federation Queen Anne aspects are the gables to the projecting bays filled with half-timbering and topped with a turned timber finial-pendant, box bay windows beneath the gables, turned-timber verandah posts with delicate curved brackets and a frieze of turned timber balusters, and scalloped render aprons below windows. Considering their 1906-07 built date, they represent the conservative stream of building at the time.

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).

'Waverley', at 7 Higham Road, Hawthorn East is of historic significance for its association with businessman and Peruvian Consul Alfred Pfaff, who resided there from 1909 to the early 1920s.

Statement of Significance

What is Significant?

The pair of houses at 5 & 7 Higham Road, Hawthorn East, is significant. These two brick villas were built to a virtually identical design (apart from their width and location of the front door) in 1906-07. They were then transferred to sisters Olive Higham Glassborow and Frances Higham Ross. Their father had been the owner of the 'Yallambee' mansion estate that was subdivided in 1900 to create Higham Road.

The mature oak tree behind 5 Higham Road is a contributory element. The c1985 additions to the north side and south-west corner and detached garage at 7 Higham Road are not significant.

How is it significant?

The pair of houses is of local architectural and historical (associative) significance to the City of Boroondara.

Why is it significant?

The pair of houses at 5 & 7 Higham Road is of architectural significance for the illustration of the transition between the standard Victorian period house and the Queen Anne. The Victorian Italianate elements include its massing with a low-line M-hipped roof clad in slates, eaves decorated with case brackets and paterae, and a separate roof form to the verandahs. The Federation Queen Anne aspects are the use of tuckpointed red brick with roughcast render dressings, gables to the projecting bays filled with half-timbering and topped with a turned timber finial-pendant, box bay windows beneath the gables, turned-timber verandah posts with delicate curved brackets and a frieze of turned timber balusters, and scalloped render aprons below windows. Considering their 1906-07 built date, they represent the conservative stream of building at the time. The mature oak tree to the rear of 5 Higham Road contributes to the place as a specimen planning that was typical of turn-of-the-century gardens, and whose large size suggests that it was planted around the same time as the house was built. (Criterion D)

'Waverley', at 7 Higham Road, is of historical (associative) significance for its association with businessman and Peruvian Consul Alfred Pfaff, who resided there from 1909 to the early 1920s. (Criterion H)

Grading and Recommendations

Recommended that 5 Higham Road, Hawthorn East, be added to as an individually significant place to the existing HO71 7 Higham Road, Hawthorn East, in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

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

External Paint Colours <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>	Yes – Oak at rear of 5 Higham Road
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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
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Identified By

Gould, Meredith April 1993, 'Hawthorn Heritage Study' and Context

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Punch (Melbourne), as cited.

Sands and McDougall Directories (S&McD), as cited.

Table Talk (Melbourne), as cited.

Cukierman Residence

Prepared by: Trethowan Architecture in association with Context

Address: 29 Leura Grove, Hawthorn East

Name: Cukierman Residence	Survey Date: March 2018
Place Type: Residential	Architect: Bridge, Hayden & Associates (attributed to Anthony Hayden)
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: c1966



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places* 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

In the mid-19th century, the land bounded by Toroonga and Anderson roads and Campbell Grove was occupied by long term resident T.C. Cole, who was said to have been Governor La Trobe's gardener (*The Argus* 30 September 1938:10). Located on Tooronga Road, Crown Allotment 106A was Cole's original 36-acre site, a site purchased in Hawthorn's first land sales and where he resided at 'Twyford' and operated his nursery, known as 'Cole's nursery' (Aitken 2005; *The Argus* 8 June 1938:11). Adjoining that site to the north, Allotment 105A was later purchased by Cole expanding his ownership to approximately 80 acres. This portion was leased to Cole's son Henry, also an avid horticulturalist, where he established 'Shorland' orchard and nursery. The two properties and homesteads shared an entrance of Tooronga Road, seen in Figure 2 at the corner of St Helens and Tooronga Roads (*The Age* 26 May 1891:8).

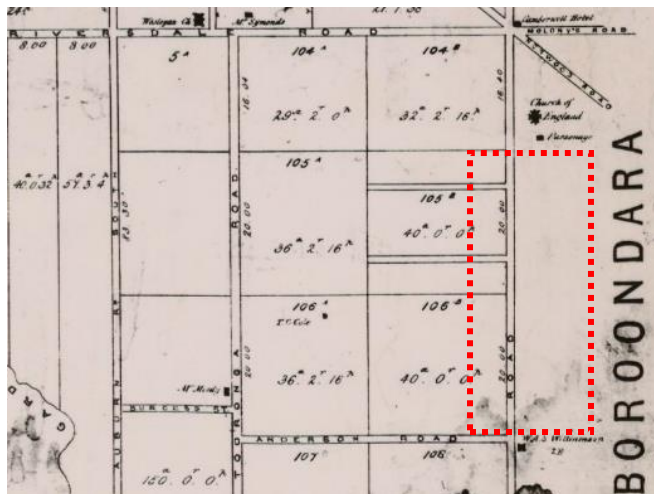


Figure 1. Extract of 'Plan of the Borough of Hawthorn', dated 1866, with Cole's land indicated in red. (Source: State Library of Victoria)

With the expansion and infill of the suburbs, the nursery was slowly subdivided from around 1918, with early subdivisions taking the name of the nursery (*Table Talk*, 21 November 1918:5).

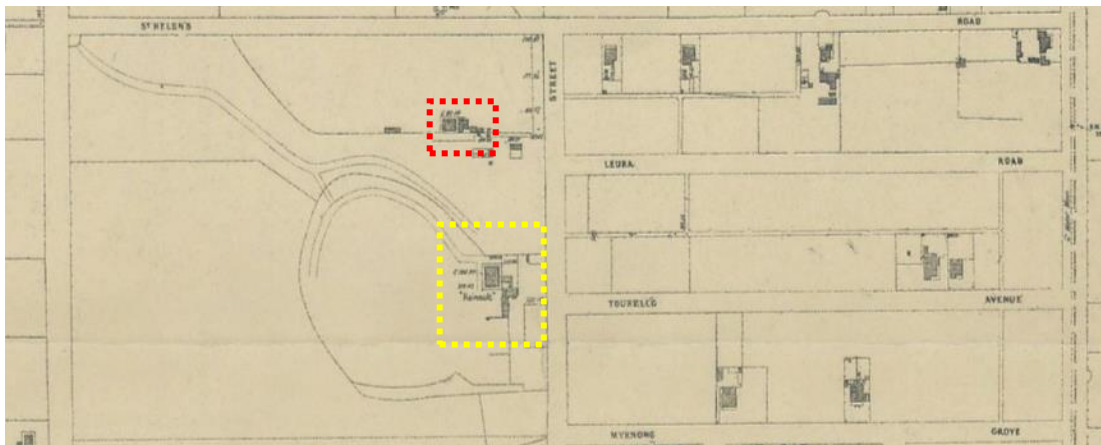


Figure 2. Extract of MMBW Detail Plan No. 15, dated March 1906. Henry Cole's homestead 'Shorland' is outlined in red and Thomas Cole's former homestead 'Twyford', later named 'Hainault', outlined in yellow. (Source: State Library of Victoria)

Until the early 1930's the Cole family (Henry's children) still operated a nursey on the site, however by the end of the decade the majority of the land had been subdivided with the final portion of 'Shorland', a collection of 43 allotments advertised as the 'Shorland Heights Estate', auctioned off in 1938 (*The Argus* 3 October 1938:13). Henry Cole's residence, 'Shorland', remained within the subdivision, albeit on a much larger plot of land fronting Leura Grove (refer Figure 3), unlike his father's residence, 'Twyford', which was demolished in the establishment of an earlier subdivision (Aitken, 2005).



Figure 3. 'Shorland Heights Estate' sales brochure, undated however corresponding to auctions under the same name in 1938. The subject site is outlined in red as contained within the new 'Shorland' villa boundaries. (Source: State Library of Victoria)

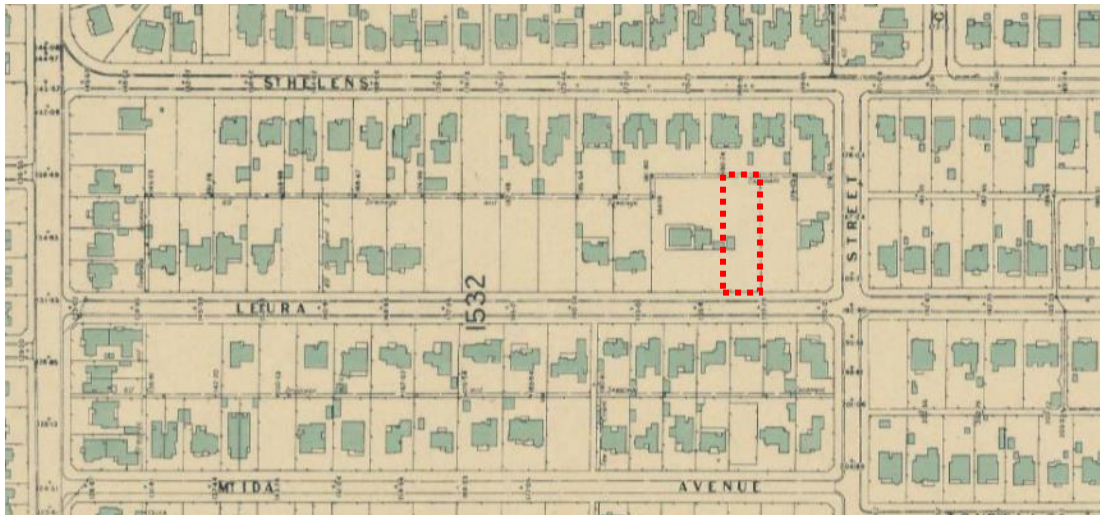


Figure 4. Extract of MMBW Plan no. 60, dated 1946. Note the extent of development in the previous eight years (Source: State Library of Victoria).

In 1949, Henry Cole's son, Arthur, who was residing at 'Shorland' with his wife, passed away (*The Argus* 7 July 1949:13; ER 1949). Subsequently, the 'Shorland' homestead at 29 Leura Grove was listed for sale in 1950 and again in 1952 and 1953 (*The Age* 22 April 1950:21; *The Argus* 1 November 1952:18; *The Argus* 7 November 1953:28).



Figure 5. View of 'Shorland' looking west across the site, dated 1962. (Source: State Library of Victoria).



Figure 6. View of 'Shorland' looking east across the site, dated 1962. (Source: State Library of Victoria).

It appears no. 29 may have been leased, with dual occupants listed at the address in 1960 before plans were moved for the subdivision and sale of the 175x189 foot site (S&Mc 1960; *The Age* 1 September 1962:35). Upon sale to builders W.A. Langtree Pty. Ltd., the residence was demolished, and the subdivision approved with three new sites each 59x189 foot advertised for sale the within a number of months (BP 4692; *The Age* 23 January 1963:24).

Although cleared of buildings, the greater site retained a number of well-established trees with sales reaching £6100 for one site and £6000 for the remaining two (*The Age* 28 January 1963:7). The numbering conventions for the allotments worked back from no. 31 to the east, with 29, 29A and 27A from east to west, with no. 29 being purchased by a Henrik Cukierman.

The Cukiermans

Born in former industrial city and wartime ghetto of Lodz in Poland, Henrik and Hela Cukierman (pronounced Ts-oocker-man), along with their daughter Estera, emigrated to Australia via Genoa in 1951 onboard the immigration ship, *Surriento* (NAA Passenger Arrival Lists). The converted US battleship stopped off in Perth before arriving in Melbourne where the family disembarked on the 13th of June, before the vessel continued on to Sydney, Brisbane and south-east Asia (*The Age* 13 June 1951:6).

Henrik and his family resided at 97 Tooronga Road, Hawthorn East through the 1950s until the mid-1960s (ER 1963; *CoA Gazette* 18 September 1958:3104). 97 Tooronga Road was formerly on the northern corner of Leura Grove and Tooronga Road (S&Mc 1960). Cukierman and his brothers Mendel and Jack, operated a successful sock manufacturing business starting from a factory in Auburn Road, before moving to Montrose Street and then building 523 Burwood Road (USC Shoah Foundation Visual History Archives [1]; S&Mc 1954-70). Heletta Hosiery Mill Pty Ltd was managed by a Mr Mandel, an alias of Cukierman or possibly his brother Mendel (*The Age* 11 September 1963:31, USC Shoah Foundation Visual History Archives [1]), and their move to Burwood Road coincides with the construction of Henry's new residence during what was evidently a period of growth and expansion for the family. After the sock factory closed in 1975, the brothers' business interests shifted into the building industry, further establishing earlier ventures including flats built in c1959 (Cukierman 2011). The Burwood Road factory was designed by architects Bridge, Hayden & Associates in 1964, with principal Anthony Hayden overseeing the project (BP 5663). The practice also designed a number of flats in the municipality, however it has not been established whether any of these were designed for the Cukiermans.

Although sales for 29 Leura Grove were in 1963, the Cukiermans had trouble with their builder, Gonelli Brothers, with a new builder taking over construction and finally being able to list their former residence, 97 Tooronga Road, Hawthorn East for sale in July of 1966 when their home in Leura Grove was complete (BP 5509 & 5904; *The Age* 30 July 1966:43).

While no documentation has been found to identify Bridge, Hayden & Associates as the architects, the Cukierman family confirmed that Anthony Hayden worked with the family as the architect for the residence (Cukierman family, pers.comm., 28 Aug 2019). Other associations between the architect and the residence is noted through the connection with the family business, and another similarly designed and dated residence, 3 Helenslea Road, Caulfield North (1966).

The Cukierman family have remained in residence since it was constructed.

Architect: Bridge, Hayden & Associates

Having joined the office of Arnold Bridge & Associates in 1950, Anthony Hayden was made a partner in 1956 and the practice became known as Bridge, Hayden & Associates. Bridge, a trained architect and engineer and Hayden, a Polish émigré architect (Abraham Anthony Hershman), developed a reputation for retail, commercial and industrial projects following on from the factory commissions of Bridges earlier career (Built Heritage Pty Ltd [2]).

The practice was in its prime during the 1950s and 60s, a time during which Hayden's connections and ability to obtain clients through Melbourne's post-war Jewish émigré community was highlighted through the commissions to design two prominent synagogues, one in Kew (Bet Nachman, 53 Walpole Street – HO559) and Caulfield (Bet Din Synagogue, 572 Inkerman Street) and the Holocaust Memorial at the Melbourne General Cemetery. Also of interest is the Kew division of the Mount Scopus Memorial College, an addition to the Bet Nachman Synagogue, and designed by practice in 1965 (*The Age* 11 November 1966:14).

Upon Bridges retirement in 1973, the practice was rebranded as Anthony A Hayden & Associates, with the office completing one of its largest commissions a pair of six-storey office buildings on Burke Road, Camberwell in 1975 (Built Heritage Pty Ltd [2]).

Description & Integrity

The subject building is a double-storey late twentieth-century residence, with references to the International Style and with an open undercroft on the ground level and single-storey form 'floating' above. Located towards the front of the elongated site, the address is on the northern side of the street with the site gently sloping away and a steeper drop towards the middle of the site. The front setback is modestly landscaped with the residence built near to both the east and west site boundaries. The curved upper level presents as an evocative faux-floating curved form with a 'featurist' and highly textural material palette.

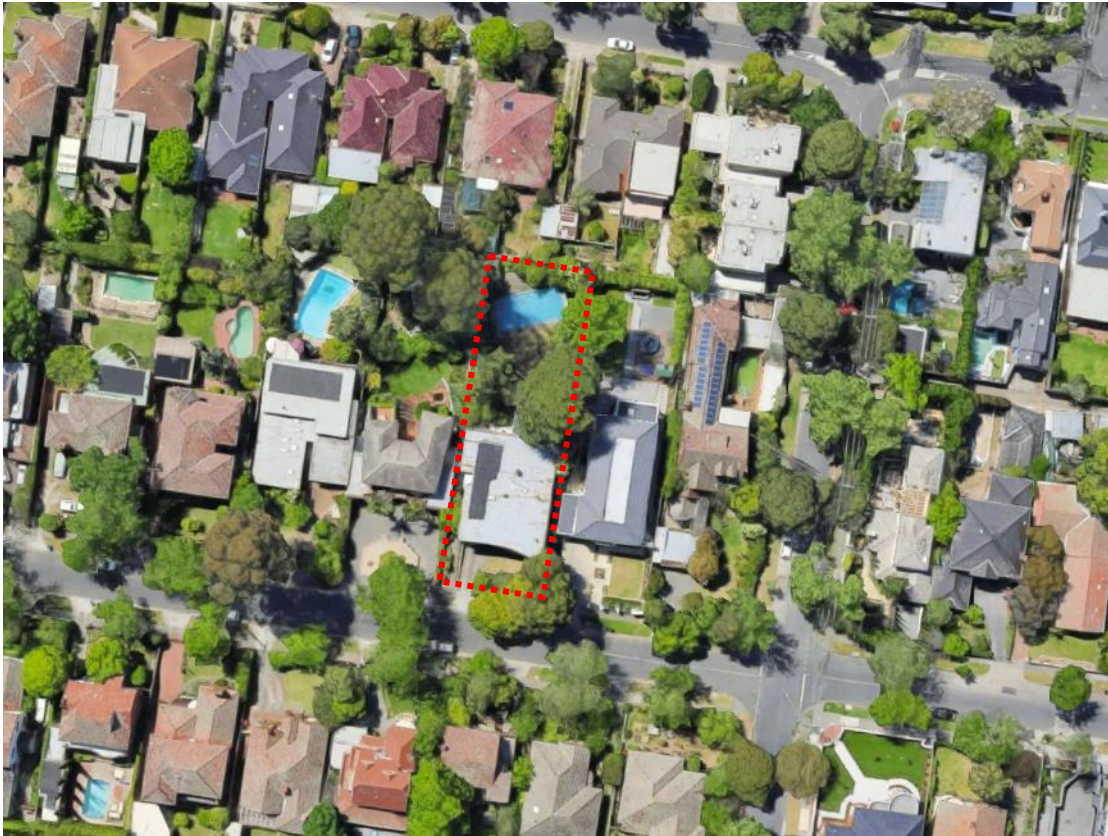


Figure 7. Aerial view of the Leura Grove with the subject site outlined in red. Note the curve of the façade and the large tree to the north of the house. (Source: Google Maps, 2018)

On a single plane, the flat metal deck roof consists of a curved and cut-away rectilinear shape, with deep eaves to all elevations. The timber fascia, complete with timber batten eaves, wraps the roof creating a clear horizontal element to the primary street frontage which appears to be two small skylights servicing the first-floor bathroom and kitchen.



Figure 8. View across the façade from the west of the site. Note the appearance of the floating form and its horizontality. (Source: Trethowan Architecture, 2017)



Figure 9. View across the façade from the east of the site. Note the low wall down the driveway and the raised garden bed below the line of the façade, elements from which the pilotis rise. (Source: Trethowan Architecture, 2017)

The primary street elevation has been given particular attention with regards to form, articulation and materiality. The first floor appears as a strong horizontal form, floating above the carport and held up by pilotis across its length. The ground floor entrance is set back within the carport and is the single feature of the ground floor recess. The white painted concrete floor slab of the first floor reiterates the horizontality of the eaves fascia. The curved façade is bookended with textured cream brick walls with a set of seven window sets between. The window sets are comprised of two centred vertical

windows with horizontal window above and green mosaic tiled spandrel section below, a subdued yet evocative element of 'featurism'. The rough brick utilised on the street facade is continued on the remaining elevations, as is the window detailing to the eastern elevation. The cut-away in the form on the western elevation creates a light well through the use of more extensive glazing.



Figure 10. View of the window and walling detail. Note the small green mosaic tiles and the rough brick walling. (Source: Trethowan Architecture, 2017)



Figure 11. View from adjacent property of the western elevation. Note the cut-away forming a light well. (Source: Trethowan Architecture, 2017)

As the building stretches away from the street, the slope of the site is addressed through utilising lower heights for the carport at the front, with minimal program past the entry on this level and the living and sleeping spaces located upstairs.

Landscaping to the front setback includes an established hedge with stone surrounds and a low rough faced brick wall running adjacent to the carport and similar treated raised garden bed planters aligning with curved façade, both elements of which support the steel columns for the first floor.

Few later changes to site have been made, however they include a storage shed and a swimming pool (BP 6721 & 7018). Overall the building is highly intact and in original condition, with no evidence of external alterations to the original design apparent.

Comparative Analysis

Several Modern émigré Jewish architects were active in the municipality and provide comparisons for the subject property, below.

Late Twentieth-Century Domestic Architecture 1960 - 1999

Architecture of the late twentieth-century saw a move towards textured mass and resurgence in the vernacular image with the gradual closure of the open plan. A few architects pursued the endeavours and ideals of the 1950s and proceeded to develop and mature the modern home. A truth in materials such as natural timbers, exposed brick and stained finishes led to the honest but sophisticated craftsman detail (Goad 1992).

Key proponents of this mode were Neil Clerehan, Guilford Bell, Bernard Joyce, David McGlashan and John Adam, each consistent producers of Melbourne's most elegant and urbane architect designed houses. This was a high point in modern architecture, both spatially and volumetrically complex, with overlays of allusion and symbolism and an insistent expressed construction (Goad 1992).

At the same time a number of émigré architects were beginning to garner a popular following amongst their fellow post war immigrants, through popular magazines such as *Australia Home Beautiful*, *Australian Home and Garden* and the *Women's Weekly*. Despite a lack of inclination within the architectural institution, their respective practices in Melbourne exposed locals to a range of specific European models and modes of domestic design of varying quality and interpretation (Goad 1992:2/24).

Aside from the nationally recognised Frederick Romberg, architects such as Dr Ernest Fooks, Ernest Milston, Anatol Kagan, Holger & Holger and Bridge, Hayden & Associates also had well established firms by the late 1950s. Lesser known names such as Tadeusz Karasinski, Kurt Popper, Bernard Slawik and Zdenko Strizic, although limited, also produced residential work in Boroondara and the wider Melbourne.

Comparative Examples

Anatol Kagan

The work of Kagan from the late 1950's saw a shift from the slick European modernism of his earlier work towards a more urbane and minimalist approach, with many members of Melbourne's thriving post war 'Rag Trade' making up Kagan's clientele at the time. These residences were still characterised by the generous provision of glazing, however they had begun to utilise more prominent eaves, timber framed windows with solid but embellished spandrels and carparking integrated below the principal floor level, often an upper level. These recessed parking spaces regularly doubled as an entry porch and were defined by circular columns rather than the broader blade walls of feature stone or face brick (Reeves, 2014).

The Cukiermans may have been aware of the work of Anatol Kagan and Ernest Fooks through their design of Mount Scopus Memorial College where the Cukierman children attended and also for the numerous other clients gained from the publicity of the school and from the 'large pool of fellow emigres' (Built Heritage 2015:99-102, USC Shoah Foundation Visual History Archives [2]).

The most comparable building to the subject site is the 'Witten Residence' at 4 Theodore Court, Toorak (not covered a Heritage Overlay). Stylistically, it is almost identical as an elevated and curved form comprised of odd number of window bays each enlivened by mosaic tiling. This example is more typical with a ground level spur wall of rough stone wall and accompanying cream brick walling. Proportionally as well as detailing, the two are share a similar window division pattern and also the same orientation of eaves battens.



