

URBAN PLANNING DELEGATED COMMITTEE

MINUTES

(Open to the public)

Monday 4 October 2021

Online - Delivered via Webex Events.

Commencement 6.32pm

Attendance

Councillor Jim Parke (Chairperson)
Councillor Garry Thompson (Mayor)
Councillor Felicity Sinfield
Councillor Victor Franco
Councillor Wes Gault
Councillor Di Gillies
Councillor Lisa Hollingsworth
Councillor Jane Addis
Councillor Cynthia Watson
Councillor Susan Biggar
Councillor Nick Stavrou

Apologies Nil

<u>Officers</u>	Phillip Storer Scott Walker David Cowan	Chief Executive Officer Director Urban Living Acting Manager Statutory & Strategic Planning
	Kirstin Ritchie Robert Costello Christian Wilmsen Amanda Seymour Elizabeth Manou Helen Pavlidis	Acting Manager Governance & Legal Acting Principal Strategic Planner Acting Coordinator Strategic Planning Senior Strategic Planner Acting Coordinator Governance Senior Governance Officer

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1. Adoption and confirmation of the minutes

MOTION

Moved Councillor Gault

Seconded Councillor Sinfield

That the minutes of the Urban Planning Delegated Committee meeting held on 20 September 2021 be adopted and confirmed.

CARRIED

2. Declaration of conflict of interest of any councillor or council officer

Nil

3. Presentation of officer reports

3.1 Heritage assessment - 57 and 60 Berkeley Street, Hawthorn - Preliminary consultation outcomes

The purpose of this report is to seek:

- adoption of the draft heritage citations for 57 and 60 Berkeley Road, Hawthorn; and
- a decision to write to the Minister for Planning to request authorisation to prepare and exhibit a planning scheme amendment to apply a permanent Heritage Overlay to 57 and 60 Berkeley Street, Hawthorn.

In response to community requests, officers engaged heritage consultants Peter Andrew Barrett and Trethowan to re-investigate the heritage significance of 57 and 60 Berkeley Street, Hawthorn, respectively. Both properties had previously been assessed but were not considered to reach the standard for heritage protection as individual places.

Following completion of their assessments, the heritage consultants recommend 57 and 60 Berkeley Street, Hawthorn be included in the Heritage Overlay as individually significant heritage places. The draft heritage citations for 57 and 60 Berkeley Street are provided in **Attachment 1 and 2**.

Preliminary consultation on the draft heritage citations was undertaken from 4 May to 4 June 2021. Fifty-seven (57) submissions were received, including three (3) objecting and 54 supporting submissions. A summary of the submissions received, and officers' response, is provided in **Attachment 3**.

Officers recommend the Urban Planning Delegated Committee (UPDC) adopt the heritage citations contained at **Attachment 1 and 2** and resolve to seek authorisation from the Minister for Planning to prepare and exhibit a planning scheme amendment to introduce a Heritage Overlay to the properties on a permanent basis.

*1 speaker opposed to the officers' recommendation addressed the meeting.
5 speakers in support of the officers' recommendation addressed the meeting.*

MOTION

Moved Councillor Biggar

Seconded Councillor Sinfield

That the Urban Planning Delegated Committee resolve to:

- 1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the draft heritage citations for 57 and 60 Berkeley Street, Hawthorn.**
- 2. Adopt the heritage citations for 57 and 60 Berkeley Street contained in Attachment 1 and 2, as annexed to the minutes.**
- 3. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft heritage citations outlined in Attachment 3, as annexed to the minutes.**
- 4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include 57 and 60 Berkeley Street, Hawthorn in the Heritage Overlay.**
- 5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.**
- 6. Authorise the Director Urban Living to undertake administrative changes to the amendment which do not change the intent of the amendment, or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.**

CARRIED

3.2 Roseberry Street, Hawthorn East - Heritage assessment

On 29 July 2021, Council received a community nomination to include Roseberry Street, Hawthorn East in the Heritage Overlay either as a standalone precinct or as an extension to the Brickfields Environs Precinct.

Council's heritage consultant, Context, considered Roseberry Street for inclusion in the Heritage Overlay both as a standalone heritage precinct and as part of the Brickfields Environs Precinct in the Hawthorn East Heritage Gap Study. Context did not recommend Roseberry Street be included in the Heritage Overlay on the basis of its markedly lower intactness than other streets in the Brickfields Environs Precinct.