Figure 12. View of the 4 Theodore Court, Toorak (Witten Residence). Note the curved nature of the façade, the undercroft and the tiled spandrels. (Source: Google Maps, 2018)



Figure 13. View of 29 Holroyd Street, Kew. Note the treatment of the undercroft and the slender circular columns. (Source: Google Maps, 2018)

A number of examples of his work can be found in the Yarra Boulevard Precinct in Kew (HO530). Two examples from the latter part of the 1950's align with Kagan's characteristic style of this time, however both are on a more topographically complex site. 29 Holroyd Street, Kew (significant within

the precinct), was built in 1958 and is unique as one of the few Kagan examples utilising a skillion roof, transverse to the street. A similar ground floor treatment was used on the earlier 13 Belvedere (significant within the precinct), which also incorporated a curved element to upper level window wall to the northern elevation. The subject site compares as a similarly well considered however more urbane response to its suburban setting.

Ernest Fooks

Dr Ernest Fooks emigrated to Australia in 1939, however it wasn't until 1948 that he established his own practice, after time with the Housing Commission of Victoria and teaching at Melbourne Technical College. Fooks made a name for himself in designing walk-up flats across the inner eastern suburbs with over 40 built from St Kilda through to Hawthorn. With regards to the detached family home, Fooks' major contribution in Melbourne was the single-storey courtyard house. These were distinguished in the architecture of anticipation, with experiential sequences and layering of spaces from the street to the garden to the house. Further he was prominent within the Jewish community, demonstrated by his and Kagan's commission to design Mount Scopus Memorial College and later the National Jewish Memorial Centre and Community Facility in Canberra in 1971 (Edquist 2001).

Although not stylistically pertinent to the subject site he was an influential figure within the émigré architect's fraternity both with regards to community status and design approach.

A summation of this approach can be seen at the 'Moir House' at 141 Wattle Valley Road, Camberwell built in 1966-67 (not covered a Heritage Overlay). Published in the *Women's Weekly* in 1971, the residence can be read as a series of threshold spaces with much consideration for the existing and proposed landscape, designed by Ellis Stones. A total design approach was evidently undertaken with perspectives and details ranging from handles to bedside cabinetry to pool chairs, and features a prominent rolling ceiling which meets an eastern facing clerestory window. Similar to the subject site, the design is horizontally articulated and massed in cream brick, however this example is much more subdued when viewed from the street.

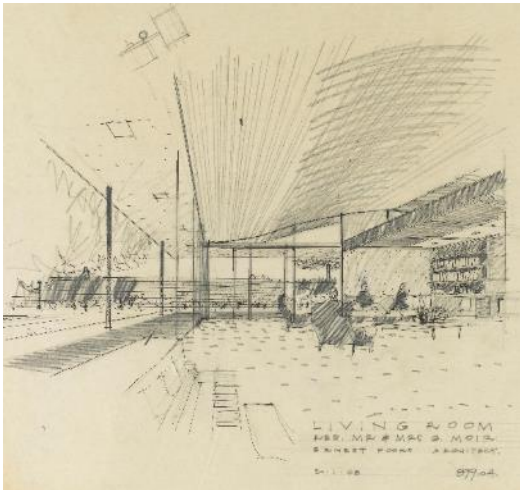


Figure 14. Interior perspective of the living room of the Moir Residence. (Source: State Library of Victoria)



Figure 15. View from the street of the Moir Residence, photograph by Ernest Fooks. (Source: State Library of Victoria)

Holgar & Holgar

The practice of Helen and John Holgar specialised in domestic architecture from the late 1950s to 1990s. The partners produced numerous large-scale luxurious residences which celebrated 'featurist' rhetoric as well as the architectural expression of concrete, a construction method largely unprecedented in domestic architecture at the time (Anderson, 2012).

One of the most notable examples from the practice is 'Naliandrah' at 3 Glendye Court, Toorak built in 1967 (not covered by a Heritage Overlay). Large concrete arches typify their architectural provocation at this time, a feature further exemplified through the use of a curved 'S' motif as a form

of screening to the upper level of this residence. This is a key example with regards to the level of opulence some émigré clients and architects pursued in this period, oft with some notoriety within the profession and privately referred to as ‘Vulgar & Vulgar’ (Reeves, 2016).



Figure 16. 3 Glendye Court, Toorak ('Naliandrah'), photo taken 1967-68. (Source: State Library of Victoria)



Figure 17. 5 Eamon Court, Kew (HO602). Note the chevron detailing on the double-height wall on the left of image. (Source: Context, 2012)

A much more subdued example of their work can be seen at 5 Eamon Court, Kew (HO602) which was built in 1967. This residence utilises a low-pitched butterfly roof, and the street elevations presents as a windowless rendered wall with chevron pattern incised. This light decorative touch stands as a stark contrast to ‘Naliandrah’ and indicates the range of styles the Holgar’s were working within. The subject site can be read as a stronger play of forms in comparison, with much more articulated and defined decoration. An example of their work which does however utilise the curved plan can be seen at 5 County Terrace, Templestowe (previously recommended for inclusion in a Heritage Overlay). Built in 1973, the large two-storey residence is expressed on a long-curved plan and carefully integrates into its sloping site.



Figure 18. 5 County Terrace, Templestowe. Note the curved form and the strong articulation of the concrete arched bays. (Source: Google Maps, 2018)

Bridge, Hayden & Associates

The practice of Bridge, Hayden & Associates have a number of extant examples of their work throughout Melbourne and Boroondara, however due to the typically non-residential output of the practice few instances of the single-dwelling typology exist. Throughout their work they executed designs in varying styles from the more conventional strain of modernism, to neo-classical and the more ‘featurist’ approach. The influence of Hayden on the design ethos of the practice is apparent in the projects he is known to have led such as the two synagogues and the various factory buildings. An undercurrent of inspiration from Frank Lloyd Wright is evident in the pursuit of horizontal expression and textured brickwork across the typologies.

Thought to be built in the same year as the subject site, the most pertinent example of the firm is the residence at 3 Helenslea Road, Caulfield North (Built Heritage Pty Ltd [2]). Although not explicitly visible from the aerial (refer Figure 19), the floor plate is identical to that of the subject site, complete with curved street facing elevation, recessed lightwell / entry and rear projection. Similarly, the use of decorative spandrel panels below the windows to the street are shared between the two, albeit with much more embellishment on the subject site with its narrower bays of windows and mosaic tiling. The subject site appears more horizontally expressed and thus further emphasises the curved nature of its street frontage.



Figure 19. Aerial view of 3 Helenslea Road, Caulfield North, identified in red. (Source: Google Maps 2018)



Figure 20. View of the curved street elevation of 3 Helenslea Road. Note the elevated first floor and use of decorative spandrel panels. (Source: Realestate.com)

Works completed within Boroondara include houses at 29 Roberts Street and 25 Kelvinside Street, Balwyn North with others in Balwyn and Hawthorn unidentified. These examples are more typically restrained with regards to architectural composition and neither are covered by a Heritage Overlay. With regards to materiality, textured brickwork had previously been applied on flats at 488 Glenferrie Road, Hawthorn as expressive horizontal bands and again with narrow bricks and rock faced besser blocks on 320-326 Carlisle Street, St Kilda East, while tiles were used throughout their supermarket developments for Dickens, on the Slade Brothers Knitting Mills in Richmond and as parapet decoration for the former Caplan motor showroom in St Kilda. While these examples are of interest, they don't compare as boldly to the subject site with its 'Corbusian' inspired pilotis and strong floating mass.

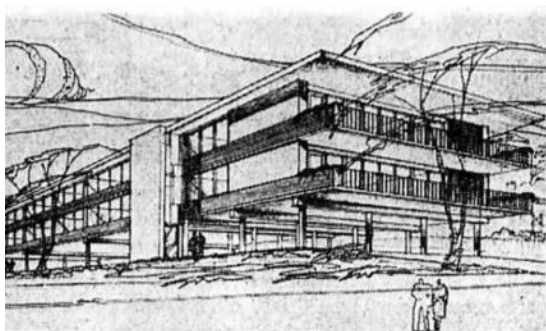


Figure 21. Perspective of flats at 488 Glenferrie Road, Hawthorn. The ground level has now been filled in for secured car parking. (Source: *The Age* 12 November 1960:12)



Figure 22. Dickens Supermarket on the corner of Doncaster and Burke Roads. Extensive alterations have taken place, however the original forms remain. (Source: *Architecture & Arts*, 1 August 1960:28)

Other examples:

Examples that more broadly compare stylistically, volumetrically and detailed similarly to the subject site include 6 Fairview Street, Hawthorn (recommended as individually significant in the Hawthorn Heritage Gap Study), 39 Inverness Way, Balwyn North (significant within precinct HO231) and 2

Salford Avenue, Balwyn (previously recommended for inclusion in the Heritage Overlay in the Balwyn, Balwyn North and Deepdene Heritage Study).



Figure 23. View across the street elevation of 6 Fairview Street. (Source: Trethowan Architecture, 2017)



Figure 24. View across the entry bridge to the concrete tiled façade. (Source: Trethowan Architecture, 2017)

Spanning from the mid-1950s to the mid-1960s, these examples express the undercurrent of European design influence within the émigré community and share a number of design features with the subject site past the conventional strain of modernism of flat roofed volumetric forms and generously glazed walls.



Figure 25. 39 Inverness Way, Balwyn North designed by Montgomery, King and Trengrove and built in 1954. (Source: Built Heritage, 2012)

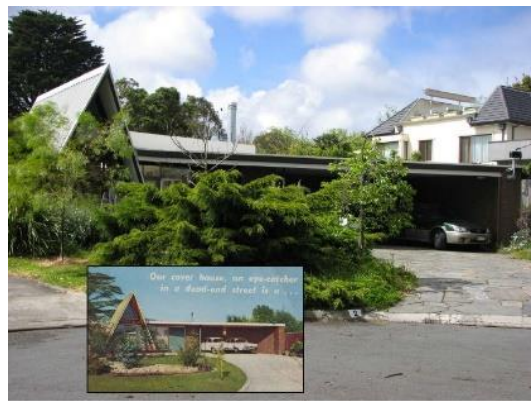


Figure 26. 2 Salford Avenue, Balwyn designed by Tad Karasinski and built in 1963-64. (Source: Built Heritage, 2012)

The houses of many émigré architects for many émigré clients stood outside the architectural canons of recognition, shunned to the pages of popular tabloids or magazines. The architectural expression seen in the examples, developed from a European education already well engaged with the burgeoning International Style and 29 Leura Grove, Hawthorn East stands as respectable example of how this expression developed within the local context. Despite appealing to the 'featurist', the architect of this house has utilised a level of restraint more common with locally trained architects and shows a level of consideration to site.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

The Cukierman residence is a notable and well-preserved example of late twentieth-century domestic architecture, designed for and by post war immigrants. Designed for its suburban setting, the articulation of massing and façade details has been well considered and executed with elements characteristic of émigré architects' work.

The residence is an intact example of the work of architectural practice Bridge, Hayden & Associates (and attributed to Anthony Hayden) who specialised in the mid-scale commercial and factory sector from the 1950s to the 1970s throughout Melbourne. The residence is the most notable example of their single-dwelling residential work.

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

The Cukierman residence derives its aesthetic appeal from its unusual and striking architectural composition and its references to the International Style through the floating curved massed form fronting the street and subtle but evocative detailing of materials. The horizontal articulation of the window sets with their green mosaic tiled spandrel panels is applied with effect. Pilotis support the raised form, creating an open undercroft, and the use of textured cream brick is continued in the landscaping elements such as the low walls and planters.

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).

The site is of local interest for its association with Thomas Cole and his family who occupied and worked this site in Hawthorn East for close to 100 years. Early colonialist, Cole established his first Victorian orchard and nursery at Burnley (Richmond Nursery) before purchasing land in Hawthorn in 1853. Cole was also thought to be a gardener to Governor La Trobe. This however has been determined to not meet the threshold for significance. While associated with the Cukierman family over a long period of time, for associative significance to apply, the person(s) should be of unquestionable prominence and there should be a clear nexus between the place and the basis of a person's prominence. The threshold is not met in this instance.

Statement of Significance

What is Significant?

The Cukierman residence, low walls and brick planters, at 29 Leura Grove, Hawthorn East is significant to the City of Boroondara. Designed by Bridge, Hayden & Associates (attributed to Anthony Hayden) and constructed c1966, the two-storey brick dwelling is expressed as a single elevated horizontal form, with recessed lower level.

How is it significant?

The Cukierman residence is of local, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Cukierman residence is a notable and well-preserved example of late twentieth-century domestic architecture, designed for and by post war immigrants. Designed for its suburban setting, the articulation of massing and façade details has been well considered and executed with elements characteristic of émigré architects work. The residence is an intact example of the work of architectural practice Bridge, Hayden & Associates (and attributed to Anthony Hayden) who specialised in the mid-scale commercial and factory sector from the 1950s to the 1970s throughout Melbourne. The residence is a highly notable example of their single-dwelling residential work. (Criterion D)

The residence derives its aesthetic appeal from its unusual and striking architectural composition with references to the International Style. Interest is created through the floating curved massed form fronting the street and subtle but evocative detailing of materials. The horizontal articulation of the window sets with their green mosaic tiled spandrel panels is applied with effect. Slender circular columns support the raised form, creating an open undercroft, and the use of textured cream brick is continued in the landscaping elements such as the low walls and planters. (Criteria 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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

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Les Cloches

Prepared by: Trethowan Architecture in association with Context

Address: 100 Pleasant Road, Hawthorn East

Name: Les Cloches	Survey Date: December 2017
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1923



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportscraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

In the late nineteenth-century, the area in the location of Pleasant Road was still considered rural with much of it occupied by long term resident T.C. Cole, who purchased the area in Hawthorn's first land sales (*Argus*, 8 June 1938:11). Although not stretching all the way to Burke Road, the former 80-acre site did cover much of the land from Riversdale to Toorak roads and was known as 'Cole's nursery'. Later subdivisions too, took on the same name (*Table Talk*, 21 November 1918:5).

From the early twentieth-century, the land on the corner of Burke and Pleasant roads was owned by the Brookes brothers, Henry, James and John (RB 1898-01). The allotment had a frontage of 160ft and the two-acre site wrapped around the adjacent villa 'Colthurst' (refer Figure 1).

In 1916, Miss Mary Russell built a villa on the extensive corner site (S&Mc 1917). Known as 'Linlithgow', the site was subdivided over the following five years, each with varying frontages to Pleasant Road.

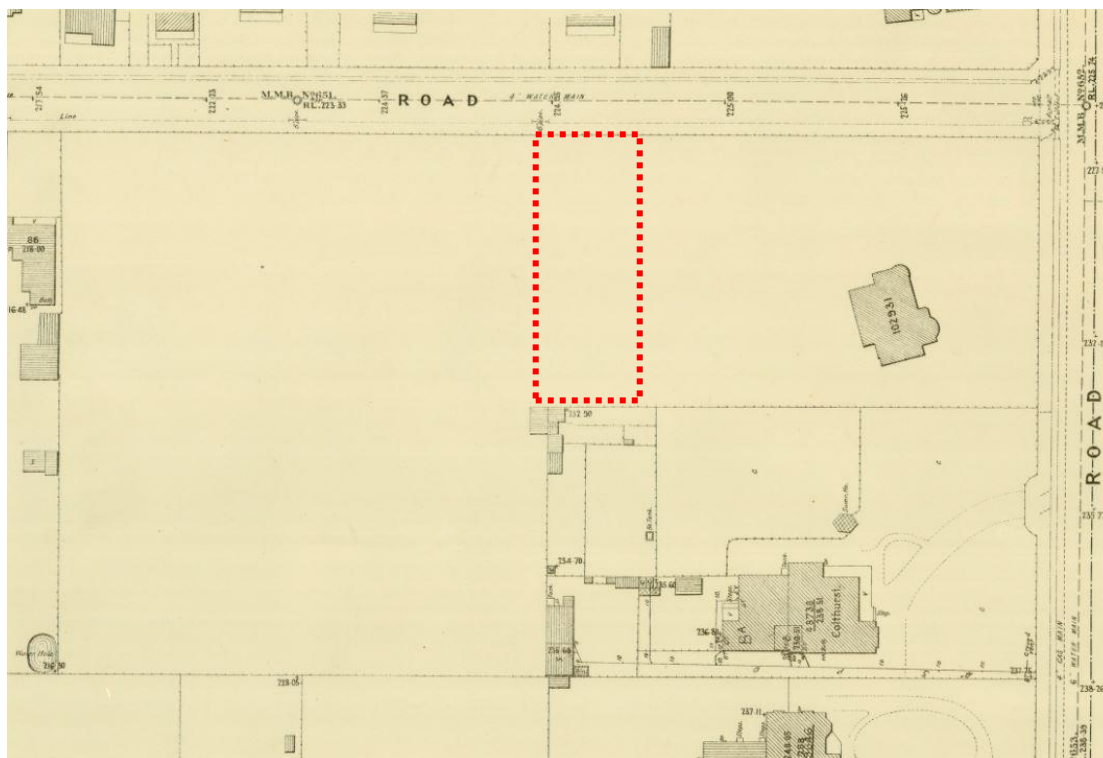


Figure 1. Extract of MMBW Plan 1534, dated April 1916. Shown is the southern corner property of the Burke and Pleasant roads intersection. The approximate location of the subject site is highlighted in red, adjacent to the villa 'Linlithgow'. (Source: State Library of Victoria)

The first of the subdivided sites to be built on was that immediately to the west of 'Linlithgow' in 1919 for Mrs Margaret Manley. In 1923, a house is listed as being under construction adjacent to Mrs Manley and in 1924 Arthur Angior is listed as the resident for 100 Pleasant Road, Hawthorn East (S&Mc 1919-24), along with his wife, Elizabeth, a music teacher (ER 1909).

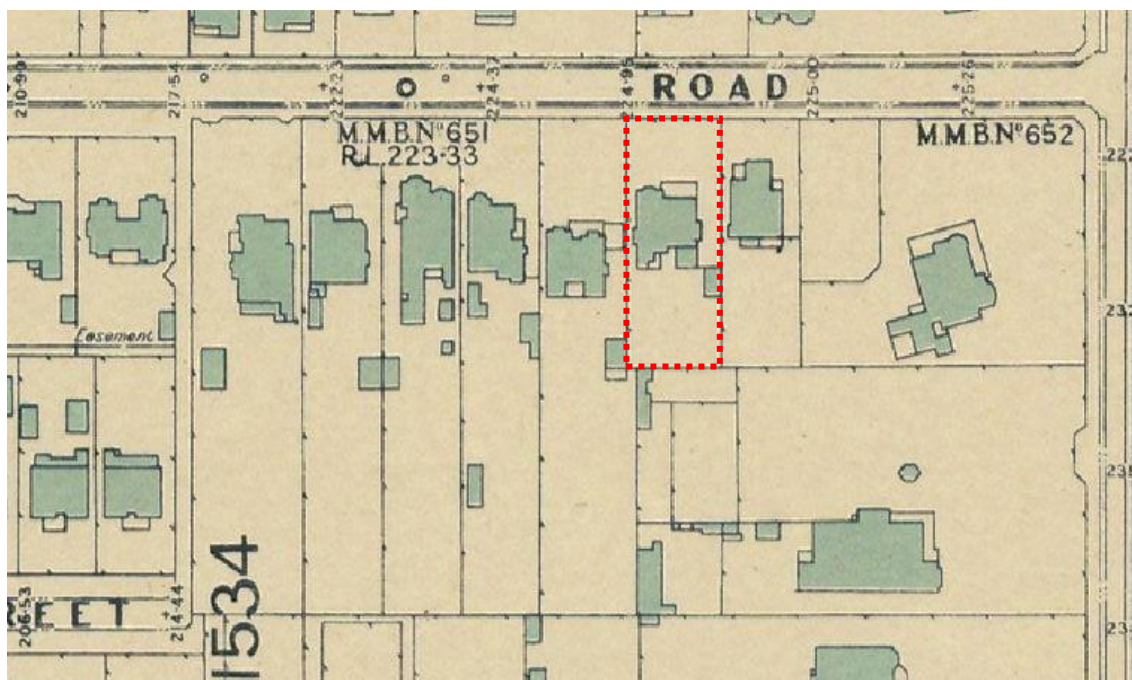


Figure 2. Extract of MMBW Plan 60, dated April 1946. Shown highlighted is the Subject Site. Note the front bay window and verandah and a later sleep out, covered laundry and garage to the rear. (Source: State Library of Victoria)

Mr Angior was an optician from Northcote. He spent a number of years in Colac where he met his wife, and upon marriage moved back to Northcote and opened offices at the Austral Building, 117 Collins Street, Melbourne (*Colac Herald*, 4 February 1910:3; *Brighton Southern Cross*, 3 February 1912:9). Until the early 1920s he remained in Northcote at his residence 'Les Cloches' (ER 1921), most likely a reference to one of his favoured comic operas 'Les Cloches de Corneville' ('The Bells of Normandy'), a play he himself partook in (*Colac Herald*, 17 February 1904:3).

Mr Angior brought the name 'Les Cloches' with him to his new residence in Pleasant Road, as is still evident on the building today. He passed away in 1930, with the home remaining in the family's possession in 1983 (*Age*, 27 July 1982:20). His business also remained open until at least 1942 and operated under his name (S&Mc 1942). Building card records show minimal changes to the residence over this time, with only the carport added in 1968 (BP:7658).

In 2001, plans were submitted to Council for alterations and additions primarily to the rear of the building (refer Figure 3 & 4).

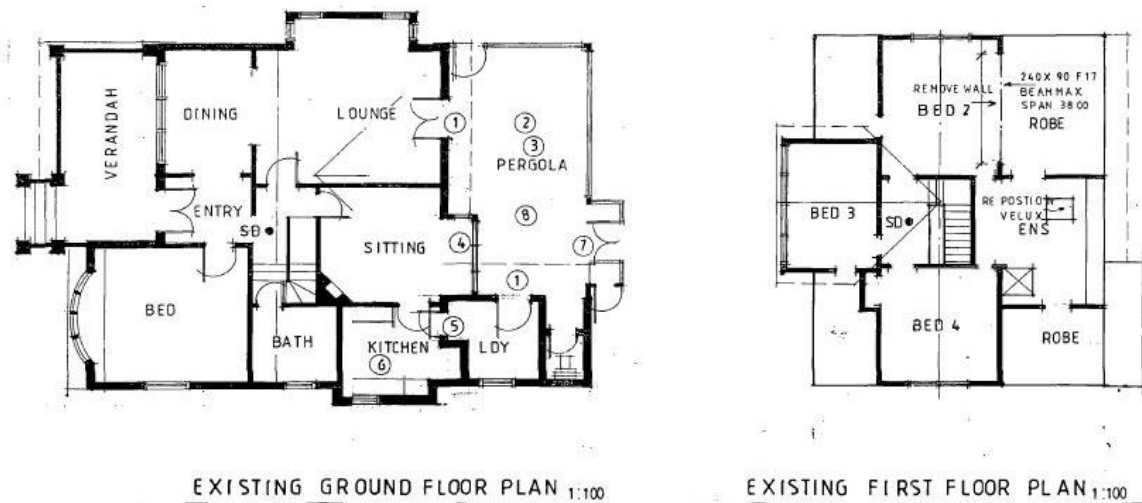


Figure 3. Floor plans as existing in 2001. Note the primary building outline corresponds to Figure 2, albeit the pergola now enclosing the whole of the rear of the building. Also note no door opening to Bed 3. (Source: BP 24990)

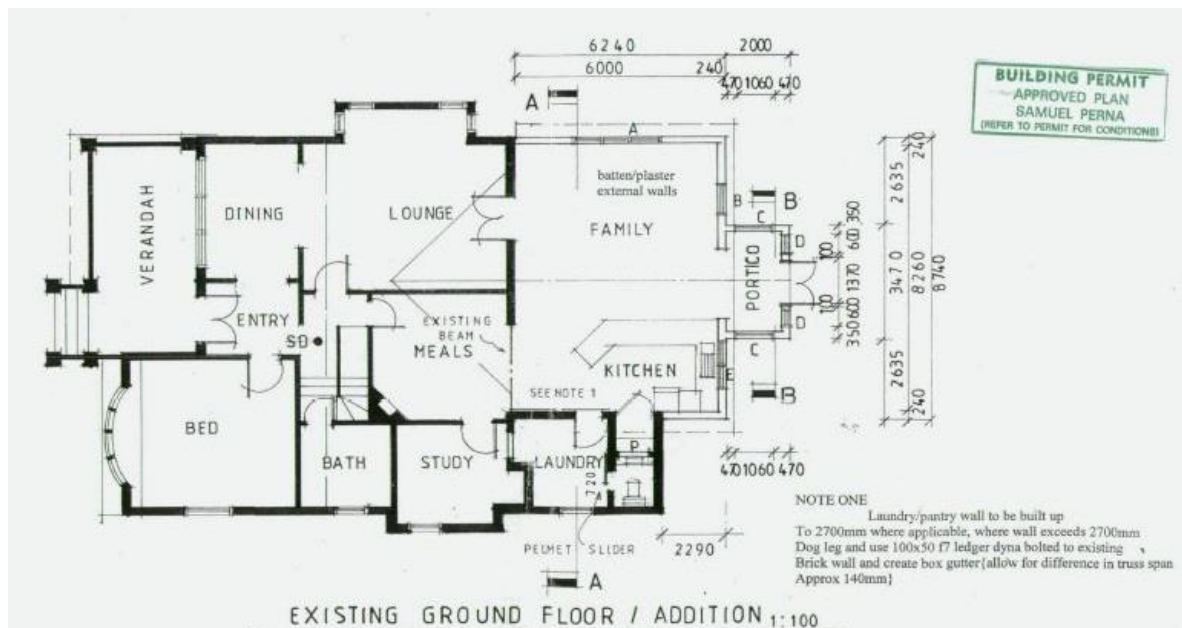


Figure 4. The proposed additions and alterations to the rear of the building. Note the demolition of the pergola and addition of new family, kitchen and rear portico areas. (Source: BP 24990)

The property was sold again in 2005 and since that time, or possibly undertaken during the 2001 works, other additions were made such as the verandah to the rear, the pool and pool house, the balcony to the front attic room, the front fence and covered gateway. A square panel features on both the fence and the lychgate indicating these elements were most likely added at the same time as each other.

Description & Integrity

The subject site at 100 Pleasant Road, Hawthorn East is a Craftsman-inspired interwar Bungalow and located on the southern side of Pleasant Road. The dwelling is massed symmetrically and somewhat centrally on the site through its attic form and strong gabled appearance. The building features exposed timber rafters, expressed brick and rough-cast rendered surfaces to either the primary or side elevations.



Figure 5. Aerial view of the immediate location with the subject site shown in red. (Source: Google Maps, 2017)

Although not a true Craftsman Bungalow with regards to materiality, inspiration can be seen in the steeper transverse gable and attic form more generally. Facing the street, a portion of the roof is cut away making the verandah and entrance prominent while above this a projecting gabled dormer clearly indicates the use of the attic level. To the rear of the building a later gabled form projects out, with portico in front, now enclosed (refer Figure 5). The roof is clad in Marseille terracotta tiles with simple, Federation-style, terracotta ram's horn finials. Two chimneys pierce the rear slope of the gable, both rendered, and brick capped with either one or two chimney pots. Rafter ends of the roof are exposed throughout, however are treated differently depending on location: rounded at the cut-away and straight edged elsewhere. A key feature has been made of the taper cut bargeboards, with the ends further projecting to a point.



Figure 6. View of the upper portion of the dwelling from the west. Note the terracotta horn finials and chimney cowl. Also visible is the cut-away of the roof and taper cut bargeboards. (Source: Trethowan Architecture, 2017)



Figure 7. Interior view of the expressed brick ingle nook. Note the exposed beams. (Source: Domain.com).



Figure 8. Perspective of the primary elevation of the subject property. Note the box framed window under the verandah, the varying rafter types depending on position and the stepped balustrade capping of the verandah. Not visible, but adjacent to the door is a name plaque bearing 'Les Cloches'. (Source: Domain.com)

Red brick is used throughout the ground floor, with the upper portions of the gable ends rough-cast and rendered. This application is also used on the upper parts of the tapering pylons, each with a same brick capping detail to the chimneys. The verandah wall steps across its length and its slab capping appears supported by brick end brackets. Under the verandah is the central lead-light entrance with concrete lintel above and name plaque beside. Adjacent east is a set of three sash window within a box frame. To the east, the cut-away roof reveals a rounded bay window with a squared flat roof above, servicing the only ground floor bedroom. Projecting from the roof line at the first floor is a gabled dormer, complete with the same taper cut projecting bargeboards, however with the upper portion and sides clad in timber shingles to the windows. Windows wrap around all elevations, with angled sash windows (Refer Figure 6) to the sides and a window and door set to the

north. These northern facing doors appear generally out of character with the building and contain highly reflective glazing film indicating later alterations. As shown in Figure 3, the shingle clad balcony is also a more recent addition, most likely occurring during the 2001 works. Referencing the dormer gable, the balcony attempts to be a sympathetic insertion, however does impact legibility of the dormer and the strong roof slope.

The side elevations of the dwelling are obscured from the street, however contain both lead-light and diamond patterned windows at the ground level. Windows within the rendered attic form of the first level provide the needed light to the bedrooms within.

The additions to the rear of the dwelling have been made using details of the primary elevation. As seen in Figures 2, 3 and 4, a former sleep out was eventually converted into an entirely new single storey lounge room and kitchen, again in brick. Adjacent to the addition is the earlier weatherboard carport, with access down the side of the property and seen in the 1946 map (Refer Figures 3 & 6). Other later additions to the rear include the pool and cabana. Despite these additions the residence is reasonably intact and in good condition.



Figure 9: Street view the residence showing the later lychgate and rough cream brick and picket fence. (Source: Trethowan Architecture, 2017)



Figure 10. View of the rear of subject property. Note the later gabled addition to the rear of the original building and the pool. The garage however appears to be an early structure. (Source: Domain.com)

A rough faced cream brick wall with timber palisade infill fronts Pleasant Road and obscures the garden setting of the front yard. In alignment with the front entrance is an imposing lychgate, again complete with similar details and thought to be built during the 2001 works. These elements detract from the dwelling's setting.

Comparative Analysis

Interwar Bungalows

Inspired by and following on from the British Arts and Craft movement, Bungalows were developing down a number of paths in the United States, creating regional variations across the country. The earliest manifestation was seen in the Craftsman style Bungalows, emanating prior to the First World War, through the United States journal 'The Craftsman'. The 'Craftsman Home' was simply designed and constructed for the everyday person and generally featured large yet simple roof planes, attic 'eyelid' dormers, deep eaves, roughcast walling and bay windows.

As these earlier designs developed, Californian Bungalows emerged and began to disseminate across the West Coast. With the increased influence of the United States after the war and the appropriate translation of climate, Australian life and culture was beginning to embrace all they had to offer and display their new ideals through their homes. By the early 1920s, speculative builders had embraced the interwar Californian Bungalow idiom, however had begun to follow a standardised Australian approach built of brick, chunky carpentry details and stone or rough-cut walling. This earthy quality and embrace of natural materials and finishes present a homely character that was unpretentious and popular among all strata of society.

The versatility of the style would lead to it becoming ubiquitous in Australian suburbs. It was adapted into regional variations across the country and became popular with speculators and developers as well as State Bank and War Service Home Schemes.

Comparative examples

The interwar brick bungalow at 408 Barkers Road, Hawthorn East (HO440) is one of few such examples covered by a Heritage Overlay in Hawthorn East. The single ridged residence fronts Barkers Road with a projecting gable under which wraps a verandah continuing to the eastern elevation. Built two years prior to the subject site in 1921, the dwelling features accents of Japanese inspiration in the chimney capping and the cross-membered verandah posts. A number of features are comparable to the subject site including the roof cut-away, large brick column bases and the deep verandah. Set back from both Barkers Road and Maurice Street, the linear massing and form of the building is not as prominent as the subject site with many of the architectural features executed in a manner which retains prominence of the façade under an imposing roof form.

Another corner sited bungalow at 54 Berkeley Street, Hawthorn (HO446) fronts its address with a prominent gabled form. The rough-cast and stucco-clad bungalow features a flat roofed verandah and solidly detailed balustrades with the main building mass contained under an intersecting pair of attic gables. Built in 1918-19 it is a relatively early example of the emerging attic bungalow style within Boroondara. With overtones of the Californian Bungalow, differing derivative paths emerge when compared to the subject site and its Arts and Crafts and overall Craftsman's appearance.



Figure 11. 408 Barkers Road, Hawthorn East (HO440). (Source: Lovell Chen, Boroondara Heritage Review B Graded Buildings 2005)



Figure 12. 54 Berkeley Street, Hawthorn (HO446). (Source: Lovell Chen, Boroondara Heritage Review B Graded Buildings 2005)

A more substantial Craftsman inspired Arts and Craft Bungalow can be seen at 127 Winmalee Road, Balwyn (HO421). More characteristic of the style, a gabled dormer projects from the tall transverse gable, with a further entry verandah to the front. Built in 1919, the simplified attic bungalow is situated at an angle to the street and uses this and the imposing horizontality to create a more picturesque setting than the subject site. Despite being more compact, the subject site has a bolder composition of elements, with the gabled dormer and roughcast piers creating a prominent central axis. Other Craftsman inspired attic bungalows can be seen at 931 Toorak Road, Camberwell (HO405) and 5 Glan Avon Road, Hawthorn (no HO) however both are later example of the style.

With regards to detailing, the subject site shares qualities with a number of interwar buildings in the municipality but one key detail does appear on the Russell House at 14 The Ridge, Canterbury (recommended as individually significant in the Canterbury Heritage Gap Study). Renowned for his concrete houses, Leslie Perrott designed the Russell House in 1926 with clear American influence from both the Californian and Craftsman bungalows. The use of the taper cut and pointed end bargeboards shows a considered approach to a minor design element and provides an understanding of how the style developed in Boroondara.

The form and planning seen in the chimney of the Russell House is another visible reference point, with a wide buttressed projection and leadlight windows comparing with the subject sites faux-inglenook to the east, complete with exposed brick walling and corner windows.



Figure 13. 127 Winmalee Road, Balwyn (HO421).(Source: Lovell Chen, Boroondara Heritage Review B Graded Buildings 2005)



Figure 14. 14 The Ridge, Canterbury. (Recommended for the HO in the Canterbury Heritage Gap Study) (Source: Trethowan Architecture, 2016)

Although not as substantial as other examples identified and with a minor addition to the primary elevation, the subject property stands as a good example of the bungalow style with all the trademark nods to its Craftsman influence. Subtle details make it a well-considered response to a comparatively narrow site.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

Les Cloches at 100 Pleasant Road, Hawthorn East is a good example of a Craftsman inspired interwar Bungalow with overtones of Arts & Crafts styling. The dwelling embodies the principal characteristics of the style through its large single ridged transverse gable, projecting gabled dormer and set of well executed detailing.

The dwelling and garage is a representative example of the style, developed in the United States that was designed and constructed for its location, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the on-going development of Hawthorn East during the interwar period, and the continued desire to name such properties to impose oneself on the area.

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

The aesthetic significance of Les Cloches derives from its form, massing and detailing as inspired by Craftsman bungalows but applied in the Australian setting.

The combination of features such as the gabled dormer with shingles, rough-cast gable end infill, rounded bay window, box framed window and deep front verandah with tapered brick and rough-cast pylons contribute to its appearance as a well-executed example of the style. Of note is the exposed brick inglenook with diamond patterned lead-lights to the corners and the taper cut and pointed end bargeboards, a simple but well considered detail seen on a later house by Leslie M Perrott.

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 residence of Les Cloches at 100 Pleasant Road, Hawthorn East is significant to the City of Boroondara. The interwar dwelling was constructed in 1923, for optician Arthur Angior, and includes an early garage.

The front fence is not significant.

How is it significant?

Les Cloches at 100 Pleasant Road, Hawthorn East is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Les Cloches at 100 Pleasant Road, Hawthorn East is a good example of a Craftsman inspired interwar bungalow with overtones of Arts & Crafts styling. The dwelling embodies the principal characteristics of the style through its large single ridged transverse gable, projecting gabled dormer and well executed detailing. (Criterion D)

The dwelling and garage is a representative example of the style, developed in the United States that was designed and constructed for its location, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The aesthetic significance of Les Cloches derives from the form, massing and detailing as inspired by Craftsman bungalows but applied in the Australian setting. (Criterion E)

The combination of features such as the gabled dormer with shingles, rough-cast gable end infill, rounded bay window, box framed window and deep front verandah with tapered brick and rough-cast pylons contribute to its appearance as a well-executed example of the style. Of particular note, is the inglenook with diamond patterned lead lights to the corners and the taper cut and pointed end bargeboards, a simple but well considered detail seen on a later house by Leslie M Perrott.

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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - Garage
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

Identified By

Context

References

The Age, as cited.

The Argus, as cited.

Brighton Southern Cross, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara (TEH).

Building Permit Cards for 100 Pleasant Road, Hawthorn East, City of Boroondara (BP) as cited.

City of Hawthorn Municipal Rate Books (RB), as cited.

Colac Herald, as cited.

Electoral Records (ER), as cited.

Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 December 2017.

Sands and McDougall Directories (S&Mc), as cited.

Table Talk, as cited.

Tram Shelter

Prepared by: Trethowan Architecture in association with Context

Address: Part of Lot 1 TP397388 (Road Parcel), Next to 441 Riversdale Rd, Hawthorn East

Name: Tram Shelter	Survey Date: December 2017
Place Type: Transport	Architect: L.J. Flannagan
Grading: Significant	Builder: Hawthorn Tramways Trust
Extent of Overlay: Tram shelter and associated land east to the boundary of 441 Riversdale Road, Hawthorn East; south & west to the edge of the tram tracks; 5m north.	Construction Date: 1917



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

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residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

Hawthorn Tramways Trust

In 1902, the Cities of Hawthorn and Camberwell were in discussions with regard to the establishment of an electric tram route across the respective municipalities. By 1910, this resulted in a formal proposal for the construction of tramlines along Riversdale and Camberwell roads, however, the project lapsed soon after. In the same year, the City of Kew approached the local Member of the Legislative Assembly in the Victorian Parliament, George Swinburne, to introduce a bill empowering the Council to install electric tram lines across that municipality; this bill would be passed as the *Kew Tramway Act 1910*. Consisting of routes along Glenferrie, Cotham, Barkers and Willsmere roads, and Princess, Queen and Wellington streets, the Kew tram route was developed as an extension of the Prahran & Malvern Tramways Trust (P&MTT) network which was formed by the Cities of Prahran and Malvern in 1910 (Built Heritage 2012:70).

In 1914, the progress in the City of Kew was followed by the passing of the *Melbourne to Burwood Tramway Act* which saw the Cities of Hawthorn, Camberwell, Richmond and Melbourne collaborate to form the Hawthorn Tramways Trust (HTT) and the establishment of a continuous tram route across all four municipalities. Following the trust's initial meeting in June 1914, work commenced swiftly, with the foundation stone for a car depot having been laid at the corner of Wallen Road and Power Street, in August 1915, and the tram route extending along Riversdale Road, through Camberwell, to Wattle Park by the end of 1916. In 1920, the HTT, along with all municipal tramway trusts, were amalgamated as the single entity Melbourne & Metropolitan Tramways Boards (MMTB) following the passing of the *Metropolitan Tramways Act* (Built Heritage 2012:70).

From 1914, the HTT oversaw the construction of significant infrastructure across the former Cities of Hawthorn and Camberwell, the most notable of which was the tram depot constructed at the corner of Wallen Road and Power Street in 1914-16 designed by architect Leonard Flannagan (VHR citation H0876). Designed in the American Romanesque style, Flannagan proved to be a versatile architect that designed in a variety of styles, including Gothic and Italianate undertones, however, instead

opting for the 'picturesque informality' of the Californian bungalow in his later work (FHTD 2014:3). It was this picturesque informality that Flannagan employed in a series of four timber tram shelters constructed across the HTT network, c.1917, in two locations on Riversdale Road, outside the Camberwell Tram Depot and at the intersection of Highfield Road, and two locations on Camberwell Road, outside Fordham Gardens and at the intersection with Bowen Street (National Trust Citation, Victorian Heritage Database, 'Tram Shelter [4]').

Leonard John Flannagan, architect

Leonard John Flannagan (1864-1945) was a notable architect practicing in Victoria from the late Victorian period until the mid-twentieth century. Born in Richmond, Victoria, in 1864, Flannagan was the eldest of six children of the prominent Manchester-born, Irish-trained architect John Flannagan. Flannagan senior arrived in Melbourne in 1854, initially working for architect Charles Laing before establishing his own practice in 1858. Following his education at St James Grammar School, Flannagan junior was articled to his father's practice from 1880-85, after which time he established his own practice (Jones 2015).

Initially designing in the classical Italianate style popular during the period, and a design mainstay of the projects completed by Flannagan senior's practice, Flannagan junior designed numerous projects including the third prize entry for a villa costing less than £750 in a competition run by the Grace Park Syndicate. This was the company which was subdividing the Grace Park estate at Hawthorn, and 'Lisfarron', 40-44 Broadway Street, Cobram, for Dr J.T. Kennedy, in 1889 (Jones 2015) (refer Figure 1). By 1887, Flannagan appears to have firmly adopted the Queen Anne style, popular during the period, as the favoured style in his oeuvre of work. This was evidenced in his design for the house of Richard Shann on his 'Mendip Hills' estate at Preston North (current day Reservoir) in that year (refer Figure 2) and subsequent estate outbuildings in 1888 (refer Figure 3 and Figure 4) which adopted an unusual angled floor plan around a central stair well that rose the height of the house; the stables adopted a similar angled floor plan to that of the house. In 1899, this was followed by the masterful 'Darnlee' at 33 Lansell Road, Toorak for Mr C. McIntyre (refer Figure 5), a finely detailed example of the Federation-period Queen Anne style incorporating numerous gables, finely detailed decorative structural timber elements, elaborate carved bargeboards and a corner tower with steeply pitched conical roof and ornamental terracotta finials (VHR H1024).

From 1903, Flannagan began to consult to works bodies, beginning with the Melbourne & Metropolitan Board of Works (MMBW) in that year, followed by the Prahran & Malvern Tramways Trust from 1908 (VHR H2322) when he designed a triangular Federation Free-Classical style office building, in expressed red brickwork with stucco dressings, at their Malvern Depot in Coldblo Road, Armadale, in 1911-12 (VHR H0910) (refer Figure 6). This was subsequently followed by further buildings for the P&MTT, including a free-standing substation at 6-8 Rusden Street, Elsternwick, the first such structure constructed in Melbourne, in 1914 (VHR H2322). Like the P&MTT administration building, the substation too was designed in a Federation Free-Classical style, with expressed red brick with stucco dressings (refer Figure 7). Following the establishment of the Hawthorn Tram Trust in 1914, Flannagan undertook works for their subsequent projects, most notably their Hawthorn depot which he designed in the American Romanesque style in 1916, while still using the same expressed red brick and stucco dressing construction realised in the buildings undertaken for the P&MTT (VHR H0876) (refer Figure 8). Works also completed for both the P&MTT and the HTT during this period included a series of tram shelters, consisting of two templates, a 'rustic Edwardian' and 'verandah style' shelters, for the P&MTT (between 1912 and 1917) and a single Edwardian-style template for the HTT in 1917 (Jones, 2015).

An active member of the Victorian Institute of Architects, and later the Royal Victorian Institute of Architects, Flannagan was elected an Associate in 1881, a Member in 1887, a Fellow in 1891 and was appointed Honorary Secretary from 1897. Upon construction of a holiday house at Mornington, on the Mornington Peninsula, Flannagan increasingly divided his time between his Melbourne office, at 450 Little Collins Street, until 1922 after which time it moved to 443 Little Collins Street, and Mornington where he played an increasing civic role in the Mornington community. Elected a councillor to the Mornington Shire Council in 1915, where he served three terms until 1924, followed by his election as Mornington Shire president in 1918, Flannagan involved himself in both the local

Foreshore Authority and Mornington Progress Association which were instrumental in the connection of Mornington to mains electricity and sewerage networks; he also served as a Justice of the Peace from 1928 to 1945 (Jones 2015). During this period, Flannagan undertook several private and public commissions at Mornington, notably as honorary architect of the Mornington Fire Brigade, for their new fire station, in 1917 (Flannagan 1917). The station was eventually completed in a conservative neo-classical style by 1919 (MFB 2016). Leonard John Flannagan eventually closed his architectural practice in 1936 and died in Mornington on 2 November 1945 (Jones 2015).