Following the community nomination, Officers referred the nomination and all information provided by community members to Context for consideration and to advise whether the information provided contains new information which would warrant a change to their original recommendation.

Concurrently, Officers commissioned Extent Heritage to carry out a peer review of the original advice provided by Context, and to prepare an independent assessment of the community nomination and the merits of including Roseberry Street in the Heritage Overlay. Extent Heritage was also provided with all the material submitted by community members.

Both consultants have now concluded their assessments and agree Roseberry Street does not warrant protection through the Heritage Overlay.

Context do not consider the information provided by the community provides any compelling new evidence to call into question the decision to exclude Roseberry Street from the Heritage Overlay.

Similarly, the independent heritage assessment carried out by Extent Heritage confirms the position taken by Context. Extent Heritage conclude Roseberry Street does not meet the threshold for inclusion in the Heritage Overlay either as part of a precinct extension of the Brickfields Environs Precinct, or as a heritage precinct in its own right.

In the absence of expert heritage consultant advice supporting the inclusion of Roseberry Street in the Heritage Overlay, Council would not, in the officer's view, be successful in receiving authorisation from the Minister for Planning to prepare and exhibit a planning scheme amendment to include Roseberry Street in the Heritage Overlay.

Based on professional advice provided by two qualified and experienced heritage consultants, officers recommend no further action in regard to this matter.

*12 speakers opposed to the officers' recommendation addressed the meeting.
2 speakers in support of the officers' recommendation addressed the meeting.*

Procedural motion - Adjournment

Moved Councillor Sinfield

Seconded Councillor Hollingsworth

That the Urban Planning Delegated Committee meeting be adjourned.

CARRIED

The Urban Planning Delegated Committee meeting adjourned at 8.03pm.

Procedural motion - Resumption

Moved Councillor Sinfield

Seconded Councillor Biggar

That the Urban Planning Delegated Committee meeting be resumed.

CARRIED

The Urban Planning Delegated Committee meeting resumed at 8.04pm with all councillors present.

MOTION

Moved Councillor Gillies

Seconded Councillor Biggar

Officers recommend the Urban Planning Delegated Committee resolve to:

- 1. Note the heritage assessment and peer review on the heritage value of Roseberry St, Hawthorn East undertaken by Context and Extent Heritage contained in Attachments 1 and 2, as annexed to the minutes;**
- 2. Note submissions from residents;**
- 3. Seek a further report addressing the viability of including the more intact section of Roseberry Street;**
- 4. Consider the report and any further submissions at the UPDC meeting on 6 December 2021.**

CARRIED

4. General business

Nil

5. Urgent business

Nil

6. Confidential business

Nil

The meeting concluded at 9.45pm

Confirmed

Chairperson

Date

MINUTES ATTACHMENTS



Urban Planning Delegated Committee

Monday 4 October 2021

Attachments annexed to the minutes for the following items:

- 3.1 Heritage assessment - 57 and 60 Berkeley Street,
Hawthorn - Preliminary consultation outcomes
- 3.2 Roseberry Street, Hawthorn East - Heritage assessment

NAME OF HERITAGE PLACE: Chesney Wolde**Address: 57 Berkeley Street, Hawthorn**

Name: Chesney Wolde	Survey Date: 25 August 2020
Place Type: Residential	Architect: Not Known
Grading: Significant	Builder: Not Known
Extent of Overlay: To title boundaries	Construction Date: c1916

**Historical Context**

The First Nations People, the Wurundjeri, have a connection to the land along the valleys of the Yarra River and Gardiners Creek.¹ This connection extends back thousands of years, and continues today.

The boundaries of Hawthorn are defined by Barkers Road and Burke Road to the north and east; and two watercourses, the Yarra River and its tributary, Gardiners Creek.² Of

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- 1 Gary Presland, *First People. The Eastern Kulin of Melbourne, Port Phillip and Central Victoria*, p 25.
 - 2 The former City of Hawthorn



the watercourses, hills, valleys and plains within the Melbourne region, it is the Yarra River that is its defining feature, and one that serves as its artery. It was its abundant supply of freshwater that saw European settlement establish along the Yarra River in the nineteenth century. Today the metropolis still obtains much of its water from the Yarra and its tributaries in the nearby ranges.

It was a short distance from the subject site, that in 1836-37 pastoralist John Gardiner (1798-1878) settled with his family, and Joseph Hawdon and John Hepburn. They drove cattle overland from Sydney to the property they established on Gardiners Creek,³ land now occupied by Scotch College.

Improved transport links with the city, initially the completion of the railway from the city to Hawthorn in 1861, stimulated residential development. This began the shift away from Hawthorn being purely a pastoral settlement to an urban settlement, a dormitory suburb of Melbourne. The extension of the railway to Camberwell, and beyond, in the 1880s, attracted the Land Boomers to the district, and speculative residential subdivisions occurred in the environs of the railway line. South of Riversdale Road,⁴ some subdivisions were created as a consequence of a horse-drawn tram service commencing along Riversdale Road in the 1890s;⁵ but largely this part of Hawthorn, some distance from the railway stations,⁶ remained mostly undeveloped until the early twentieth century.

It was the completion of electric tram services in Glenferrie Road in 1913,⁷ and more importantly an electric tram along Riversdale Road from the city in 1916,⁸ that stimulated residential development on the slope of land extending into the Gardiners Creek valley. It is this part of Hawthorn that is said to have undergone the most intensive residential development in the period between 1910-1940.⁹

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- 3 Leslie J Wilmoth, 'The Gardiners of Gardiner's Creek', manuscript, part of the 'Papers of the Gardiner Family 17882-1959, National Library of Australia, <https://nla.gov.au/nla.obj-742766936/findingaid?digitised=y>, retrieved 10 October 2020. Leslie J Wilmoth, 'Gardiner, John (1798-1878)', Australian Dictionary of Biography, Australian National University, <http://adb.anu.edu.au/biography/gardiner-john-2077>, retrieved 11 October 2020.
 - 4 Bradley and Curtain, auction notice for the Glen Estate of c1888 for residential blocks in the environs of Glenferrie Road, south of Riversdale Road, held by the State Library of Victoria.
 - 5 *Hawthorn, Kew and Camberwell Citizen*, 25 February 1916, p 2.
 - 6 Some distance from railway stations on both the Lilydale (Camberwell) and Darling railway lines. The Darling railway line, now part of the Glen Waverley Line, is to the south of Gardiners Creek in Stonnington. Kooyong Railway Station, initially called North Malvern, is closer to the subject site than Hawthorn station, and is noted in auction notices of the area. Bradley and Curtain, auction notice for the Glen Estate of c1888 for residential blocks in the environs of Glenferrie Road, south of Riversdale Road, held by the State Library of Victoria. *Herald*, 10 October 1913, p 12.
 - 7 *Australasian*, 7 June 1913, p 61.
 - 8 *Hawthorn, Kew and Camberwell Citizen*, 25 February 1916, p 2.
 - 9 Built Heritage, 'City of Boroondara Thematic Environmental History', May 2012, p 130.



Land south of Riversdale Road, Hawthorn, c1912, looking towards Gardiners Creek, prior to residential development. Glenferrie Road is visible at right. Source of image: Stonnington History Centre

The former City of Hawthorn amalgamated with the cities of Kew and Camberwell in 1994 to form the City of Boroondara. Hawthorn still maintains a distinct identity within Boroondara, in part defined by its undulating landscape in places, its fine homes in leafy streets, and its many independent schools, churches, cultural and sporting groups, including its own football team. These have contributed to Hawthorn being a select residential area of Melbourne.

History of Chesney Wolde

Chesney Wolde is built in the southern part of Hawthorn that forms the Gardiners Creek valley. It is here that intensive residential development occurred between the 1910s-1940s.¹⁰ Much of this housing was of the middle or professional classes, their substantial villas sited on larger allotments, representing the ideals of the Garden Suburb Movement.¹¹ In the case of Chesney Wolde, its site is formed by two allotments (allotments 6 & 7) of a residential subdivision of 1914, which subdivided 2.8 hectares of land into 21 allotments on the east side of Berkeley Street.¹²

10 Built Heritage, 'City of Boroondara Thematic Environmental History', May 2012, p 130.

11 Built Heritage, 'City of Boroondara Thematic Environmental History', May 2012, pp 139 and 141.

12 Apart from 4 allotments, all of the allotments of this subdivision are south of Callantina Road. Landata, Certificate of Title, vol 3824 fol 680.