Figure 1. 'Lisfarron', 40-44 Broadway Street, Cobram, 1889. (Source: Melbourne Tram Museum)

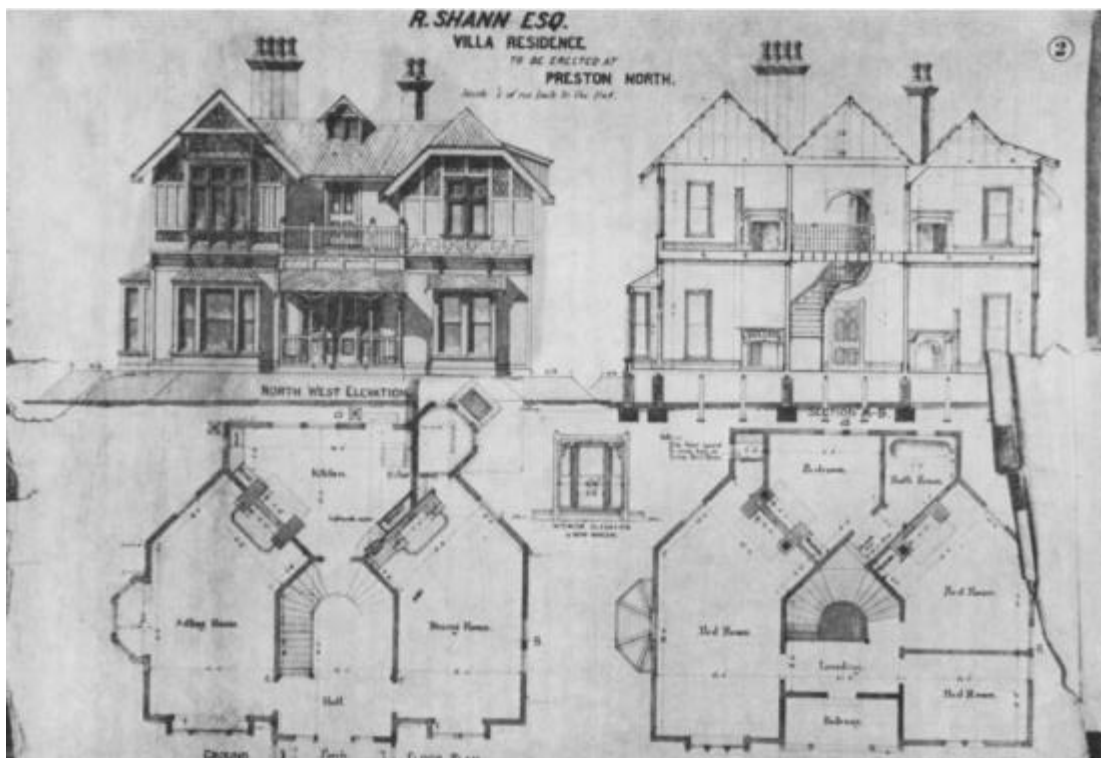


Figure 2. 'Mendip Hills' house, Preston North (Reservoir), c.1887 (Source: The Latrobe Journal)

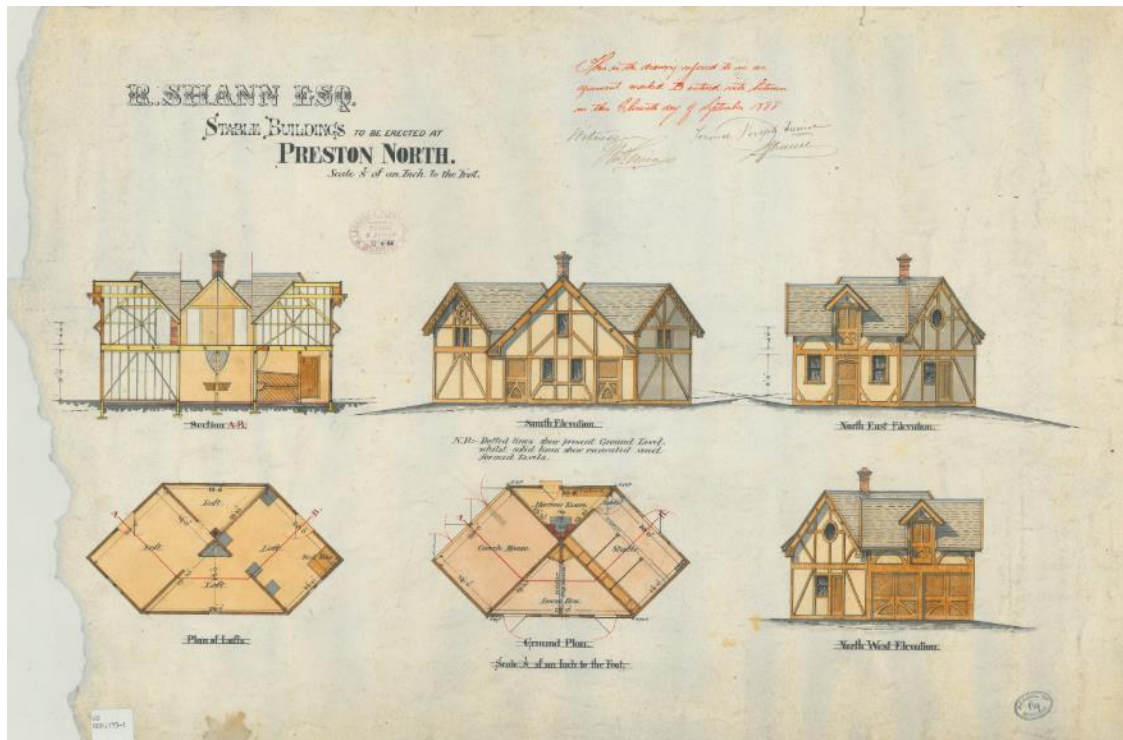


Figure 3. 'Mendip Hills' stable building, Preston North (Reservoir), c.1888. (Source: SLV)

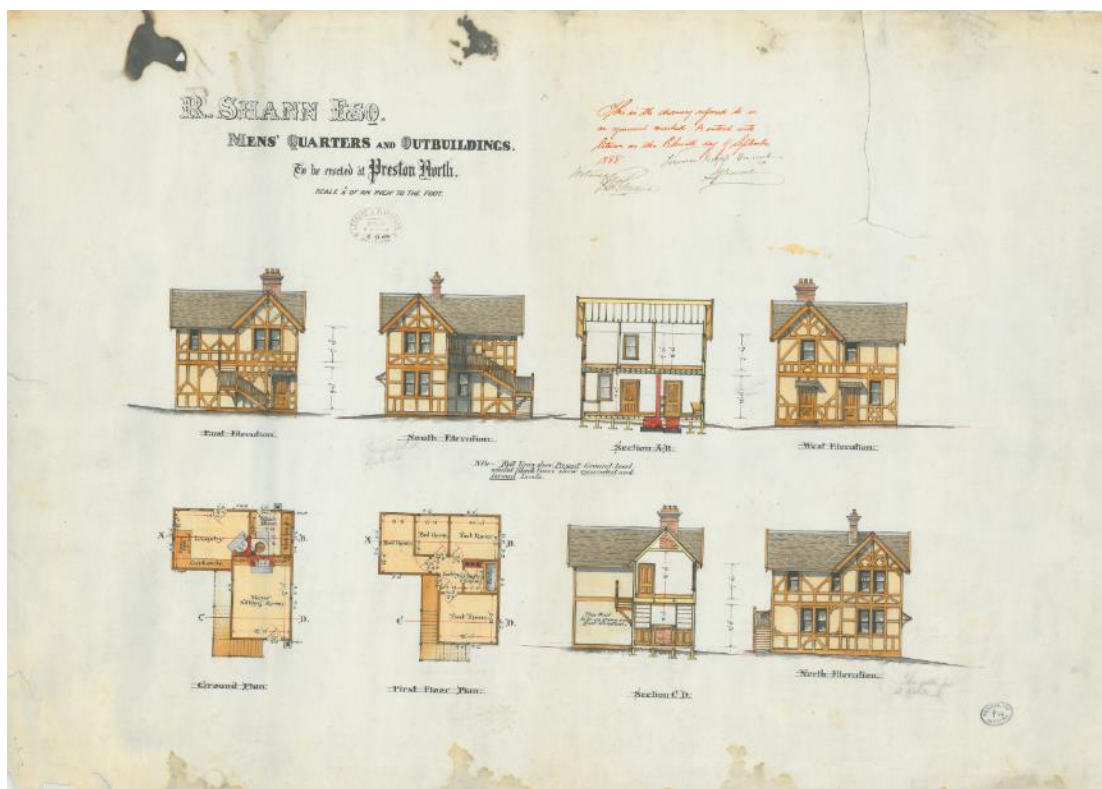


Figure 4. 'Mendip Hills' men's quarters, Preston North (Reservoir), c.1888. (Source: SLV)



Figure 5. 'Darnlee', 33 Lansell Road, Toorak, c.1899. (Source: Heritage Victoria)

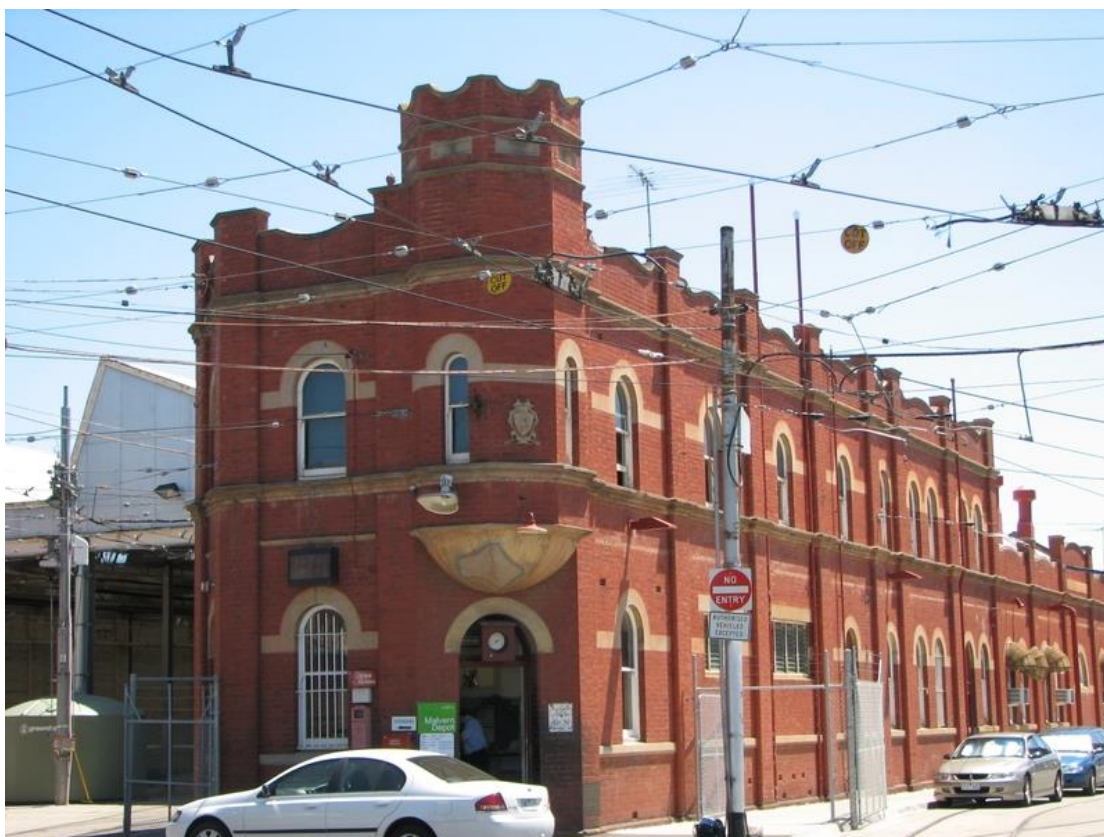


Figure 6. Administration building, P&MTT Malvern Tram Depot, Coldblo Road, Armadale, 1911-12. (Source: Heritage Victoria)



Figure 7. P&MTT Elsternwick Substation, 6-8 Rusden Street, Elsternwick, 1914. (Source: Heritage Victoria)



Figure 8. HTT Hawthorn Tram Depot, 8 Wallen Road, Hawthorn, 1916. (Source: Heritage Victoria)

Description & Integrity

The tram shelter is located on the northern side of Riversdale Road, between the intersections of Riversdale Road with King and Wills streets on the southern side of Riversdale Road. Located at the Riversdale Road entrance to the Camberwell Tram Depot, it is bordered to the east by 441 Riversdale Road, Hawthorn East.

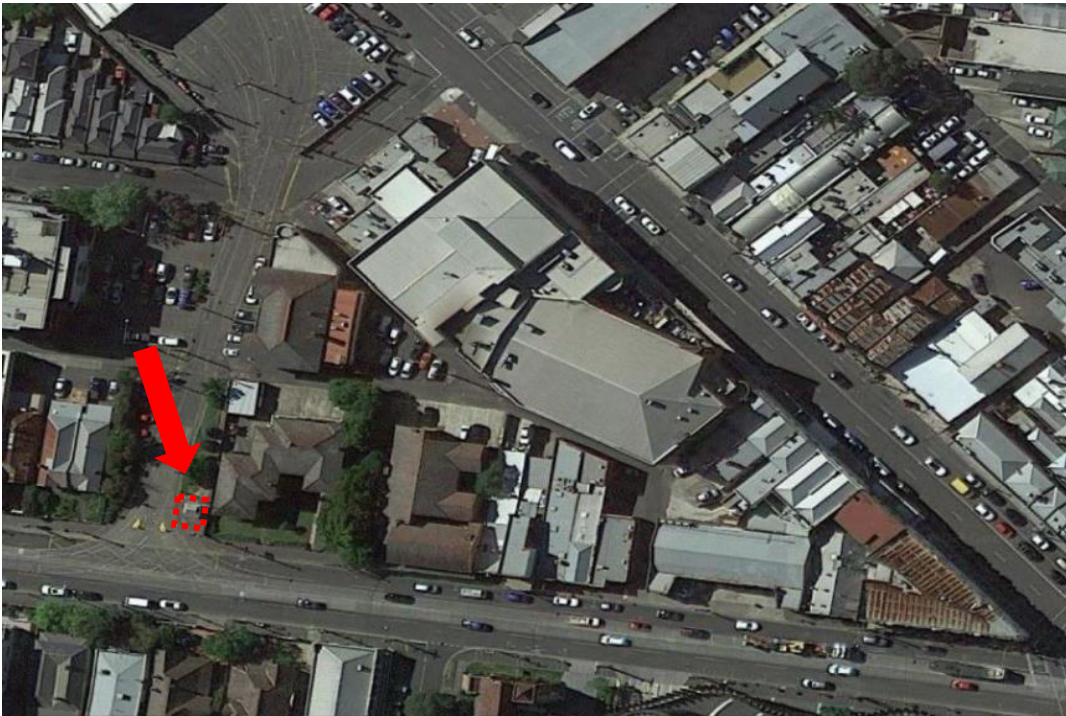


Figure 9. Aerial view of the intersection of Riversdale and Burwood roads, Hawthorn East; the subject property is outlined in red. (Source: Google Maps, 2018)

The tram shelter is a single-storey painted timber structure, with a short-run corrugated sheet metal clad hipped roof with deep eaves and gables, surrounded by concrete paving. The shelter is highly intact with original roofing iron distinguished by deep corrugations. Consisting of four timber posts supporting the roof overhead, two low weatherboard walls rise to approximately 2 metres in height to form a weather screen to shield people sitting within on the east and west elevations. The north and south elevations are open and provide access to seating within. A timber plinth extends around the perimeter of the external walls of the structure (refer Figure 10).

At the mid-point of the east and west elevations, thin posts (exactly half the width of the major structural posts at the four corners of the shelter) provide support for a high backrest which divides the shelter into two separate seating areas (refer Figure 10). The back of the seating is lined with horizontal tongue and groove boards, with the seats themselves lined with battens supported on diagonal timber braces. A series of applied timber arches extend the width of the shelter, between the various vertical supports, providing an understated elegance to the structure. The interior of the shelter is lined with horizontal tongue and groove boards, including the vaulted ceiling to the underside of the roof (refer Figure 11).

The roof structure of the shelter consists of a bargeboard with a simple beaded edge above which a timber ovolo supports an ogee profile gutter. The gutters drain to downpipes that extend down the four posts at the corners of the building, discharging to the concrete slab (refer Figure 12).

The entirety of the structure is painted in the livery of the Yarra Trams Company, being green to the entirety of the structure, albeit for the bargeboards and scotia to the underside of the guttering which is painted in cream and green. The corrugated sheet metal roof is painted in a silver finish which emulates a natural galvanised finish from a distance, however, beneath this finish rust to the bare metal surface is evident (refer Figure 12).

While the building is largely intact, it appears to be suffering structurally at the base where rot is apparent, to the base of the vertical supports and timber plinth, where it connects with the concrete slab as a result of poor drainage (refer Figure 10). These structural issues do not detract from its significance.



Figure 10. View of the north elevation of the tram shelter. Note the height of the weather shields to the left and right of the back rest at the centre of the structure and the timber arches either end of the structure. At right of the image, rot to the bottom of the post and plinth is evident. (Source: Trethowan, 2017)



Figure 11. Internal view of the shelter, showing the vaulted tongued and groove lined ceiling and eaves. Note the simple timber arch which extends between the vertical posts at north and south ends of the structure. (Source: Trethowan, 2017)



Figure 12. View of the south-east corner of the tram shelter, showing the beaded barge boards with supporting timber ovolo moulding to the underside of the ogee guttering. Note the silver painted finish to the corrugated sheet metal roofing, exposing rust to the bare metal sheet beneath. (Source: Trethowan, 2017)

Comparative Analysis

Several examples of timber tram shelters from the period around Melbourne have been added to the Victorian Heritage Register. These include the P&MTT tram shelters at Dandenong & Alma roads, Caulfield and at Commercial and St Kilda roads in Melbourne. The Tram Verandah Shelter Cotham Road, Kew, is on the Victorian Heritage Register (H173). The Former Hawthorn Tramways Trust Depot at 8 Wallen Road, Hawthorn is also on the VHR (H876). Three other tram shelters from this period associated with Flanagan and the HTT have been identified by the National Trust and are located on Council-owned land.

The City of Boroondara has been previously identified as a municipality with significant infrastructure associated with the development of the suburban electric tram network that assisted the expansion of Melbourne as a suburban metropolis (VHR H0173). These tram networks were originally established by tramway trusts, which were in turn formed by municipal councils to improve transportation links within their respective municipal boundaries. Within south-east Melbourne, the Prahran & Malvern Tramways Trust (P&MTT) was the most successful tramways trust created, by the former Cities of Prahran and Malvern, eventually expanding to become the largest in Melbourne prior to the takeover of all municipal tramway trusts by the State Government owned Melbourne & Metropolitan Tramways Board (MMTB) in 1920 (VHR H0173). The HTT was amalgamated as part of the Melbourne & Metropolitan Tramways Boards (M&MTB) in 1920.

The shelters completed for the P&MTT consisted of Edwardian-style timber shelters with hipped shingle roofs. The example at Cotham Road, Kew, consists of a cast iron verandah style shelter. A more elaborate timber example, with pitched terracotta roof, is at Caulfield North in 1912 (VHR H0230).



Figure 13. P&MTT Tram Shelter, Dandenong and Alma roads, Caulfield North, 1912. (Source: Heritage Victoria)



Figure 14. P&MTT Tram Shelter, Commercial and St Kilda roads, Melbourne, 1915 (reconstructed 2001). (Source: National Trust of Australia [Victoria])



Figure 15. Tram shelter at Camberwell Road, Fordham Park. (Source: Google Maps, 2017)



Figure 16. Tram shelter at corner Highfield and Riversdale roads, Canterbury. (Source: Google Maps, 2017)



Figure 17. Tram shelter at Bowen Street and Camberwell roads, Camberwell. (Source: Google Maps, 2017)



Figure 18. Tram shelter at Cotham Road, Kew. (Source: Heritage Victoria)

The subject tram shelter is a highly intact and individual example when compared to the other three tram shelters of this period (Figures 15, 16 & 17). Its design is different while stylistically related to the other tram shelters in the group. The collection of these four tram shelters are historically connected to the expansion of the Hawthorn Tramways Trust along Riversdale Road and Camberwell Road in 1917, and visually related by their individual design by Flannagan and their location along the route of the tramway extension.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Historically, the tram shelter is important for its association with the Hawthorn Tramways Trust. Along with the Depot building at Wallen Road and the other remaining shelters, it serves as a tangible reminder and tells the story of the early development of the Trust. As an original tram shelter it is particularly important for identifying part of the route of this relatively small but important system, allowing an understanding of the fragmented nature of the development of the electric tram system in the early years of the twentieth century. The tram shelter is particularly intact to demonstrate this association in its fabric.

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).

N/A

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

Architecturally, the tram shelter is a simple but interesting and visually pleasing timber structure, with rustic Edwardian era design quality. The shelter's notable aesthetic characteristics include a distinctive ceiling with vaulted tongue and groove lining and eaves, with gentle arches between timber posts. A high back rest divides the shelter into two separate seating areas. The back of the seating is lined with horizontal tongue and groove boards, with the seats themselves lined with battens supported on diagonal timber braces. The shelter is highly intact, with an original roofing iron distinguished by deep corrugations.

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 tram shelter constructed in 1917 designed by Leonard J. Flannagan for the Hawthorn Tramways Trust, is significant. The Hawthorn Tramways Trust was established in 1914 through the collaboration of the Cities of Hawthorn, Camberwell, Richmond and Melbourne to establish a continuous tram route across all four municipalities. The tram route extending along Riversdale Road through Camberwell to Wattle Park was completed by the end of 1916. The Hawthorn Tramways Trust was amalgamated with the Melbourne & Metropolitan Tramways Boards in 1920. The tram shelter is one of only four surviving shelters along this route from the period within Boroondara.

How is it significant?

The tram shelter is of historical and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the shelter is important for its association with the Hawthorn Tramways Trust. Along with the Depot building at Wallen Road and the other remaining shelters it serves as a reminder and tells the story of the development of the Trust. As an original tram shelter it is particularly important for identifying part of the route of this relatively small but important system, allowing an understanding of the fragmented nature of the development of the electric tram system in the early years of the twentieth century. The tram shelter is particularly intact to demonstrate this association in its fabric. (Criterion A)

Architecturally, the tram shelter is a simple but interesting and visually pleasing timber structure, with rustic Edwardian era design quality. The shelter's notable aesthetic characteristics include a distinctive ceiling with vaulted tongue and groove lining and eaves, with gentle arches between timber posts. A high back rest divides the shelter into two separate seating areas. The back of the seating is lined with horizontal tongue and groove boards, with the seats themselves lined with battens supported on diagonal timber braces. The shelter is highly intact, with original iron roofing distinguished by deep corrugations. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme.

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

External Paint Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

National Trust of Australia (Victoria)

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Victorian Heritage Register (VHR) Place ID H0173, 'Tram Shelter Verandah', Victorian Heritage Database, accessed online 2 February 2018.

Auburn South Primary School No. 4183**Prepared by:** Context**Address:** 417-419 Tooronga Road, Hawthorn East

Name: Auburn South Primary School No. 4183	Survey Date: January 2018
Place Type: Community	Architect: Public Works Department, Edward Evan Smith
Grading: Significant	Builder: R L Phillips
Extent of Overlay: refer map	Construction Date: 1925



Auburn South Primary School No. 4183, principle elevation and main entry. (Source: Context, 2018)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places*, 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places*, 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).

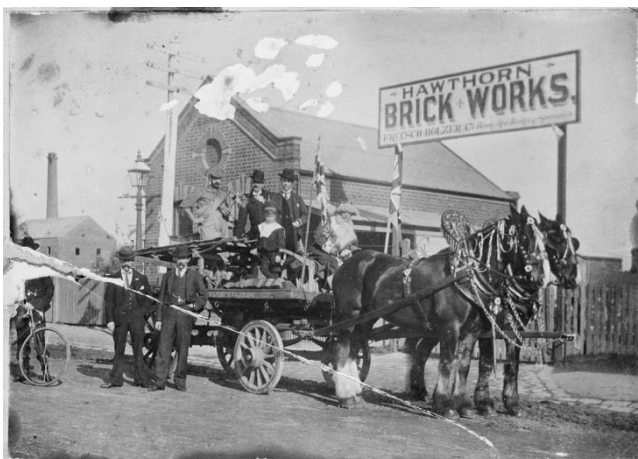


Figure 1. The Fritsch Holzer Hawthorn Brick Works (date unknown). (Source: SLV)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway

stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places*, 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places*, 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online, 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportsraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Toorak Drive-in cinema opened in Toorak Road in 1956, closing in 1983. The property was acquired by the Coles Myer Group as the site for their new office headquarters (Built Heritage 2012:14).

The Hawthorn Brick Works closed in the early 1970s, and Hawthorn Council purchased the 14-acre site, including a clay pit, in 1972, which it used for landfill until 1989. The site became the Fritsch Holzer Park in 1995.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks, which had occurred from the 1930s, was a local issue. By 1981 over 45 per cent of Hawthorn's housing stock were flats, compared with 26 per cent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking (Gould 1993:69-70 and *Victorian Places* 2015).

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

The State School Boom (1900-1960)

After somewhat modest beginnings in the late nineteenth century, the network of state schools across Boroondara burgeoned considerably from the early twentieth century. To cope with the rising tide of residential settlement, new schools were opened in Canterbury (1908), Deepdene (1911 then 1915), East Camberwell (1916). In the eastern half of the study area, new schools included those at Hartwell (1921), Camberwell South (1927), Chatham (1927), and Ashburton (1928). In the western half of the study area, Auburn South State School (the study area) was opened in 1925 (Built Heritage, 177-178).

History

The Auburn South Primary School No. 4183 occupies a site at 417-419 Tooronga Road, Hawthorn East. Located on a corner block of Tooronga Road and Burgess Street, the site is opposite the John Gardiner Reserve and Auburn High School to the south and Anderson Park to the east.

The opening of the school was long anticipated by residents of the newly settled part of Hawthorn East (formerly known as Auburn South). As early as 1888, the Hawthorn Board of Advice applied for a school to be established on a site at the corner of Auburn Road and Burgess Street. However, the purchase of the land was deferred in 1889, with the opening of the nearby at 51 Rathmines Road, Hawthorn East (currently known as Auburn Primary School; VHD H1707 & City of Boroondara HO110) (Vision and Realisation: 458).

According to archival records, an application for a new school was again made to the Department in 1918 (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925). Stressing the need for a school that would serve the growing population in the area, the South Hawthorn and Auburn progress associations and local residents repeatedly lobbied the Minister. For example, the Hon. Secretary of the South Hawthorn Progress Association wrote two letters on 13 September 1923, one to the Minister of Education and the other to Hon Sir William McPherson, State Treasurer and an important local member.

To the Honourable Minister of Education ... The population to be served by the proposed School is rapidly increasing. Dwellings are being erected in all directions. We have figures to show that the building of the School would be amply justified. We therefore hope the work will be put in hand at an early Date; thus relieving the overtaxed Schools in the surrounding districts.

To the Hon Sir William McPherson ... The erection of a State School in Tooronga Road and Burgess Street is a matter of vital importance to the residents of South Auburn. As Representative of Hawthorn, we trust you will use your best endeavours to have this very necessary work undertaken without any further delay.

The Department finally approved, calling for tenders for the erection of a new school in November 1923 (PROV VPRS 795/P0000/2990; 4183 Auburn South).

In 1921, two years prior to the decision, the Education Department initially considered erecting a school on land on the south side of Currajong Road, 800m north of the current site, but the land was not ultimately used as the size was determined to be insufficient for school purposes (PROV VPRS 795/P0000/2990; 4183 Auburn South 'State School Site Currajong Road' 14 November 1921). Nearing the opening of the Auburn South Primary School, the Auburn Progress Association applied for permission to construct tennis courts on the site, to be used by the students of Auburn South Primary during school hours. However, the application was not approved and the Currajong Road site was later developed as a residential area (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925).

The approved site for the Auburn South Primary School was an area of 4.2 acres, acquired in 1921 (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925). Although the District Inspector recommended that a school for 450 pupils be erected, the approved design was grander than anticipated, in response to the rapid development of the district. The school was to accommodate 694 children; its size calculated on the basis of 10 sq. feet per child or 578 on the basis of 12 sq. feet per child (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925).

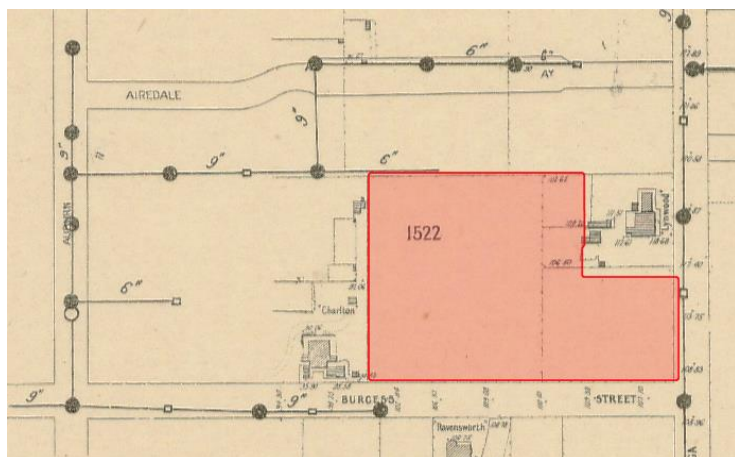


Figure 2. Current school site marked in red on MMBW map, surveyed c 1902. (Source: MMBW 400 ft. to 1 inch map no.60, surveyed c 1902)

Signed by the chief architect of the Public Works Department E. Evan Smith, the building plans were approved on 3 September 1923, and tenders were called in November at a cost of 11,702.13 pounds. Mr R L Phillips, contractor, undertook the work. An additional amount of 100 pounds was approved for tar paving at the rear of the site. The total cost of the building was about 11,800 pounds (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925).

The Auburn South Primary School was established on 27 January 1925, a month earlier than the official opening on 26 February 1925 (PROV VPRS 795/P0000/2990; 4183 Auburn South 'Official Opening' 26 February 1925). Sir Alexander Peacock, Minister of Education, officially opened the school before a large gathering (*Age* 27 February 1925:11). Appointed as head teacher was Mr William Hardy. The chairman of the school committee Mr D M'Lellan said 'the new school was the result of several years of agitation' and thanked the Education Department for securing 'such a magnificent site ... facing a municipal park of 14 acres' (*Age* 27 February 1925:11). The daily attendance at that time was approximately 400, with most of the students having been transferred from the Camberwell Primary School No. 888 (*Vision and Realisation*:458).

The school, a two storey red brick building, originally contained six standard rooms, two double sized rooms with accordion walls, a sewing class room, the head teacher's room, an office and toilets. On the west side of the building were verandah balconies on each floor.



Figure 3. West elevation (above) and East elevation (below). (Source: PROV VPRS3686/P0006/4047)

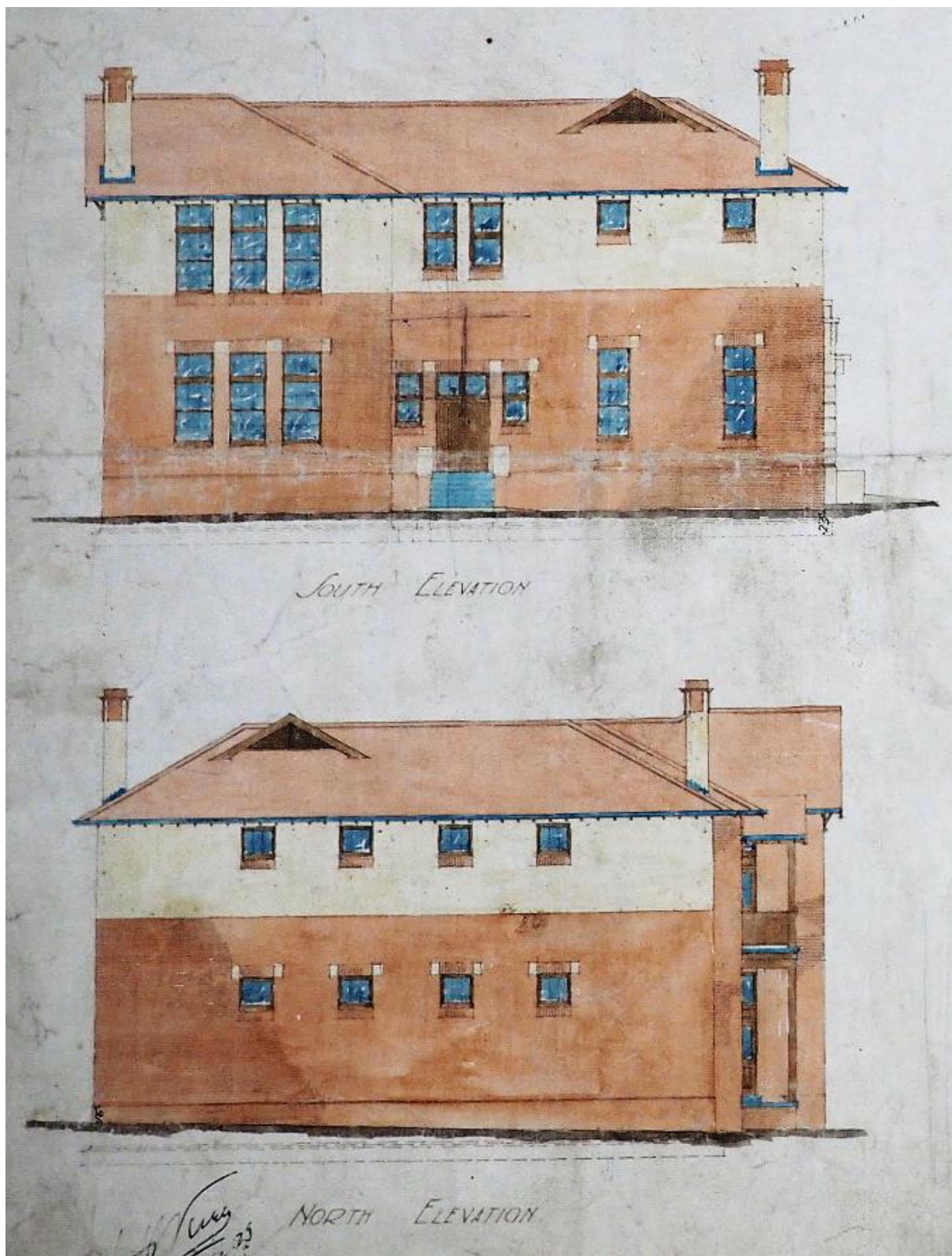


Figure 4. South (above) and north (below) elevations. (Source: PROV VPRS3686/P0006/4047)

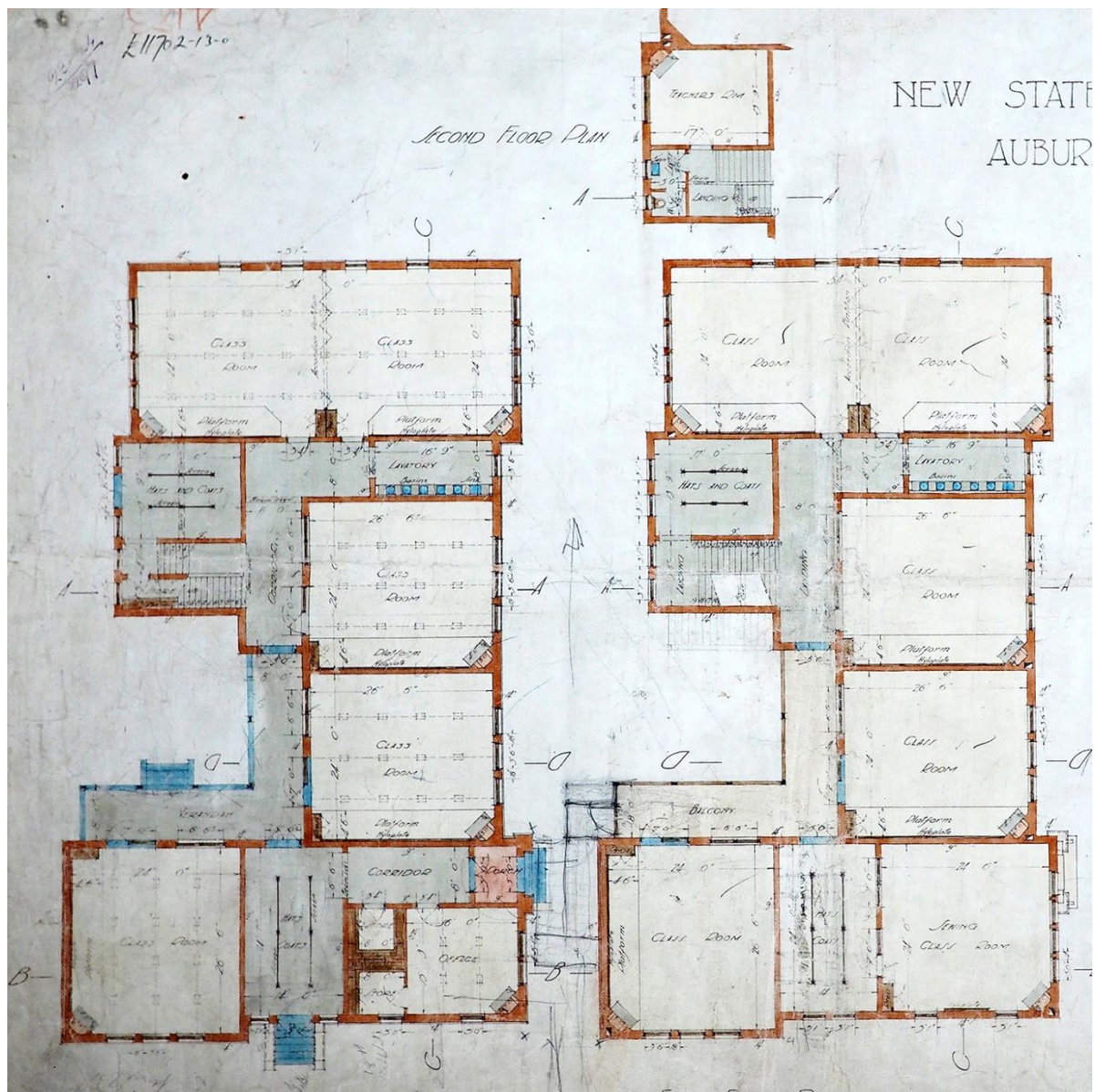


Figure 5. Original floor plans showing the ground floor plan (left), first floor plan (right) and second floor plan only containing the head teacher's room (top right). (Source: PROV VPRS3686/P0006/4045)

Later development of the school site included play pavilions (1926); Caretaker's quarters (1928, demolished), which were formerly located near the northern end of the school building; Cato Library (1939); school canteen (1963); and a Bristol type pre-fabricated unit (1965) (*Vision and Realisation*: 459).



BOYS AND GIRLS, TOO, ALL ENJOYED A RUN ROUND THE GROUND

When this pony-cart put in an appearance at Auburn South State School bazaar. The school improvement funds benefited to the extent of a penny a time.

Figure 6. School children by the school building in 1926. (Source: *Table Talk* 17 September 1926:52)

Edward Evan Smith (1870-1965), Chief Architect, Public Works Department, 1922-29

Scottish-born architect Edward Evan Smith (1870-1965) oversaw the Victorian Public Works Department (PWD) as Chief Architect from 1922-29. Having prior experience in various PWD offices at State (Queensland) and Commonwealth levels, his career at the Commonwealth Department of Public Works (CDW) saw him work across multiple cities including Melbourne (1912-15), Sydney (1915-17) and Brisbane (1917-20), where he eventually assumed the mantle of Queensland State works Director for the CDW (1920-22). Assuming the position of Chief Architect of the Victorian PWD in 1922, Smith realised an array of projects generally executed in the restrained revivalist styles until his resignation in 1929. Ranging from elegant executions in Greek Revival and Tudor Gothic to Functionalist examples with Classical and Art Deco attenuations, his work received praise from the Royal Victorian Institute of Architects (RVIA), which awarded the 1930 RVIA Street Architecture Medal to his celebrated Emily McPherson College of Domestic Economy, completed 1926. Following his resignation from the Victorian PWD in 1929, Smith went to the equivalent position at the NSW PWD, a position he held until his retirement in 1935 (Willis 2012:635).

The building contractor for the school was R. L. Phillips. Other schools for which Phillips was responsible for the construction, include the Infant School building at Princess Hill No. 2955 in 1923 (Burchell:66).

Description & Integrity

Auburn South Primary School occupies an L-shaped site with boundaries to Tooronga Road (east), Burgess Street (south), and neighbouring properties (north and west). The school buildings are mainly located in the eastern part of the site, with asphalted and grassed open space occupying the western part.



Figure 7. Aerial view of Auburn South Primary School No. 4183. (Source: State Government of Victoria, www.land.vic.gov.au)

The 1925 main school building is oriented to Tooronga Road and located at the front of the school site, behind a front garden that doubles as a play space, with conifer, eucalypt, corymbia and other native plantings, and recent play equipment. The ground surfaces are lawn and tanbark.

The 1925 school building is a double storey, red face brick building, with complex terracotta tile hipped roof with exposed roof timbers. The building is loosely H-shaped in plan. The walls are a mix of red face brick to first floor window sill height, with contrasting cream painted rough render above on the front and side elevations. The walls of the rear elevation appear to be red face brick only. Windows are timber, multi-paned, vertically proportioned, with six-paned transom lights above, grouped in fours on the principal elevations of the two projecting bays and elsewhere mostly in threes. Detailing is restrained, limited to different brick bonding to window surrounds with cream, smooth rendered square panels at the top corners, and the rough rendered chimneys with contrasting vertical brick panels and capping at the tops.

The entry is marked by a rendered portico with vestigial classical motifs, including stylised ashlar stonework to the heavy columns and scroll-patterned brackets, with geometric decorative panels to the pediment above. Original front doors have been replaced and a modern wing has been added to the rear of the building. Other than these additions, the building presents as highly intact to the streetscape.

Other early buildings on the site, noted in the place history and visible in the 1945 Melbourne aerial, have been replaced with more recent buildings. Trees and other plantings within the grounds appear to have been planted after 1945, with the exception of the Mediterranean cypress in the front garden on the Burgess Street side which is an early school planting.

Comparative Analysis

In his role of Chief Architect of the Public Works Department from 1922-29, E Evan Smith exemplified a new style of school building that is notable for its Stripped Classicism. A number of fine primary and secondary schools outside Boroondara were designed, the first three by E Evan Smith, including University High School Parkville in 1929-30 (H2183), Kyneton Secondary College in 1927 (H1999), the James King Hall at Bendigo Senior Secondary College in 1929-30 (H2229), and Caulfield Primary School (H1708).

In Boroondara, several schools were designed and built in the interwar period, however none of these are currently in the Heritage Overlay. Primary schools in the Heritage Overlay are those that were constructed earlier: Auburn, 1899 (HO110, H1707) and Glenferrie, 1881-1924 (HO95, H1630), and exemplify the Gothic Revival or Queen Anne styles.

The 1920s represented a significant boom in the establishment of local state schools, and in response to the growing population in the municipality. This interwar boom was located mostly in the eastern half of Boroondara, and included Hartwell (1921), Kew East (1923 and 1929), Camberwell South (1927), and Ashburton (1928).

Buildings closest in style and period to Auburn South Primary School No. 4183 include:

Hartwell Primary School No. 4055 (1921): a large two-storey school building with comparable asymmetry, and concrete lintels and sills and prominent entry portico.

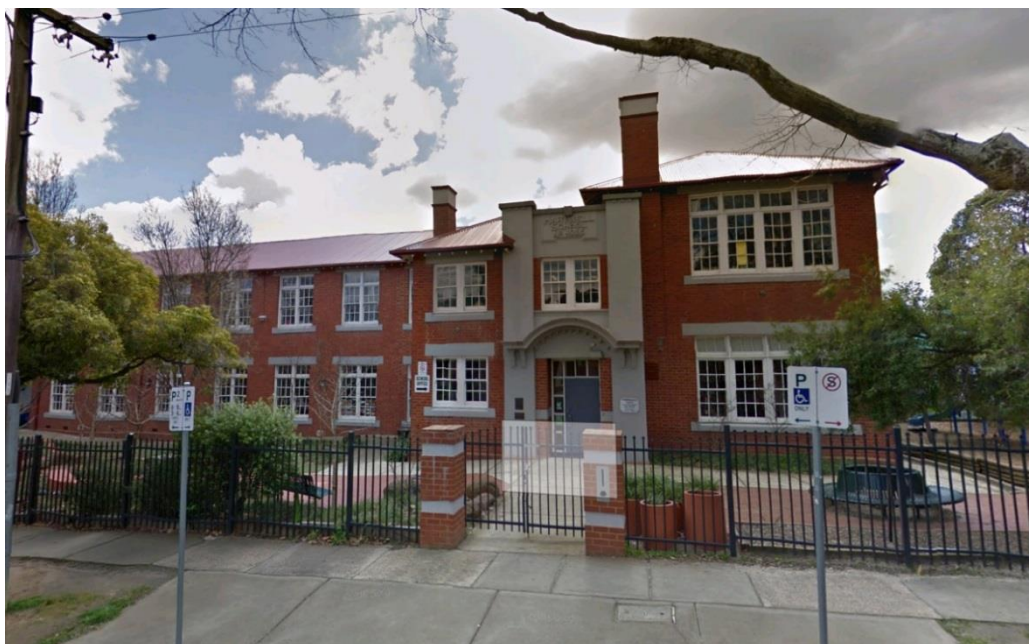


Figure 8. Hartwell Primary School No. 4055 (1921) (HO721). (Source: Google Maps)

Kew East Primary School No. 3161 (1923): A large two and three-storey interwar stripped classical school building, asymmetrical in plan, with red brick walls, multi-paned vertically proportioned windows, and rendered banding.



Figure 9. Kew East Primary School No. 3161, 1923 building (recommended as individually significant in the Kew East Heritage Gap Study). (Source: Context, 2017)

Camberwell South Primary School (1927), Peate Avenue, Glen Iris: a Stripped Classical building with Palladian plan. This building has a high integrity and new school buildings have been located to the side and rear rather than as additions.



Figure 10. Camberwell South Primary School No. 4170 (to be investigated as part of the Glen Iris Heritage Gap Study). (Source: Google Maps)

Ashburton Primary School (1928) is a large two-storey school with central decorative feature of a highly decorative curved pediment and rendered panels. It has similar multi-paned windows to those of Hartwell and Camberwell Primary Schools.



Figure 11. Ashburton Primary School (to be investigated as part of the Ashburton Heritage Gap Study).
(Source: Google Maps)

Like Auburn South, each of these schools is a relatively intact example of their type, and appear externally to have a relatively high degree of integrity, although Camberwell South and Kew East primary schools appear to be the most unaffected by large contemporary extensions. They all retain defining stylistic features of their original interwar Stripped Classical designs. Auburn South Primary School No. 4183 is distinguished by its use of rough render on the upper storey walls to the principal and side elevations.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

Built in 1925, Auburn South Primary School No. 4183 expresses the development of the southern portion of Hawthorn East in the 1920s, the second broad phase of the suburb's development. The northern part of Hawthorn East developed first, from the 1880s. Remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision in the municipality between 1910 and 1940, particularly in the area south of Riversdale Road, including Hawthorn East. Upgrade works and electrification of the railway line (1918-22) made the area of Hawthorn East and its shopping centre more attractive and accessible. Consequently, new subdivisions opened up land for both residential and commercial development in the interwar years, and the new school at Auburn South was built to serve this growing population.

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).

Auburn South Primary School No. 4183 is a fine example of interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect E. Evan Smith during his role as Chief Architect (1922-29); the main school Building was designed in 1925. Smith's leadership of the Department from 1922-29 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axiality and, at times, Palladian plans. These include several examples of State significance including: University High School, Parkville; Bendigo Senior Secondary College; and Kyneton Secondary College. Auburn South Primary School is one of several interwar schools within Boroondara including Hartwell, Kew East, Camberwell South and Ashburton primary schools that were designed and built under the leadership of E Evan Smith.

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

Auburn South Primary School No. 4183 is aesthetically significant for its use of restrained classical elements on the dignified 1925 Building. The 1925 building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows, terracotta tile hip roof, tall rendered chimneys with contrasting brick elements, and rough rendered upper storey walls. While some external changes have taken place to the school as a whole, the 1925 building is largely intact. Planted before 1945, the Mediterranean Cypress tree in the school grounds, on the south side of the 1925 school building, is historically consistent with the interwar period of the school's establishment and contributes to the aesthetic qualities of the school building.

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?

Auburn South Primary School No. 4183 at 417-419 Tooronga Road, Hawthorn East is significant. Land for the new school was acquired in 1921, and the school was built in 1925 to a design by Victorian Public Works Department (PWD) Chief Architect E. Evan Smith (1870-1965). The Mediterranean Cypress tree to the south of the 1925 main school building is also significant. Recent school buildings within the school site and additions and alterations to the 1925 building are not significant.

How is it significant?