The subject site was purchased in July 1915 by Annie Eva Silvester of Cassell Street, Hawksburn.¹³ Chesney Wolde was built by December 1917, when a notice of its pending sale was listed in the *Herald*.¹⁴ The name Chesney Wolde is derived from the name of the house, Chesney Wold, in the Charles Dickens novel *Bleak House*.

Chesney Wolde was sold in 1918 to Albert Arthur Head, a draper.¹⁵ His drapery firm, Head & Son, commenced business in Richmond in 1903, and until the mid 1930s it traded from premises in Bridge Road, opposite the Richmond Town Hall.¹⁶ Ownership of Chesney Wolde transferred from the Heads to several others during the period of 1949-50.

In November 1950, Chesney Wolde was purchased by the distinguished orthopaedic surgeon, Bryan Tobin Keon-Cohen (1903-1974).¹⁷ His obituary from the Royal College of Surgeons of England is in Appendix One of this heritage citation. The Keon-Cohen family lived at Chesney Wolde until the early 1970s.

In October 1971, Oliver John Nilsen and Penelope Dorothy Nilsen purchased the house.¹⁸ Oliver John Nilsen was a Director of the electronics manufacturer Nilsen Industries.¹⁹ The Nilsens retained ownership of the house until 1995, when Chesney Wolde was purchased by Louise Tuckwell. An auction notice in September 1994, noted the house being sited on a large block, and it having generously proportioned rooms with decorative ceilings.²⁰ A copy of that auction notice is in Appendix Two of this heritage citation.

Architectural drawings of rear additions undertaken in 1995 by the Tuckwells, designed by Oaten Stanistreet Pty Ltd, architects, show the works retained Chesney Wolde, although some minor changes were made to its interior planning. The addition, oriented in a north-south direction, includes living spaces, a kitchen, laundry and a guest bedroom. An internal stair provides access to a basement garage and cellar. Landscaping works include terraces either side of an existing in ground swimming pool. A tennis court existed by this time to the northeast of the swimming pool.

The addition is designed in a Federation-style, referencing in its materials and detailing Chesney Wolde.²¹ The works involved relocating an early bow window on the rear of the house, which was refitted on the west (street-facing) elevation of the addition.²²

13 Landata, Certificate of Title, vol 3863 fol 423.

14 *Herald*, 20 December 1917, p 13.

15 Landata, Certificate of Title, vol 3863 fol 423 and Certificate of Title, vol 7269 fol 631.

16 *Argus*, 4 November 1932, p 5.

17 Landata, Certificate of Title, vol 7269 fol 631.

18 Landata, Certificate of Title, vol 7269 fol 631. Nilsen website www.nilsen.com.au/100years.html retrieved 30 November 2020.

19 Nilsen's grandfather was a Lord Mayor of the City of Melbourne, and started radio station 3UZ. Nilsen Industries was also one of the consortium of companies to establish GTV Channel 9. <http://www.nilsen.com.au/100years.html>.

20 Collins Simms, auction notice '57 Berkeley Street, Hawthorn', dated 1994.

21 Oaten Stanistreet Pty Ltd, architectural drawings titled 'Proposed Alterations and Additions for Mr G and Mrs L Tuckwell at 57 Berkeley Street, Hawthorn', dated January 1995.

22 Ibid



Description & Integrity

Berkeley Street

Chesney Wolde is situated on the east side of Berkeley Street, one property south of Callantina Road. Berkeley Street descends as it extends south into the Gardiners Creek valley. The street is relatively wide, and concrete kerbing is along each side of its carriageway. Deep nature strips extend between the kerbs and the concrete footpaths along the street beside property boundaries. Mature street trees are planted along the nature strips at intervals and these, in places, create a canopy of vegetation over this part of Berkeley Street. At irregular intervals, concrete crossovers provide vehicle access to properties.

The housing stock in Berkeley Street, south of Callantina Road is of varying types and styles, and from various periods from the early twentieth century. These are villas, flats and units; and in parts of the street, there is housing of recent decades that have replaced earlier housing. The housing styles of the initial stage of development (1910s-1940s) include the Federation villa, Chesney Wolde, several bungalows (No's 54, 60, 62, 65 and 76), and an English Vernacular Revival style house (No 58). Most share the common characteristics of being substantial housing, well-detailed, and set back from the street(s)²³ in mature gardens. Although later housing defines many of the parts of the street, a pocket remains of housing from the 1910s-40s in the environs of Chesney Wolde.