Auburn South Primary School No. 4183 is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Built in 1925, Auburn South Primary School No. 4183 is historically significant as an expression of the development of the southern portion of Hawthorn East in the 1920s, the second broad phase of the suburb's development. The northern part of Hawthorn East developed first, from the 1880s. Remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision in the municipality between 1910 and 1940, particularly in the area south of Riversdale Road, including Hawthorn East. Upgrade works and electrification of the railway line (1918-22) made the area of Hawthorn East and its shopping centre more attractive and accessible. Consequently, new subdivisions opened up land for both residential and commercial development in the interwar years, and the new school at Auburn South was built to serve this growing population. (Criterion A)

Architecturally, Auburn South Primary School No. 4183 is a fine example of the interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect E. Evan Smith during his role as Chief Architect (1922-29); the main school Building was designed in 1925. Smith's leadership of the Department from 1922-29 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axiality and, at times, Palladian plans. These include several examples of State significance including: University High School, Parkville; Bendigo Senior Secondary College; and Kyneton Secondary College. Auburn South Primary School is one of several interwar schools within Boroondara including Hartwell, Kew East, Camberwell South and Ashburton primary schools that were designed and built under the leadership of E Evan Smith. (Criterion D)

Auburn South Primary School is aesthetically significant for its use of restrained classical elements on the dignified 1925 Building. The 1925 building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows, terracotta tile hip roof, tall rendered chimneys with contrasting brick elements, and rough rendered upper storey walls. While some external changes have taken place to the school as a whole, the 1925 building is largely intact. Planted before 1945, the Mediterranean Cypress tree in the school grounds, on the south side of the 1925 school building, is historically consistent with the interwar period of the school's establishment and contributes to the aesthetic qualities of the school building. (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 Colours <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>	Yes - Mediterranean Cypress
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</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

Identified By

Context

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Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga

Prepared by: Context

Address: 500 – 512 Tooronga Road, Hawthorn East

Name: Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga	Survey Date: February 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1890

**Historical Context**

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east,

bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).

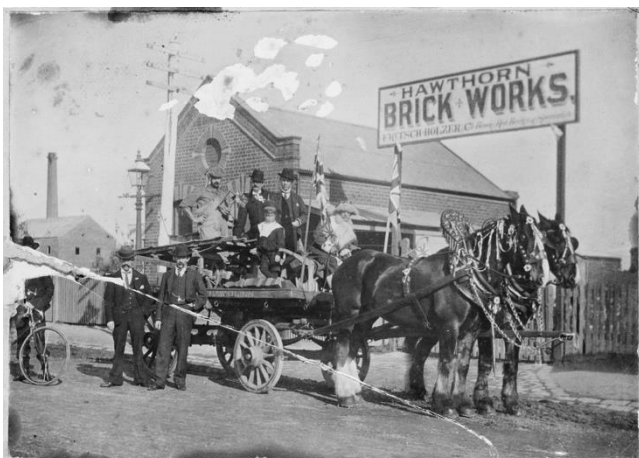


Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: SLV)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway

opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Mornane's Paddock Subdivisions

Patrick Mornane purchased Portion 104 (also known as 104A) and Portion 104 B Parish of Boroondara from the Crown in 1853 (Boroondara Parish Plan). This land became known as 'Mornane's Paddock'. The first major subdivision of 'Mornane's Paddock', in c1879, was the 'Denmark Hill Estate', comprised of 34 lots fronting Riversdale Road and Burke Road and on either side of the new Denmark Hill Road ('Denmark Hill Estate, Upper Hawthorn', 1879). Twenty-five of the 'Denmark Hill Estate' lots were offered again in March 1882, indicating poor initial sales. The second attempt was spurred by the imminent opening of the railway extension, including a station at Burke Road, only a few minutes' walk away ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882).

The remainder of 'Mornane's Paddock' was subdivided and offered for sale in April 1882. The subdivision of 124 lots involved the creation of new roads including Campbell Road on the south and internal north-south roads Beaconsfield Road, Clive Road, Hastings Road and Havelock Road. ('Plan of Subdivision of P. Mornane Esq.'s Paddock', 1882, SLV map collection). It appears that about two thirds of the lots were sold at this point. The 47 remaining allotments were offered at auction in April 1883 (*Age*, 20 April 1883:2). A collection of 27 lots fronting Riversdale, Beaconsfield and Campbell Roads was offered in November 1884 and again in November 1885 (*Argus*, 20 November 1884:2; *Age*, 25 November 1885:11; 'Mornane's Paddock, Upper Hawthorn' 1885).

The balance of the lots, fronting Riversdale, Hastings and Clive Roads, was offered for auction without reserve in October 1886 (*Argus*, 5 October 1886:3). In March 1887 the remaining 19 lots were offered, but this time each was divided in half, to give 38 lots (*Table Talk*, 25 March 1887:16; 'Mornane's Paddock Hawthorn', 1887). The auctioneer, George William Taylor, must have purchased all of these himself, as in May 1887 he became the proprietor of 5 acres of Plan of Subdivision 442, made up of the 19 lots variously fronting Riversdale Road, Clive Road and Hastings Road (CT V.1912 F.386). During the remainder of 1887 Taylor offered the "few remaining lots" in 'Mornane's Paddock' for sale "cheap" (*Age*, 10 September 1887:3). In October 1888 Taylor offered for sale 20 villas sites in 'Mornane's Paddock Estate' (*Argus*, 5 October 1888:14).

500-512 Tooronga Road

William Inglis, accountant of Collins Street, became the proprietor of land incorporating Lots 123-124 and 103-106 of the 'Mornane's Paddock' subdivision in July 1883, indicating he acquired the land in the April 1883 auction (see above) (CT V.1491F.121). The 1885 postal directory showed only a few houses on the stretch of Tooronga Road between Riversdale Road and Pleasant Road. Campbell Road (this stretch of which is now Campbell Grove) had no addresses at yet (S&McD 1885). The Colonial Investment and Agency Company became the proprietor of lots 123 and 124 in 1886. Henry William Danby and Ephraim Fox, both accountants of Collins Street, became the proprietors in 1889. The property was subdivided into four lots, with the subject site being the western two thirds (approximately) of lots 123 and 124 (CT V.1491F.121).

Robert Ashwell Utber, veterinary surgeon of Camberwell Road Hawthorn became the proprietor of part of Lots 123 and 124 fronting Tooronga Road in 1890 (CT V.2245 F.907). The construction date for his terrace, 1890, is shown on the parapet of the central dwelling, 'Auburn' (now 504 Tooronga Road), which was wider than the other dwellings in the terrace. The 1890 postal directory listed "9 vacant shops" [probably an error, with only the corner being a shop] at the southern end of the stretch of the east side of Tooronga Road between Riversdale Road and Campbell Road (now Campbell Grove) (S&McD 1890). It appears Utber had some other rental properties, although these may have belonged to a relative. "Utber" advertised two 4-roomed cottages for rent in Hawthorn in May and June 1888 (*Age*, 29 May 1888:3; 6 June 1888:3). There are a series of adverts by "Utber" in 1890 for 3, 4 and 6-bedroom "cottages" and a shop for rent, which may refer to this terrace (*Age*, 24 June 1890:3; 29 July 1890:3; 5 September 1890:3).

By the issue of the 1895 directory the properties were numbered from north to south, and Nos.29, 33, 37 and 41 were occupied. No.37, the central dwelling of the terrace, was occupied by Arthur Utber, Robert's older brother. Nos.31, 35, 39, 43 and 45 (the corner shop) were vacant (S&McD 1895; BDM Events 6018/1868; 7377/1872). Robert Ashwell Utber, described in this instance as a blacksmith of Camberwell Road Hawthorn, became insolvent in 1896, due among other reasons to depreciation in the value of his properties (*Argus*, 18 August 1896:6). Ownership of the terrace on Tooronga Road was transferred to the Australian Mutual Provident Society in September 1896 (CT V.2245 F.907). A Robert Ashwell Utber, storekeeper, died in Trentham in 1917 at the age of 44 (*Argus*, 21 February 1917:1).

By 1900 all units in the terrace were occupied by renters, with John H. Gale in the corner property/shop (S&McD 1900). On the 1904 MMBW detail plan the footprint of the corner property differs slightly from the other eight, being built to the front boundary with an angled corner door, and probably intended as a shop (MMBW Detail Plan 1538, 1904). Thomas Shiel had set up as grocer and wood and coal supplier in this corner property by February 1902 (*Age*, 11 February 1902:2; S&McD 1902). Shiel's wood and coal yard was immediately to the south just across Campbell Road (S&McD 1913). The 1905 directory showed "T. Shiel grocer and wood and timber merchant" at No.43 Tooronga Road (S&McD 1905). The building was also the residence of the Shiel family (*Argus*, 25 February 1906:1; *The Australasian*, 5 May 1906:50).

The terrace was purchased by Mary Anne O'Bryan of Coventry Street South Melbourne in 1910 (CT V.2245 F.907). Thomas Shiel purchased Nos.43 and 45 from Mary Ann O'Bryan in 1910 (CT V.2245 F.907). It is likely that fronts of 43 and 45 were then altered to form a wider shop frontage, as can be seen in an undated photograph of the shop, and as is the configuration today (Exterior view of Shiel's Cash and Family Grocery, c1920).

This left the seven residences to the north (the subject site) in the ownership Mary O'Bryan. She sold to John Byatt of Hawthorn, Inspector of Schools, in October 1911 (CT V.2245 F.907). Byatt died in 1930 and Mabel Kent, married woman of Malvern became the owner in 1947. The property was subdivided in 1959, and by 1962 current Nos. 500 and 506-512 had been sold as individual dwellings, leaving current Nos.502 and 504 as one lot (CT V.2245 F.907; S&McD 1960).

Description & Integrity

The terrace row at 500-512 Tooronga Road includes seven single storey attached Victorian terrace houses. The houses are almost identical, with symmetrical, narrow fronts, central parapet gables with classical motif, and front verandahs. The verandahs retain a high level of original detail including cast iron lacework and balustrades, single, slender cast-iron verandah post, a centrally located triple-paned window, and a panelled timber entrance door located to one side. The verandahs have stone flooring.



Figure 2. Street view of part 500-512 Tooronga Road (Source: Context, 2018)

Each of the terraces has its individual name inscribed on the central parapet. No 504, 'Auburn' also has the date that it was built, AD1890, on the parapet. The terraces have several decorative features that are consistent across the group including a star-shaped motif on the party wall within the verandahs, and decorative scrolls on the ends of party walls. Evidence suggests that the verandah roofs were originally curved but were later replaced with skillion roofs. The curved roof of No 512 has been reinstated. The main roofs of the terraces, which are hipped corrugated metal sheeting, are concealed behind the parapets. Each terrace has a centrally located chimney.

Six houses retain their original front window, door and verandah configuration and detail except for No. 506, which has a high masonry fence and has had its single verandah post removed. Original details of No. 506 could be reinstated to increase the integrity of the group. However the remaining original features of the terrace row are largely intact including the triple sash windows and panelled doors. The house at No.500 Tooronga Road (Shanklin) was originally built as part of the row, but has recently been the subject of major alteration, including the removal of most of the front façade, and conversion for use as a café. A retained feature is the parapet. The houses are in a variety of conditions, from newly renovated and in excellent condition (504 and 512), to fair condition (510 and 506).

Real-estate data and external observations indicate that the houses at 504 and 512 have undergone recent renovations and have been the subject of contemporary, single storey additions at the rear of the original part of the terraces. The front of the terraces, which contains the primary rooms set off a corridor along the party wall, appear to be generally intact. 502 has a two-storey addition at the rear that is not visible from Tooronga Road. The properties have access to an unnamed access lane at the rear. Some of the terraces have car parking spaces at the rear.

Fences and gates at Nos. 508 and 510 appear to be original cast iron however others are replacements.



Figure 3. Incised render motif (Source: Context, 2018)

Comparative Analysis

The terraced house form was introduced from Britain and characterises inner suburban development from the 1850s to the 1890s in Australia's capital cities. A terrace house is defined as a dwelling with blind boundary walls, designed to fit on a narrow building block.

Terrace houses typically have a full-width front section two rooms deep, with a narrower rear wing with a cut-back to one side allowing windows along it. The privy was located at the rear of the site, often built in pairs. Early examples (generally up to the mid-1880s in Melbourne's suburbs) of terrace rows and semi-detached pairs often have a continuous roof, eaves and verandahs, unbroken by party walls. Later in the century, suburban building regulations dictated visible party walls extending out and up to divide verandahs and roofs, as well as parapet walls. These regulations dictated the form of what is now considered a 'typical' terrace house: single or two-storey dwelling with a strong vertical line defining the extent of each dwelling and the parapet used as the focus for cast-cement and cement-render ornament. (Tibbits & Goad 2012:695-7). Almost all Victorian terraces can be described as Italianate in style.

As terraced house rows were most common in the more densely subdivided inner suburbs, they are a far less common nineteenth century dwelling type in Boroondara than detached cottages and villas. No examples of terrace rows are identified in the HERMES database in Balwyn, Balwyn North, Camberwell, Glen Iris or Ashburton. There is a lone example in Canterbury: 52-58 Rochester Road (HO592), which is a row of brick dwellings constructed in 1889 for employees of the Canterbury Brickworks. They are single-storey and double-fronted with a transverse gabled roof divided by projecting party walls, and a more modest in their architectural expression and detailing than 500-512 Tooronga Road.

Due to their location nearest to the city of Melbourne, Hawthorn and Kew saw the earliest suburban development of Boroondara's suburbs, which included a limited number of terraced rows and semi-detached dwellings in this typology. The largest group is clustered to the north and south of Hawthorn Railway Station, on Elgin and Connell streets, and Morang and Evansdale roads.

Most of the terraced rows and semi-detached houses in this area of Hawthorn, as well as examples further to the east and to the north in Kew, are of the type most common in the late 1880s: single or double-storey rows with parapeted fronts. Most of them have a separate hipped roof for each dwelling, though one contributory example (34-38 Morang Road, Hawthorn) with a transverse gable roof divided by party walls has also been identified. These terraces are:

- 34-38 Morang Road, Hawthorn (HO494) – A single-storey terrace row of three rendered dwellings, transverse roof divided by party walls, parapeted fronts.

- 28-38 Evansdale Road, Hawthorn (Significant in proposed Rookery Estate Precinct as part of the Hawthorn Heritage Gap Study) - A single-storey terrace row of seven bichrome brick houses, separate hipped roofs, parapeted fronts, built 1883-85.
- 106-108 Riversdale Road, Hawthorn (HO474) – A semi-detached terrace pair of rendered dwellings, separate hipped roofs, parapeted fronts, built 1886-87. Unusually, 106 Riversdale Road, Hawthorn has a return verandah.
- 8-16 Morang Road, Hawthorn (Contributory in HO156) – A two-storey terrace row of five bichrome brick dwellings, separate hipped roofs, parapeted fronts, built 1887.
- 83-85 Barkers Road, Kew (HO270) – A two-storey terrace pair of rendered brick, parapeted fronts and arcaded ground-floor verandahs. Unusually, the two dwellings appear to share an M-profile hipped roof without a projecting party wall, but this is not visible from the street, c1887.
- 78-104 Elgin Street, Hawthorn (HO152) - A two-storey terrace row of 14 rendered dwellings, separate hipped roofs, parapeted fronts, built 1888.
- 25-31 Gellibrand Street, Kew (HO305) - Two semi-detached terrace house pairs, bichrome brick (most overpainted), separate hipped roofs, parapeted fronts, built 1888-89.
- 238-244 Barkers Road, Hawthorn (HO437) – Two semi-detached terrace house pairs, bichrome brick, separate hipped roofs, parapeted fronts, built 1889.
- 14-16 Princess Street, Kew (HO522) - A two-storey semi-detached pair, rendered brick, separate hipped roofs, parapeted fronts, c1889-90.
- 186-190 Auburn Road, Hawthorn (HO249) – A two-storey terrace of three dwellings, separate hipped roofs, parapeted fronts, simple polychrome brickwork, built in 1891. This terrace is one of the grandest in Boroondara and is distinguished by its two-storey arcaded front verandahs.
- 33-35 Princess Street, Kew (HO334) – A semi-detached pair of terrace houses, rendered brick, separate hipped roofs, parapeted fronts, built c1892.
- 887-889 Glenferrie Road, Kew (HO150) – A two-storey semi-detached pair, rendered brick, separate hipped roofs, parapeted fronts.
- 7-17 Churchill Grove, Hawthorn (Significant in the Cranmore Estate and Environs Precinct as part of the Hawthorn Heritage Gap Study), six terraces built 1888, face brick with elaborate parapets.



Figure 4. Well preserved terrace row of seven houses at 28-40 Evansdale Rd Hawthorn (Source: Context, 2017)



Figure 5. Well preserved terrace row of six houses at 7-17 Churchill Grove. (Source: Context, 2017)

The above terraces and pairs are mostly located in the western parts of Hawthorn and Kew, where the earliest suburban development took place. There are fewer and most scattered examples moving east, with a few examples along Auburn Road, including the single-storey terraced row of 1890 at 500-512 Tooronga Road, Hawthorn East. These compare favourably with 28-40 Evansdale Road and 7-17 Churchill Grove, Hawthorn and with 8-16 and 34-38 Morang Road, Hawthorn in terms of integrity. They are of a representative type with some added refinement in the render decorative motifs. In the Hawthorn East locality, terrace rows are uncommon.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

The row of terrace houses developed in 1890 by Hawthorn veterinary surgeon Robert Utber for the speculative rental market is significant for its demonstration of the terrace house typology within an area of Boroondara where this is uncommon. A limited number of long terraced rows are evident in Boroondara's suburbs, largely clustered to the north and south of Hawthorn Railway Station, or on Elgin and Connell streets, and Morang and Evansdale Roads. The presence of such a substantial terrace row in Hawthorn East is an unusual type of development in a suburb of detached houses.

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).

500-512 Tooronga Road, Hawthorn East is a row of seven single storey terrace houses, six of which are largely intact from the street frontage. The row is representative of the distinctive Australian terrace house form that emerges in the 1860s to 1890s and displays the principal features of this

style including the party walls and parapets defining the extent of each dwelling, the small front yards, low fences and repetitive form.

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

The row of terrace houses at 500-512 Tooronga Road, Hawthorn East is aesthetically significant for its consistent façade features that are intact with symmetrical, narrow fronts, chimneys, central parapet with classical details in cast-cement and incised render wall detail. They retain a high level of original detail including original cast iron friezes to most houses. No.500 (Shanklin) contributes to the row in so far as the parapet has been retained. The attributes of aesthetic significance include a single original cast-iron verandah post, a centrally located triple-paned window, and a panelled timber entrance door. The cast iron fences and gates at 508 and 510 are aesthetically significant. The terraced row is also a landmark in Tooronga Road, being quite different to its suburban surroundings.

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 row of terrace houses at 500-512 Tooronga Road, Hawthorn East is significant. No. 500 (Shanklin) contributes to the group to the extent of its remaining façade features that match the other individual terraces.

How is it significant?

The row of terrace houses at 500–512 Tooronga Road, Hawthorn East, are of local historic, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The row of terrace houses developed in 1890 by Hawthorn veterinary surgeon Robert Utber for the speculative rental market is significant for its demonstration of the terrace house typology within an area of Boroondara where this is uncommon. A limited number of long terraced rows are evident in Boroondara's suburbs, largely clustered to the north and south of Hawthorn Railway Station, or on Elgin and Connell streets, and Morang and Evansdale Roads. The presence of such a substantial terrace row in Hawthorn East is an unusual type of development in a suburb of detached houses.(Criterion A)

500-512 Tooronga Road, Hawthorn East is a row of seven single storey terrace houses, six of which are largely intact from the street frontage. The row is representative of the distinctive Australian terrace house form that emerges in the 1860s to 1890s and displays the principal features of this

style including the party walls and parapets defining the extent of each dwelling, the small front yards, low fences and repetitive form. (Criterion D)

The row of terrace houses at 500-512 Tooronga Road, Hawthorn East is aesthetically significant for its consistent façade features that are intact with symmetrical, narrow fronts, chimneys, central parapet with classical details in cast-cement and incised render wall detail. They retain a high level of original detail including original cast iron friezes to most houses. No.500 (Shanklin) contributes to the row in so far as the parapet has been retained. The attributes of aesthetic significance include a single original cast-iron verandah post, a centrally located triple-paned window, and a panelled timber entrance door. The cast iron fences and gates at 508 and 510 are aesthetically significant. The terraced row is also a landmark in Tooronga Road, being quite different to its suburban surroundings. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - Front fence (508 and 510 Tooronga Road, Hawthorn East)
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

Identified By Context

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Table Talk (Melbourne), as cited

Trengove House

Prepared by: Trethowan Architecture in association with Context

Address: 8 Tower Place, Hawthorn East

Name: Trengove House	Survey Date: December 2017
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1927-28



Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as

Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places*, 2015 and Gould 1993:49-52).

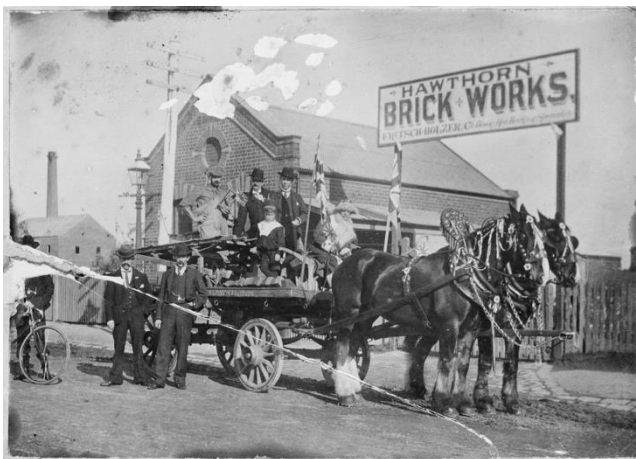


Figure 1. The Fritsch Holzer Hawthorn Brick Works. (date unknown) (Source: SLV)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced

earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places* 2015).

History

8 Tower Place was a part of the land offered for sale in 1883 as the 'Tower Hill Estate'. Along with several other lots in the development, it was owned by brothers Walter and Arthur Wiseman, prominent businessmen and philanthropists. The land remained undeveloped into 1910 when, following the brothers' death, it was purchased by a Mrs Buley. The land was subsequently subdivided.

The street first appeared on MMBW maps in 1916 as Tower Street, in line with the plan included with the marketing material for the subdivision. The street was listed in directories as Towers Street until the mid-1930s, when it reverted to Tower Street. The name was eventually changed to Tower Place in the mid-1970s.

The 1927 Sands and MacDougall directory notes 'House being built' at No. 8 and by 1928 Alfred Rupert Trengove who was living there. Given the timing and details of the house, it is likely that the house was designed by a craftsman builder however, the architect and builder is unknown.

Trengove was the son of a Ballarat draper. He had been a soldier during the First World War until being wounded; he was returned to Australia in 1917. He married Ida Roff in Ballarat in 1921 and the couple were residents of 'Bethesda', Toorak Road, Auburn; electoral rolls indicate Trengove worked as a boot retailer. The couple, with their three children, remained at the property into the early 1950s.

After the Trengove family, 8 Tower Place, Hawthorn East was occupied by shorter term residents; Charles Edward Purvis, an engineer and resident between 1954 and 1958 when Charles Ernest Bulling (retired) and his family moved in. From 1966, another engineer, Lindsay James Brack, and his family occupied the house until 1997.