Chesney Wolde

Chesney Wolde is a detached Federation-style house, built on the north side of a double-block. Located on the higher portion of its site, the house has a slightly elevated character when viewed from the southwest. The villa is set back from its Berkeley Street frontage behind a mature garden, and this garden extends along part of the south of the site.

Approximately midway along the street boundary, recessed in the timber palisade front fence, is a pair of (pedestrian) gates. These access a path of concrete pavers that lead towards the verandah and front door of the house. The pavers follow the alignment of an earlier drive on this site.²⁴ Further south, on the front boundary, is a pair of timber gates that provide vehicular access to this site, via a concrete crossover in Berkeley Street. A drive leads from the gates to the basement garage of the rear addition of the house.

The front, original, portion of Chesney Wolde has a prominent hip and gable roof clad in unglazed terracotta tiles. The terracotta ridge cappings of the roof are extant; as are finials, although orbs or other detailing at their tops may have been removed. A tall rendered chimney projects up from the front ridge of the roof, and this chimney has a pronounced dentilated capping. A chimney of a similar scale, materials and detailing is on a south pitch of the roof on the rear of the original portion of the house.

23 Four of these house, No's 54, 60, 62 and 76, are built on corner sites. Consequently, they have two street frontages.

24 The drive is shown in the Collins Simms auction notice, titled '57 Berkeley Street, Hawthorn', dated 1994. See appendix three of this citation.



The west (street-facing) elevation is asymmetrically composed. A gabled-bay projects forward at left, and its gable end is half-timbered. A hood extends above a bay window of this bay. The timber frame casement windows of the bay window have leadlight in their upper sashes. A verandah extends to the side of this bay and returns along the south elevation, terminating at another projecting bay on that elevation. The main roof of the house extends forward beyond the walls of the villa to form the roof of this verandah. The verandah is supported by square timber posts, with chamfered edges terminating at capitals. A frieze, with a flattened-arched profile, and with vertical timber brackets, extends between the posts of the verandah. The base of the verandah is masonry.

The house sits upon a brick base, the upper portion of the walls are timber frame and finished in roughcast render detail that is divided into bays by vertical battens. A moulding extends around the walls at cill height, creating a dado effect. This dado also has vertical battens. A circular window is on the side of the projecting bay on the west elevation, and this window faces the verandah. A gable projects at a diagonal where the verandah returns along the south elevation. Its gable end is half timbered and its posts and frieze are similar to the detailing found elsewhere on verandah, apart from curved brackets below the gable end and a centre bracket supporting a small timber member with a diamond-pointed profile. A curved bay is on the wall at this point in the verandah, where it returns along the south elevation. The curved bay has casement windows with leadlight glazing on both the upper and lower sashes.

The front door of the house is designed in a tripartite arrangement, with a central door with a fixed upper glazed panel of leadlight, and two lower fixed timber panels. The glazed panel has a flattened-arched profile. Two side panels of the door, each have a fixed timber panel at the base and an upper glazed leadlight panel. The three fanlight panels that extend above the width of the entire doorway have leadlight glazing. A timber, multi-paned, door is fitted to the side of the projecting bay, providing direct access from the verandah to a living room.

The interior planning of the house adopts the Federation-style manner of arranging rooms accessed from an L-shaped central corridor that leads from the front door. The living areas (spaces) are relatively generous in proportions.

At the rear of the house is an addition that has a linear north-south orientation. The addition was completed in the 1990s. The addition includes the previously mentioned basement garage. The addition is designed in a Federation-style, referencing the materials and detailing of Chesney Wolde. A curved bay window, formerly on the rear of the original part of the house, was relocated to the front (west/street-facing elevation) of the addition. At the rear of the house are landscaped areas that are adjacent to an in-ground swimming pool and a tennis court.

Comparative Analysis

In comparison with most other parts of Hawthorn, this portion of the suburb, south of Riversdale Road, developed relatively late. Intensive residential development did not occur until the early twentieth century, with Chesney Wolde, built c1916, being part of this phase of development that occurred up until the 1940s. Other housing in Berkeley Street share similar characteristics of being substantial houses and fine examples of their respective styles/periods. An example of this, in this portion of Berkeley Street south of Callantina Road, is the slightly later (c1918) substantial bungalow, diagonally opposite (No 54). This house is subject to an individual heritage overlay in the *Boorondara Planning Scheme* – HO446 House, 54 Berkeley Street, Hawthorn.



54 Berkeley Street, Hawthorn, diagonally opposite Chesney Wolde, was built c1918 and is another example of the substantial housing in the area, and a fine example of its respective (bungalow) style. It is subject to a site-specific heritage overlay in the Boroondara Planning Scheme. Source of image: Jellis Craig - Boroondara

Chesney Wolde is a Federation villa. It is not, as is sometimes claimed, a Queen Anne-style house. It shares some similarities in detailing and materiality with this other style of housing, such as terracotta roofing, roughcast rendered walls and projecting bay windows with timber casement windows - influences of the Arts & Crafts Movement. Queen Anne-style housing, however, in as far as that found in suburban Melbourne, is more complex in its detailing and in particular its roof forms and massing, resulting in busier architectural compositions. Whereas, a Federation style villa demonstrates more restraint in its massing and detailing, using similar materials and decorative elements. Chesney Wolde is a fine example of the Federation-style of villa in terms of its massing, materiality and detailing.

Few other comparable houses of the Federation-style exist in the immediate environs of Chesney Wolde. In Berkeley Street, north of Callantina Road, there are a few houses of the Federation period. Avondale (No 22), is a larger Federation-style house, has red face brick, and built on a block with a broad frontage to Berkeley Street. It is relatively intact and a fine example of a larger house of this period, but of an earlier origin (1903-4).²⁵ It is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* – HO15 Avondale, 22 Berkeley Street, Hawthorn.

25 Subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* HO15 Avondale, 22 Berkeley Street, Hawthorn.



Avondale, 22 Berkeley Street, is a Federation-style brick house with a broader façade than Chesney Wolde, but is also sited upon a double-block. It is subject to a site-specific heritage overlay in the Boroondara Planning Scheme. Source of image: Peter Andrew Barrett Collection.

The Gables, 1 Berkeley Street, Hawthorn is a two-storey Federation-style house. Its upper level is expressed as an attic in a steeply pitched, dominant and expressive roof form. This, with its bold detailing, results in a dynamic composition, with a vertical emphasis, in contrast to a lower, horizontal oriented composition, more typically found on Federation style housing such as Chesney Wolde and Avondale. The ornamentation on The Gables is described as having 'richness', and is 'unusual' and 'inventive' in its application.²⁶ In contrast, the application of detailing on Chesney Wolde demonstrates more restraint, but still achieves a fine aesthetic. The Gables is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* – HO443 The Gables, 1 Berkeley Street, Hawthorn.

These other houses demonstrate, with Chesney Wolde, the aspirations of the middle-classes and professional people, living in Hawthorn in the early twentieth century, of a desire for large, comfortable housing, in a garden suburb setting. They are all relatively intact, and fine examples of their respective styles, and can all be considered as contributing to the fine built form environment of early twentieth century housing of which Boroondara is known and valued for.

26 Lovell Chen, 'Boroondara Heritage Review C* Graded Buildings, volume 2, The Gables, Building Citation.



The Gables, 1 Berkeley Street, is a Federation-style brick house, its upper level expressed as an attic. In contrast to Chesney Wolde, it has more of a vertical emphasis in its composition. Source of image: realestateview.com.au

Federation-style villas that are comparable to Chesney Wolde are found throughout Boroondara. A single-storey weatherboard Federation-style villa on an elevated site is at 1 Montrose Street, Surrey Hills. It has a slate tile, hip and gable, roof relieved with terracotta ridge capping. A verandah returns along one side of the house, as with Chesney Wolde. The original composition of the house has been diminished by what appears to be a skillion addition at one side, however the original asymmetrical massing, a common feature of this smaller type of villa is retained. This house is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* - HO627 House, 1 Montrose Street, Surrey Hills.

Two houses in Hawthorn East are subject to interim heritage overlays on the Boroondara Planning Scheme, Heritage Overlay Schedule. Rosetta (1912-1914) at 43 Clive Road, on a corner site with a frontage to Campbell Grove, is a brick Federation villa. Another, Merledon (1913-14), situated at 16 Beaconsfield Road, Hawthorn East, is a timber Federation-villa. Both are well detailed, with dominant terracotta tile roofs, asymmetrically massing, with verandahs returning at one side, with detailing on and around their verandahs. Another element shared with Chesney Wolde are timber casement windows, some with leadlight. Rosetta and Merledon are comparable in massing, scale and detailing, and materiality (apart from differing wall finishes) with Chesney Wolde. The interim heritage overlays HO851 Merledon, 16 Beaconsfield Road, Hawthorn East, and HO854 Rosetta, 43 Clive Road, Hawthorn East expire on 11 March 2022.