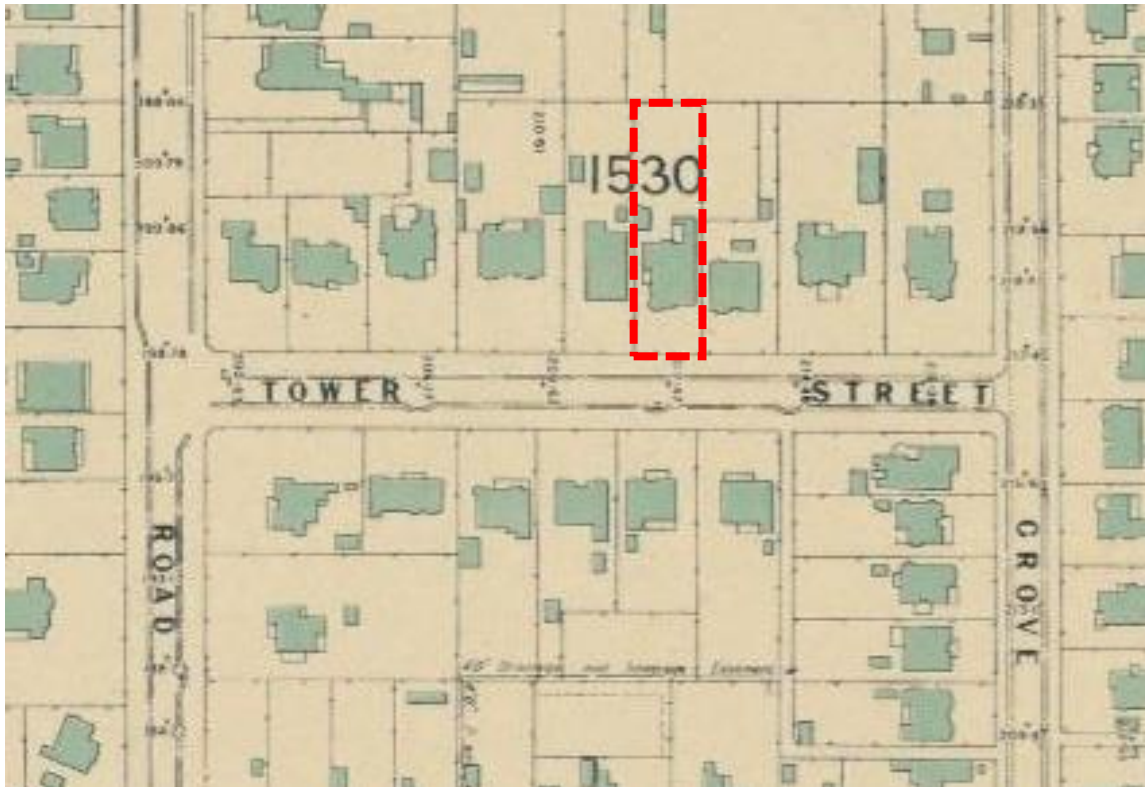


Figure 2. 1942 MMBW Plan No. 60. The subject property is outlined in red. The footprint of the house shown here differs from later plans. (Source: State Library of Victoria)

Bulling and Brack carried out several alterations to the house. Council's building records for the property show that in 1958, Bulling made unspecified brick veneer additions and alterations. In 1968, Brack added a swimming pool and in 1969, a carport and outbuildings. In 1983, a sunroom was added to the rear of the property. Further alterations were carried out following the 1997 sale of the property, however these are not recorded on the building card.

Description & Integrity

8 Tower Place, Hawthorn East is an interwar attic-storey bungalow dwelling with a terracotta tiled roof and stuccoed walls above a clinker brick plinth. The house is formed around a single-ridged roof form, with a secondary gable projecting to the south and dormer windows.

The front elevation is dominated by a wide gable-end facing the street, incorporating an oriel bay window at attic level in the street-facing gable end, and painted shingles above and below the window. Timber brackets support the deep gable eaves. Tall, slender, roughcast chimneys feature decorative capping and moulding. In a departure from typical bungalow detailing, unusual clinker brick engaged pilasters float either side of the oriel window (Figure 3).

A five-sided bay window at ground level projects at the south eastern corner, with its own flat roof. The roof over the corner bay window is 'supported' by chains tied back into the wide eaves of the main roof. A dormer window above the entry matches the leadlight sash windows facing the street (Figure 4).



Figure 3. Engaged red brick pilasters by oriel bay window. (Source: Trethowan Architecture, 2017)



Figure 4. Chimney with decorative capping treatment. (Source: Trethowan Architecture, 2017)

A flat-roofed porch, or sleep-out (Figure 5), is located at ground level at the north east corner. The volume of sleep-out is partially within the envelope of the house. The shallow projection is exaggerated by the exposed timber framework, which extends beyond the flat roof of the porch. Roughcast columns also project above the flat roof of the porch, one extending to support the oriel window in the gable above. While it is not enclosed, this porch is largely screened from the street by landscaping. It is only accessible from the living and master bedrooms, creating an outdoor room that functions as an extension to the indoor spaces.



Figure 5. Sleepout / porch on the north east corner of the house, with pillars extending above the roof with its exposed timber framing. (Source: Google Maps, 2008)



Figure 6. Illustration of the house before the dormer was added above the entry porch. (Source: *The Age*, 1 March 1997, p.87)

The entry porch (Figure 5) is set further back along the secondary (south) elevation, featuring terrazzo steps and flooring (likely original). The porch also features projecting timber framing above a roughcast balustrade with squared off coping and timber posts supporting the roof structure. Like the sleepout, the entry porch also features a roughcast balustrade and timber framing with a suggestion of Japanese influence, contrasting with the Old English Revival influence seen in the unusual engaged pilasters.

The house has been altered several times. Comparison of plans from the 2012 sale of the property with those submitted for the 1983 building permit and the footprint shown on the 1942 map (Figure 2) indicate that the rear of the house was again reconfigured and added to between 1983 and 2012. The footprint of the house has expanded and now connects to the garage, which may be an original structure with subsequent alterations. Both ground and attic storeys have been expanded to the rear. From the street, however, the house appears substantially intact.



Figure 7. Entry porch with timber framing, original terrazzo steps and landing, and box-framed windows. (Source: Trethowan Architecture, 2017)



Figure 8: Chains to flat roof of corner bay window. Timber struts support the projecting gable end above. (Source: Trethowan Architecture, 2017)

A substantial addition has been made to the attic level. Described in 1998 real estate listings as ‘2 vast attic bedrooms’, the space now includes 4 large bedrooms and the bathroom and WC. A later skillion-roofed dormer has also been added to the north side of the roof, accommodating a bathroom and WC. The windows and roofing material in this area do not match the rest of the house, but the addition is largely concealed from the street and therefore does not detract from the significance of the house.

A 1997 illustration (Figure 6) suggests that the roof above the dining room has been altered, incorporating a new dormer window. While this alteration is visible when viewed from the street, it is sympathetic and does not detract from the building’s significance.



Figure 9. Original interior features have been retained, including wainscoting, stair and balustrade, architraves and doors, and decorative ceilings, although the colour scheme has been painted over. (Source: realestate.com.au, 2016)



Figure 10. Original fireplaces and decorative ceilings have been retained in the living room. (Source: realestate.com.au, 2016)



Figure 11. Joinery, fireplace and decorative ceilings in the dining room appear original. (Source: realestate.com.au, 2016)

While the original colour scheme appears lost (the interiors have all been painted white), photographs suggest that many original internal features remain in the front part of the house, including internal doors, wainscoting, decorative ceilings, stairs and balustrades, fireplace surrounds and dining room joinery (Figure 9, Figure 10 and Figure 11).

The house is in a garden setting; while the garden is established and appropriate for the house, it appears to be a newer addition. Low retaining walls to planting beds along the driveway are later additions. The front boundary fence is original but has been altered with the addition of glazed capping. The southern post has been lost to allow planting of the existing low hedge. The garage is no longer accessible for vehicles as the driveway has been narrowed by planting beds.

Comparative Analysis

The bungalow style drew on several influences. It originally emerged in the United States, inspired by the Arts and Crafts movement in the United Kingdom. American bungalow styles drew on a combination of traditional English details and a revival of American Colonial architecture to create a style that was also influenced by ideas of what was required for a healthy lifestyle. The earliest bungalows, described as 'Craftsman type' appeared in the later years of the nineteenth century, named for the *Craftsman* magazine. The style would prove extremely popular on the west coast of the United States and regional variations began to appear, including the coastal 'Californian' bungalow and the 'Craftsman' bungalow seen elsewhere in the United States.

Bungalows first arrived in Australia in the early 1900s as holiday homes, but as a craze for 'outdoor living' spread, the style came to be seen as a healthier alternative to existing suburban housing. *Craftsman* magazine had been available in Australia and architects began to incorporate elements of the designs published in each issue into their own work. These designs incorporated elements of the Arts and Crafts movement and American bungalows into Federation villas. Attic-storey villas emerged from this fusion of styles, allowing a 'relatively large house which had bungalow-like small dimensions and lack of monumentality' (Clare, p22).

The resulting fusion of American and British elements had become a more defined style by the First World War; broad, low-pitch roofs over bands of windows and a lack of decorative treatments to wall surfaces that were either brick or roughcast. Early examples followed the Californian Bungalows in their contrast between light and heavy elements; heavy pillars supporting lightweight flat roofs with delicate expressed framing; solidly massed walls punctured by voids. Later examples, following the departure from the ideal of the open-air lifestyle, lost this contrast and heavy centralised massing became more common.

Like other bungalow styles, the attic-storey bungalow had several variations, mostly relating to roof form. Typical examples were single-ridged, often broken with secondary gables or dormer windows or cross-ridged with a cruciform plan. Early examples tended to be architect-designed, with builders preferring the hybrid of Californian Bungalow and vernacular styles. Clare notes that the cross-ridged type of attic-storey bungalow experienced something of a resurgence in the later 1920s, as the Old English Revival began to gain popularity (Clare, p. 51). The attic bungalow then enjoyed several years of relative popularity with builders until the style fell from favour. The financial crash of 1929 marked the end of the bungalow's period of popularity.

8 Tower Place, Hawthorn East was constructed late in this period. The house draws influence from many sources including Californian Bungalow style, Craftsman style and Old English Revival, while elements of the plan – particularly the side entry into a large central hall – drawn from Federation villas.



Figure 12. 'Ormonde', 51 Walpole St, Kew (HO357) (Source: Lovell Chen 2005).

51 Walpole Street, Kew (HO357, Figure 12) was an early example of a single-ridge villa with bungalow influences, located on a corner site and designed by Ussher and Kemp in 1906 for Dr. James McCreery. The design of the house is transitioning from the Federation villas of the turn of the century to the attic-bungalows of the later 1920s, like 8 Tower Place, Hawthorn East. It has a steeper roof pitch than 8 Tower Place, Hawthorn East and more ornate gable detailing. The curving eaves of the roof are suggestive of Asian influence, commonly found in bungalows. The heavily timbered gables at 51 Walpole Street, Kew contrast sharply with the relative simplicity of 8 Tower Place, Hawthorn East. The roof at 51 Walpole Street, Kew is also more complicated than at the subject property. Rather than the single-ridge with a secondary gable at 8 Tower Place, Hawthorn East the roof at 51 Walpole Street, Kew is a dominant single ridge with secondary gables to both the east and west, and a tripartite dormer incorporating a balcony. This reflects the wider pattern of the two dwellings. 51 Walpole Street, Kew is effectively an attic-storey Queen Anne villa with bungalow influences emerging, while 8 Tower Place, Hawthorn East is an attic-storey bungalow with Old English Revival influences, suggestive of one of the directions housing would take heading into the 1930s.

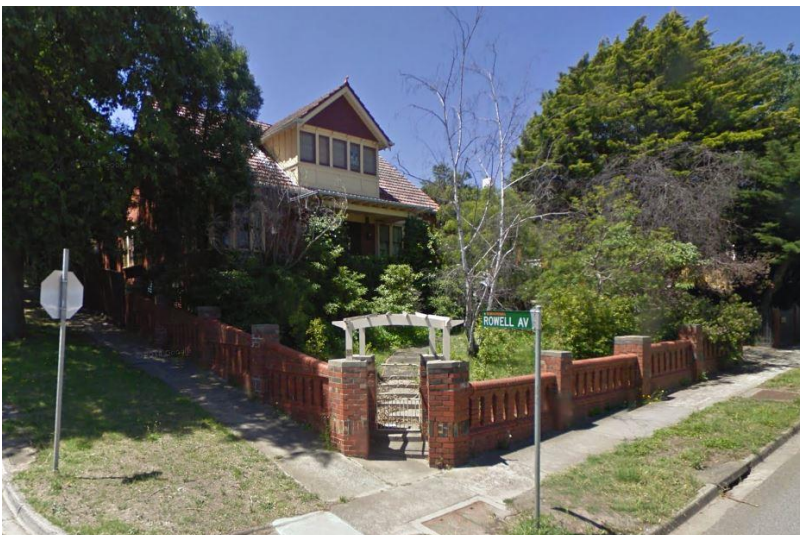


Figure 13.. 931 Toorak Road, Camberwell (HO405).(Source: Google Maps, 2010)

931 Toorak Road, Camberwell (HO405, Figure 13) and 8 Tower Place, Hawthorn East demonstrate the simple massing of bungalow-style dwellings that evolved from Federation villas. The two share many features; rounded corner bay windows, leadlight windows, and a single ridge with projecting gable or dormer windows. However, there is some distinct differences. 931 Toorak Road, Camberwell

was completed in 1925. Its styling is derived from a bungalow variation that John Clare described as 'the projecting balcony type'. It was seen throughout Melbourne suburbs in the 1920s as builders adopted the type, and was characterised by the dominant central balcony, which may be under a gable or a flat roof, which was also a response to the outdoor lifestyle craze. The gable seen here, above the flat roof of the porch, is not a balcony but has clearly been influenced by the style and hints at the demise of the 'fresh air craze'. The front elevation at 8 Tower Place, Hawthorn East is also dominated by a central feature, but instead of a gable or balcony projecting from a transverse gable, it is an oriel window in the end of a longitudinal gable. The sleepout is to the side, where it balances the projection of the bay window at the south east corner.

The material palette is also similar between the two houses, however the exposed red brick of 931 Toorak Road, Camberwell contrasts with the roughcast walls of 8 Tower Place, Hawthorn East but both share simplicity in their presentation but vary in details. 931 Toorak Road, Camberwell is similar to many bungalows that appeared earlier in the 1920s, while 8 Tower Place, Hawthorn East with its unusual details, foreshadows the rise of the Old English Revival style.



Figure 14. 'Narooma' 12 Tower Place, Hawthorn East (HO131). (Source: Google Maps, 2013, accessed January 2018)

Another house foreshadowing the Old English Revival style is found at 12 Tower Place, Hawthorn East (HO131, Figure 14). This house was constructed slightly before 8 Tower Place, Hawthorn East was completed in 1926. While both houses are attic-storey bungalows and share similar base forms incorporating intersecting gables, the expression of the style varies considerably. No. 12, with its cross-ridged roof form, appears symmetrical from the street, in contrast with the single-ridged roof with a secondary gable projecting on one side only at No. 8. Like 931 Toorak Road, Camberwell, the eye is drawn to a central feature. A heavy portico with tapering pillars covers the entrance with a balcony above accessed from the attic storey. Unlike No. 8, there is no 'outdoor room' or sleepout accessible from the original part of the house. The balcony serves a similar purpose, however it is more exposed than a porch would be and would not serve as an outdoor room or sleepout in the way a porch would.

While the form of the house, with its low-pitch, simplified roof form, is clearly drawing on the bungalow typology, the expression is moving towards the Old English Revival styles that would become popular in the 1930s. Red brick bands and simplified quoining break the stucco surface of the walls, a treatment more commonly associated with the later revival styles. The horizontal red brick bands used emphasise the width of the building, a common trait of bungalows. This horizontal emphasis is lacking at No. 8, contributing to the relative lightness of the design and a sense that the design is further along in the shift towards the Old English Domestic Revival architecture that would emerge as a popular style of the 1930s. While the two houses draw from similar forms and stylistic cues, the planning and detailing make each of them examples of different elements of attic-storey bungalow and early Old English Revival styles.

Like No. 8, the house has been extensively altered at the rear, but this is largely concealed from the street. No information is available about the interior of No. 12 but given the scale of alterations elsewhere it is assumed that they are not as well preserved as those of No. 8.

The house at 8 Tower Place, Hawthorn East shares characteristics with each of the examples above. However, its scale, combination of details (particularly its treatment of engaged pilasters at the attic storey level) and relative lack of heaviness in its composition combine to set it apart.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

8 Tower Place, Hawthorn East is a representative example of a substantially intact interwar dwelling. It is an example of an attic storey bungalow home which was stylistically ubiquitous in the suburbs during the 1920s.

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

8 Tower Place, Hawthorn East is of aesthetic significance as a largely intact example of an attic storey bungalow house. Typified by low-pitch roofs, roughcast walls and deep porches, the style emerged from the Arts and Crafts movement drawing on the American colonial tradition. The dwelling at 8 Tower Place, Hawthorn East demonstrates the evolution of the style locally, exhibiting typical style markers of a Craftsman Bungalow, such as roughcast walls over a brick plinth, low-pitch roof with brackets supporting the projecting gable, windows in the attic storey gable end, as well as more unusual details such as the engaged pilasters at attic storey level and the chains above the bay window. While many of these features are found elsewhere in Boroondara, the combination is unusual and points towards the emergence of the Old English Domestic Revival styles of the 1930s.

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?

Trengrove House at 8 Tower Place, Hawthorn East, is an attic-storey Bungalow house with original front boundary fence constructed in 1927-28. The house is significant to the City of Boroondara.

How is it significant?

Trengrove House at 8 Tower Place, Hawthorn East is of architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

It is architecturally significant as a representative and largely intact interwar dwelling in the attic-storey Bungalow style which was a style common in suburbs throughout the 1920s. (Criterion D)

It is of aesthetic significance as a largely intact example of an attic-storey bungalow. Typical features of the style that can be found in this house include a low-pitch gable roof, a sleepout opening off the living area and bedroom, sash windows with leadlight to the upper sash, and stucco over clinker brick walls. Unusual details, such as the engaged pilasters at attic storey level, hint at the Old English Domestic Revival styles that would become popular in the following decades. (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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Front fence
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

Identified By

Context

References

Building permit card for 8 Tower Place, Hawthorn East (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 December 2017.

HO405 51 Walpole Street, Kew, City of Boroondara, accessed 10 January 2018

HO146 294 Warrigal Road, Burwood, City of Boroondara, accessed 10 January 2018

HO131 12 Tower Place, Hawthorn East, City of Boroondara, accessed 10 January 2018

Lovell Chen 2005 *Boroondara Heritage Review of B Graded Buildings*, prepared for City of Boroondara

McWilliam, G 2002, 'Hawthorn History Walks: Rathmine's Village', Hawthorn Historical Society.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

The Age, as cited.

Mombah (former)

Prepared by: Trethowan Architecture in association with Context

Address: 9 Widford Street, Hawthorn East

Name: Mombah (former)	Survey Date: November 2017
Place Type: Residential	Architect: Arthur Cedric Leith
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1930

**Historical Context**

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. 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, including Hawthorn East (Gould 1993:61).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

Re-subdivision in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly 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 (Gould 1993:62; Built Heritage 2012:130,132).

History

The house at 9 Widford Street was built in 1930 by prominent Victorian engineer and architect Arthur Cedric Leith, who designed the house as his residence. The house was featured in *Australian Home Beautiful* in October 1930 (pp.12-23) as 'an interesting residence' with 'a number of unusual features that mark it out from the usual run of small houses.' Of particular interest was the porch, with a 'decidedly different' circular form, making the front door 'a delightful affair, reminiscent of mediaeval times'. Internally, baluster door panels matched the timber balusters of the entrance porch. The porch itself was paved with mosaic tiles. All the bedrooms were located upstairs in the 'story and a half' design:

Any suggestion of attic rooms has been done away with by the domed ceiling treatment, and the fact that no walls are less than ten feet. From the big bay window of the main bedroom a splendid view over the Yarra valley and inner suburbs to the city can be obtained, for the excellent situation was one of the determining factors in the selection of the site. (Australian Home Beautiful 1 October 1930:21)

A sleepout was included on the southeast corner of the house, 'sufficiently well protected for winter use'. Extensive dressing room and built in cupboards were noted. The woodwork of the house was 'particularly attractive', using Australian timbers and figured mountain ash for the joinery and floors. 'Modern' features of the house included its accommodation of labour saving devices to allow it to be run without the services of a maid, and the incorporation of natural lighting into the interior using concealed light (*Australian Home Beautiful*, 1 October 1930).

The Sands & McDougall Directory of 1930 confirms 'a house being built' at the site that year (p.399) and it was complete by 1931 when Leith was listed as the resident (1931:401). Arthur Cedric Leith was registered as resident at 9 Widford Street in the 1936 Electoral Roll. The house was advertised for sale in 1937, when Leith departed overseas: 'Mombah', the 'exceptionally well-built property, with Shingle Tile Roof was erected by Mr Arthur C. Leith, Architect, for His Own Home. Mr Leith is shortly Leaving for Abroad' (*Argus*, 27 November 1937:18). By 1942, Leith had returned to Melbourne and moved to No.2/4 Drake Street, Elsternwick. The house at 9 Widford Street belonged to C.E. Maddocks in 1957 when the original garage was replaced at the rear.

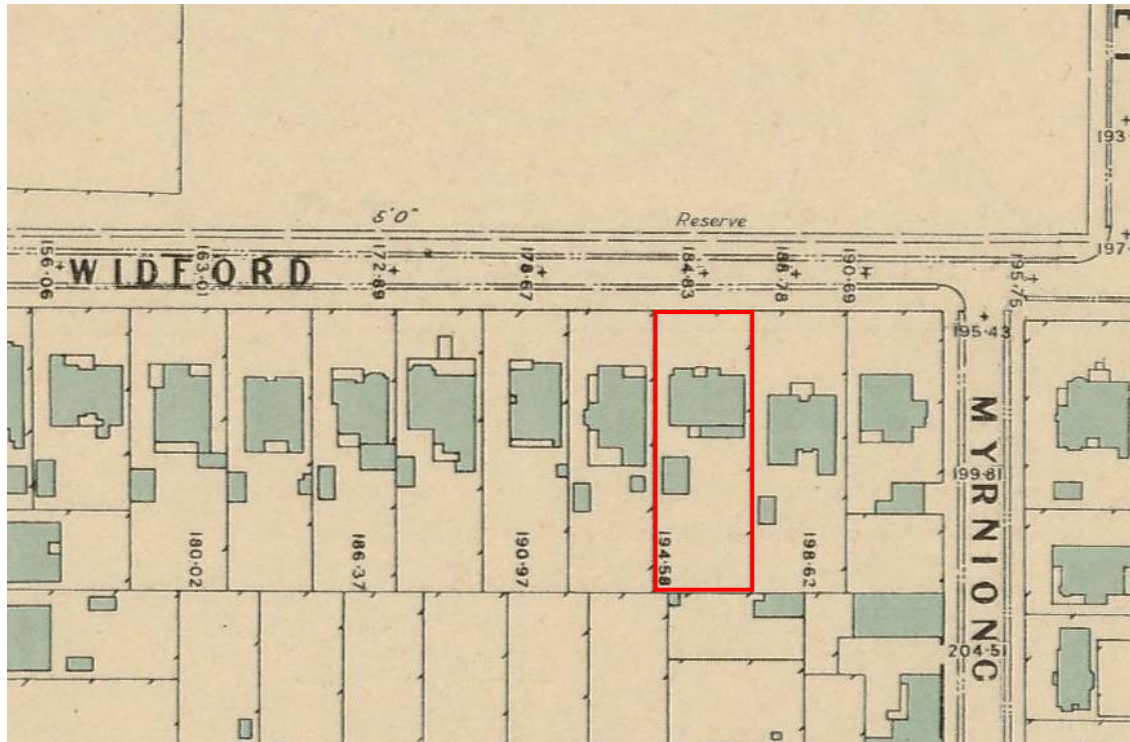


Figure 1. Detail of Hawthorn and Malvern Melbourne and Metropolitan Board of Works plan 1947. The original footprint of the house, including its asymmetric gable front with recessed and entry within the rounded turret form can be discerned. (Source: State Library of Victoria)

HAWTHORN. **THIS DAY.**
AT THREE O'CLOCK. **ON THE PREMISES.**
CHARMING MODERN BRICK RESIDENCE AT HAWTHORN,
"MOMBAH," No. 9 WIDFORD STREET.
LOVELY SITUATION, HIGH, OVERLOOKING MUNICIPAL PARK AND GARDENS.
THIS EXCEPTIONALLY WELL-BUILT PROPERTY, with Shingle Tile Roof, was Erected by Mr. Arthur O. Leith, Architect, for His Own Home. Mr. Leith is Shortly Leaving for Abroad.
CONTAINS, DOWNSTAIRS—Circular Entry Porch, Panelled Entry Hall, Lounge 13 x 16 plus Ingle Nook, Dining-room 13 x 13, Study 12ft. 6in. x 12ft. plus Ingle Nook, Kitchen with One Fire and Elec. Stoves, Maid's Room. **UPSTAIRS—**Two Bedrooms, Dressing-room with B.O., Tiled Bathroom, Elec. H.W. System, Gardens and Lawns. Concrete Drive and Paths, Double Garage. Joinery of Figured Mountain Ash, Polished H'wood Floors, &c. **LAND 60 x 175.**
TITLE, Certificate. TERMS—Cash or £500 Cash, Bal. Within 3 Years, Interest 5 Per Cent.
J. R. BUXTON PTY. LTD., Auctioneer,
443 COLLINS STREET, MELBOURNE. CENTRAL 1661-2.

Figure 2. Advertisement for sale of the property in 1937 when Leith went abroad. (Source: National Library of Australia)



Figure 3. The house at 9 Widford Street as featured in *Australian Home Beautiful* 1 October 1930.

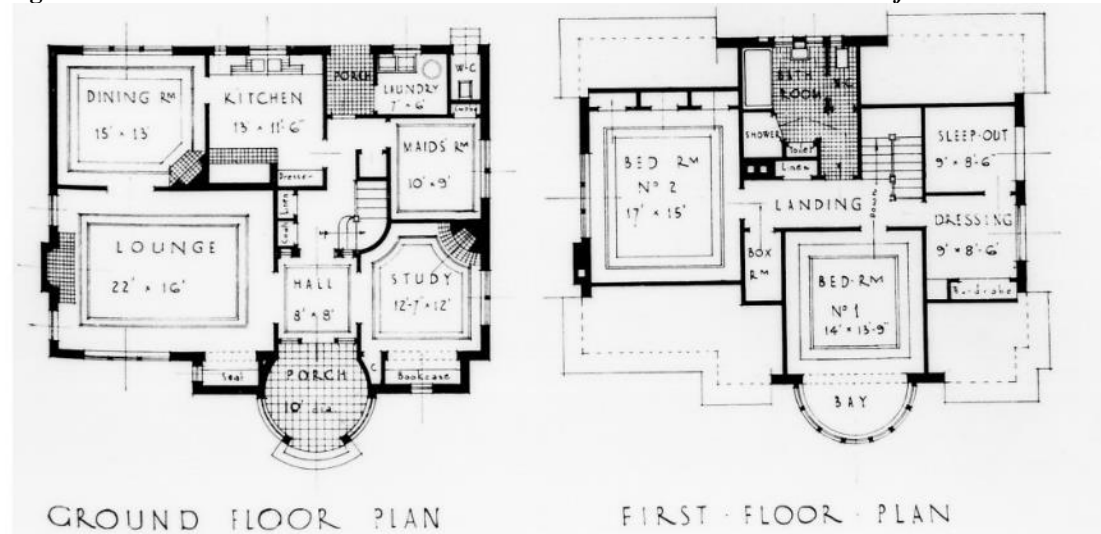


Figure 4. Plan of the house by Leith & Associates features in *Australian Home Beautiful* 1 October 1930.

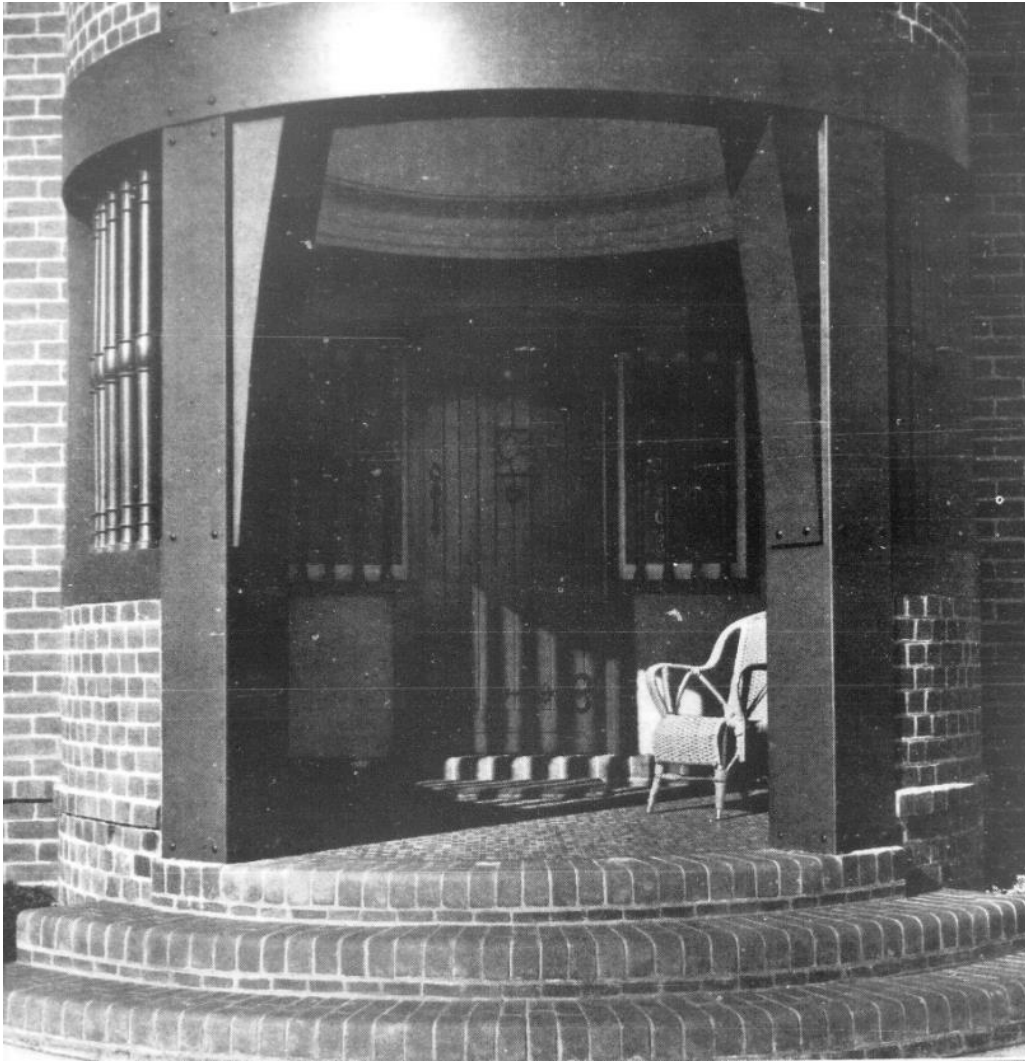


Figure 5. Detail of the front porch in 1930 featuring mosaic tiles, darkly painted posts and timber balusters. (Source: *Australian Home Beautiful* 1 October 1930)

Arthur Cedric Leith

Arthur Cedric (A.C.) Leith was the son of George Brown Leith, also an architect. He attended Wesley College and Melbourne University before joining the State Public Works Office in 1914 (*Who's Who in Australia* 1938:307). From 1925 he was in private practice as an Architect & Engineer. Between 1926-36 he was Secretary of the Institute of Engineers Australia. In the 1930s Leith, a registered architect, was also chairman of the Victorian Institution of Civil Engineers and a member of the Architects Registration Board of Victoria. The firm became A.C. Leith & Bartlett, Architects and Engineers in 1936. In 1938, Leith undertook a world tour studying housing, slum abolition and planning in eastern Asia, Russia, the UK and US, and undertook similar studies while on war service with the AIF (1940-42) in Egypt, Palestine, Syria and India (Goad, 2012:403-4). During the late 1930s and early 1940s the practice carried out numerous municipal and shire office commissions, notably the Heidelberg Town Hall (1937). On his return from overseas he also pioneered the use of concrete and prefabrication, for example writing in *Building and Engineering* in March 25, 1946 describing the development of the Fowler System by the Victorian Housing Commission.

Description & Integrity

The house is attic-storey, red-brick, with a roughly rectangular plan and asymmetric roof line consisting of a principal gable running north-south with projecting gables to the front and rear. The upper storey is largely concealed under steeply pitched gables with terra-cotta shingle roof. The projecting front gable resolves into a rounded turret form over a first-floor bay window and ground level entry porch.

Broad timber bargeboards are fastened with rivets onto the gable ends. The front gable bargeboards curve from the turret all the way to the ground, framing the entire projecting wing, reminiscent of the vernacular form of cruck-framed buildings. This shallow wing is slightly asymmetrical, with a porthole window to the larger south side of the entry. This side is reminiscent of a catslide roof. The porch is round, incorporating timber framing and brick nogging beneath a bay window. The porch and windows on either side of the door are detailed with rows of tall narrow timber balusters, currently painted white. A light bracket with lantern is located at the front of the turret above the entry between the porch and the bay window. The rounded turret porch and bay retains its original form and detailing including turned timber balusters, timber frames, lantern, and seven-windowed bay. The windows consist of twelve panes each. A triple sash window with panes above a planter box was in the original design but is currently obscured by the garden. A large streamlined brick chimney rises at the end of the northern gable.

Stylistically, the house demonstrates an Old English Revival design interpreted with a distinctive modern and individual flair. The round porthole window evokes the Moderne style. Prominent fascias contribute to the rustic cottage look, while the turret form above the rounded entry evokes the English Revival or Provencal style with its 'Mediaeval' references. The north and south gables off street demonstrate a more traditional interwar bungalow form, with timber bargeboards, timber work and ventilation grille in the apex and timber framed sash windows.

The house is intact externally. The footprint of the house fronting onto Widford Street appears identical to the 1930s. Comparison with the 1930 *Home Beautiful* plan and photographs show the house is mostly unchanged. The low garden wall is typical of interwar English Revival within a rustic garden setting, however it replaced a similarly low brick garden fence that was part of the original design. The original brick fence posts remain at either end, and the original brick footings of the fence are visible. The sleepout on the southeast corner has been filled in with sympathetic windows. The original dark painted colour scheme on the porch turret form has been replaced with white to match the bargeboards. The original garage has been demolished and replaced in the postwar period. The rear extension is a more recent addition. It is not known when the large trees and garden scheme were added, but these are not noted in the *Australian Home Beautiful* article. Given that views from the bay window were an important consideration of the site, it seems unlikely that the front canopy tree would have been conceived as part of the original design. The 1930 photograph of the house shows a more modest front garden planting. The balusters and lantern are intact on the porch. The original chimney is also intact.

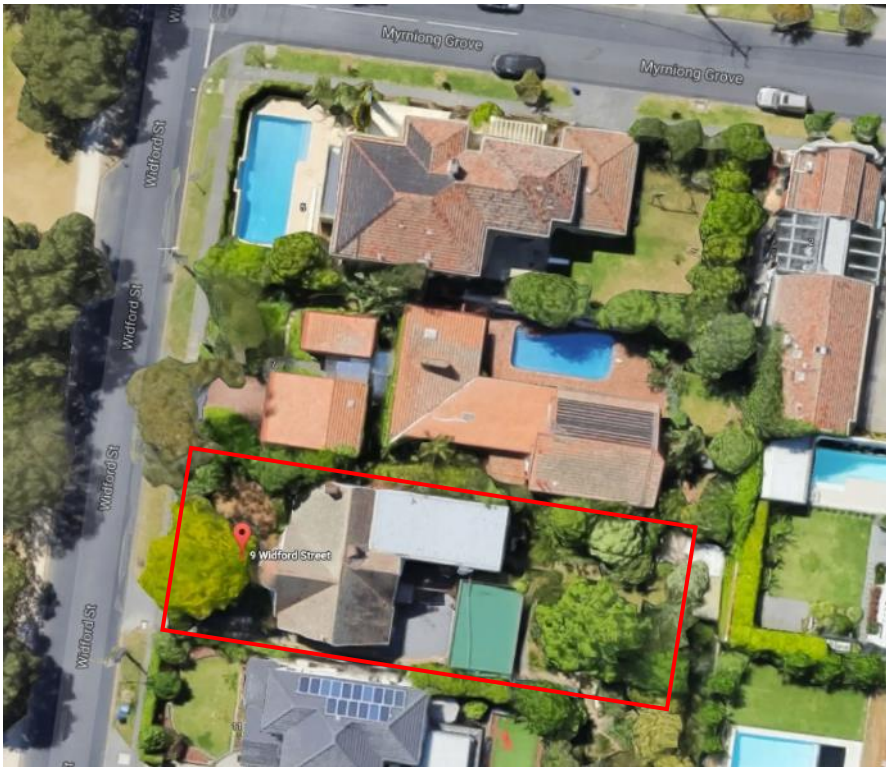


Figure 6. Aerial View of the property showing original house with rear extension and garage. (Source: Google Maps, 2017)



Figure 7. View of the house showing roofline and gable forms from southwest. (Source: Trethowan Architecture, 2018)



Figure 8.View of the front gable from northwest. (Source: Trethowan Architecture, 2018)



Figure 9. Detail of fascia on front gable. (Source: Trethowan Architecture, 2018)



Figure 10. Detail of porthole window on front gable. (Source: Trethowan Architecture, 2018)



Figure 11. Detail of front low garden wall with footing of original brick fence beneath. (Source: Trethowan Architecture, 2018)



Figure 12. View of the front porch showing intact steps, porch entry pilasters and doorway, porch ceiling, and balusters. (Source: Trethowan Architecture, 2018)



Figure 13. Original fence posts. (Source: Trethowan Architecture, 2018)

Comparative Analysis*Interwar Domestic Revival*

The house at 9 Widford Street is distinctive in Boroondara due to its individual architect design, as a residence by architect A.C. Leith. As an example of an interwar residence it may be compared with a number of houses in Boroondara which adopt interwar period domestic revival styles, particularly Old English Revival.

12 Tara Avenue, Kew (HO348) is of local historical and architectural significance as a good and externally intact example of a substantial two-storey residence of the late interwar period designed in the Old English style. The subject site also demonstrates a steeply pitched shingle tile roof and a low rockwork wall on the property boundary with a front garden dominated by a large canopy tree. 12 Tara Avenue is more traditional in its interpretation of the Old English style however, with more irregular fenestration and gable forms. It lacks the grand entry created by the entry porch or the turret form of the protruding front gable at the subject property.

Howard Street Kew contains a small precinct of Old English Revival houses, including numbers 13, 19, 21, 23 and 25. Of these, only 19 Howard Street is graded as Significant. This house is a good example in the revival idiom which differs from the subject property in its employment of Tudor forms and details, and in its conspicuous use of half-timbering. By contrast, the subject property is more restrained, eschewing elaborate timber work for the contrasting red brick and a restrained rhythm of the bargeboards and timber framed bay with brick nogging. The bargeboards of the subject property are more reminiscent of cruck-framed Old English buildings.

75 Studley Park Road, Kew (HO346) is of local historical and architectural significance as a good and externally relatively intact example of a two-storey brick house in the Old English Style as expressed in Melbourne houses of the 1930s. The house retains its original front fence, path and steps. Like other examples, the house is a traditional rendition of the English Revival style combining asymmetric plan and complex gable forms and prominent chimneys. The subject property compares favourably in terms of its use of brick to express the Old English style, and stands out in terms of its front turret and steep sloping shingle roof with attic storey.

8 Milfay Avenue, Kew (HO530 Yarra Boulevard Precinct), is a two-storey interwar house of clinker brick construction in the Old English style with eclectic Medieval overtones. The simple hipped and gabled roof is clad with glazed terracotta tile and a turret is finished with terracotta shingle tiles and surmounted by a copper weathervane. The roofscape is penetrated by a tall brick chimney and gable ends are either half timbered or infilled with roughcast render or tapestry brickwork. The asymmetrical facade features a rendered brick turret. A prominent two-storey bay also projects from the facade and joins with a flat-roofed non-original garage wing. Fenestration throughout is irregular and windows are generally timber-framed double-hung sashes with diamond leadlight glazing and some coloured glass. The subject property compares favourably to this house in terms of its more prominent and integrated turret form, and an overall more balanced and considered architect design. The subject property's steep pitched shingle roof and bargeboards also stand out.



Figure 14. 660 Riversdale Road, Camberwell.
(Source: Lovell Chen 2005)



Figure 15. 28 Milfay Avenue, Kew. (Source: Google Maps, 2017)



Figure 16. 75 Studley Park Road, Kew.
(Source: Google Maps, 2017)



Figure 17. 12 Tara Avenue, Kew. (Source: Google Maps, 2017)



Figure 18. 19 Howard Street, Kew. (Source: Lovell Chen 2005)



Figure 19. 91 Maud Street, Camberwell.
(Source: Lovell Chen 2005)

The house at 91 Maud Street (HO392) was designed by G. Burridge Leith, A.C. Leith's brother. The house also demonstrates an emphasis on form with restrained ornamentation as a modern interpretation of a domestic Revival style – in this case Georgian. It has a cube form, a hipped roof with a single chimney at the east end, and symmetrically placed windows and front door. A wrought iron balconette frames the central first floor window, and shutters frame the outer windows on both floors. It is a simply treated brick box with boarded and braced doors, typical of many of the interwar and early post-war years. The subject site makes an interesting comparison with G. Burridge Leith's interpretation of a domestic Revival style. Like 91 Maud

Street, the subject site's design emphasised form over ornamentation, but adopts the steep pitched gable forms characteristic of Old English and demonstrates a grander entry with its porch and bay window.

A.C. Leith & Associates

A.C. Leith was active and prominent in public and civic architecture in Victoria in the 1930s. He revived the architectural practice of his father, G.B. Leith, in 1925 as A.C. Leith & Associates. In 1936 A C Leith joined in partnership with Harold E Bartlett, and the firm name changed to A C Leith & Bartlett, Architects and Engineers. Examples of their most renowned works from the period have been recognised on the Victorian Heritage Register, including the Heidelberg Municipal Hall (VHR H2077), Koroit Memorial Hall (VHR H222) and Warracknabeal Town Hall (VHR H2223). A.C. Leith was among a panel of architects appointed to the Housing Commission of Victoria to advise on the design of public housing in the state. Leith was interested in concrete house construction, and a 1939 pair of experimental concrete houses at Fishermen's Bend is listed on the Port Phillip Heritage Overlay (HO158). The City of Casey's HCV Doveton Estate (HO159) includes houses by the Architect's Panel comprising Harold Barlett (Chair), A. C. Leith, Frank Heath, E.C. Laird, Best Overend, John P.D. Scarborough, and T.J. Buchan.

The house at 9 Widford Street is distinctive as an unusual example of Leith's domestic architecture designed for his own private use. This contrasts with the Modern civic designs and the public housing with which Leith is more commonly associated. The house presents an interesting historical contrast between the revival style chosen for domestic use and the Modern style that marks Leith's civic buildings. The house is nonetheless not a typical Revival design, the more Modern influences of its architect being discernible in its restraint and emphasis on form over decoration in the application of the English Domestic style. The house is also notable for the emphasis given to brick surfaces, similar to the celebration of brick demonstrated in Leith's modern civic designs. The house thus presents an interesting example of an interpretation of the Old English Revival through a more Modern lens.



Figure 20. Heidelberg Municipal Hall 1936-7.
(Source: Victorian Heritage Database)



Figure 21. Warracknabeal Town Hall 1939-40.
(Source: Victorian Heritage Database)

Conclusion

The house at 9 Widford Street, Hawthorn East, formerly 'Mombah', is distinctive in the City of Boroondara. It is distinctive when compared to other individual examples of interwar domestic revival style houses within the City of Boroondara in terms of its architectural quality and its expression of a domestic Old English Revival form. It is distinguished by its highly resolved architectural style. It is more restrained in its application of decorative elements of the Old English style, eschewing Tudor Revival timber work for the broad painted bargeboards and dominant shingle tile roofing. Its turned timber balusters in the rounded entry porch are characteristic of the Old English style, as are its steep pitched attic roof, broad bargeboards and striking front turret over the entry. It demonstrates some decorative elements of a more Moderne style such as the porthole window. Its distinctive restraint and unique composition is the result of its individual architect design. The house is distinctive for its emphasis on form over

ornamentation, demonstrating a peculiarly modern interpretation of the domestic revival styles popular in the Interwar period.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 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).

N/A

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).

N/A

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

The house at 9 Widford Street is aesthetically significant as an unusual and accomplished design by prominent engineer and architect A.C. Leith. It incorporates English Domestic Revival form with Moderne influences. The house is distinctive in Boroondara with an individual architect design. It has a steep pitched terracotta shingle tile roof with a striking front gable resolving into a semicircle turret form over a rounded bay window and porch.

The steep dominant roof form, asymmetrically placed front turret form is characteristic of English Revival style, as are the rounded entry porch with turned timber balusters. The broad bargeboards and rounded box ends add to its stylistic distinction, reminiscent of cruck-framed Old English buildings. As an example of English Revival, the house demonstrates a restrained detailing, with minimal timber detailing such as the timber louvred vents in the gable ends, and timber framing and brick nogging in the rounded central bay. This restraint demonstrates a Moderne influence, also evident in details such as the porthole window and streamlined chimney.

Ultimately the house provides a unique modern interpretation of domestic Old English Revival style popular in the interwar period. The house's distinctive aesthetic qualities derive from its considered individual architect design.

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).

The house is significant for its close association with the life and work of prominent Victorian engineer and architect A.C. Leith, who designed and lived in the house during an important time in his career when his firm A.C. Leith & Bartlett was involved in designing a number of prominent innovative civic buildings that have been recognised as significant to the state of Victoria.

Statement of Significance

What is Significant?

The Old English Domestic Revival house at 9 Widford Street, Hawthorn East, is significant. Constructed in 1930, the house was designed and lived in by prominent Victorian engineer and architect A.C. Leith of Leith & Bartlett.

Later additions including the rear extension and garage are not significant. The front fence brick posts and footings are original, but the rock-faced boundary wall is not original.

How is it significant?

The house at 9 Widford Street, Hawthorn East is of local aesthetic and associative significance to the City of Boroondara.

Why is it significant?

The house is an outstanding and distinctive example of interwar Old English Domestic Revival design with distinguished individual architect-designed elements. The house is architecturally significant as an example of A.C. Leith's domestic architecture in the City of Boroondara. The house derives its aesthetic appeal from the steep dominant shingle tile roof form, asymmetrically placed front gable, and front porch resolved to a turret that is characteristic of Old English Revival style. The rounded porch includes turned timber balusters characteristic of Old English Revival buildings. The barge boards reminiscent of cruck-framed houses and use of timber frames and brick nogging in the rounded bay also evoke Old English Revival. The house incorporates elements Moderne design, notably the round porthole window and streamline chimney. The house's architectural distinction and modern interpretation of domestic revival styles popular in the interwar period make its unique (Criterion E).

The house is significant for its association with prominent architect and engineer Arthur Cedric (A.C.) Leith who designed the house as his own residence and lived there for a significant period of his career in Victoria. (Criterion H)

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 Colours <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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front fence piers and footings only
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

Identified By

Context

References

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