1 Montrose Street, Surrey Hills, a weatherboard Federation-style villa with a slate tile hip and gable roof.



Rosetta, 43 Clive Road, Hawthorn East. A brick Federation-style villa



*Merledon, 16 Beaconsfield Road, Hawthorn East is a timber Federation-style villa
(Source of photograph: www.realestate.com)*

A brick house at 44 Denman Street, Glen Iris, also subject to an interim heritage overlay, is a fine example of a brick Federation-style house, built around World War I (1912-16). It is set within a context of later (inter-war) housing, making it a distinct element in this street.

Sharing similar characteristics found on the other Federation houses in terms of massing, materiality and detailing, this Glen Iris house shares a similar curved bay on the corner where the verandah changes direction. Some notable differences to Chesney Wolde are the slate tile roof and bolder pattern of the timber fretwork on the verandah. Visible additions including a brick front fence and a double garage at one side, detract from what is otherwise an intact and fine example of a Federation-villa. The interim heritage overlay – HO898 House, 44 Denman Street, Glen Iris, will expire 31 January 2022.



Federation-villa at 44 Denman Street, Glen Iris. Like Chesney Wolde, it has a corner curved window bay where the verandah returns along the side of the house.

Comment on Earlier Studies

Assessments of Chesney Wolde in earlier studies have concluded that the house is not of local significance, and does not warrant protection under the heritage overlay in the *Boroondara Planning Scheme*.

In reaching that conclusion, one study found that the 1995 rear additions were thought to have impacted upon the intactness of Chesney Wolde.²⁷ Rather, on inspection during the course of this assessment, the host building (original part of the house) is found to be largely intact, and remains the prominent element on the site. This assessment found that the addition takes a secondary and recessive role, due to its siting at the rear of the original house. This addition has not prevented the front, original part of Chesney Wolde to be seen and interpreted.

27 Lovell Chen, 'Review of C-graded Buildings in the former City of Hawthorn. Addendum 1, p 4.



The recent 'Hawthorn Heritage Gap Study' was of the view that Chesney Wolde had potential to be a contributory house within a precinct,²⁸ but did not warrant a site-specific heritage control.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, August 2018.

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

Chesney Wolde is not important to the course or pattern of the cultural or natural history of the City of Boroondara.

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

Chesney Wolde does not possess uncommon, rare or endangered aspects of the cultural or natural history of the City of Boroondara.

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

Chesney Wolde does not have any apparent potential to yield information that will contribute to an understanding of cultural or natural history that is of importance to the City of Boroondara.

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

Chesney Wolde is a fine and early representative example of the substantial villas built south of Riversdale Road, during a period of intensive residential development of this area of Hawthorn between the 1910s – 1940s. This residential development was stimulated by improved public transport links, in the form of electric tram lines opened in Riversdale and Glenferrie Roads in the 1910s.

The scale of Chesney Wolde, its grounds on two blocks of a 1914 residential subdivision, demonstrate the evolution of this part of Hawthorn as a select locality for the homes of the middle classes and professional classes, and their desire for comfortable living in a garden suburb setting.

28 Context, 'Hawthorn Heritage Gap Study', 2019, pp 5-6.



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

Chesney Wolde is a fine and intact example of a Federation-style villa. It is well-detailed in its use of materials including terracotta roofing, roughcast render finish walls and half timbering. This includes the L-shaped front verandah with its ornate timber fretwork and its projecting gabled bay on a diagonal where the verandah returns, and a curved corner bay window on the adjacent wall where the verandah returns. The windows on the front of the house retain leadlight glazing. The house is further enhanced by its site's broad frontage to Berkeley Street, and its garden setting typifying the Garden Suburb Movement popular in the early twentieth century.

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

Chesney Wolde does not have any apparent high degree of creative or technical achievement.

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).

There are no known associations that are of a level that can be considered to be of importance to any social, cultural or spiritual group within Boroondara.

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).

Although Chesney Wolde is associated with being the former home of eminent Orthopaedic surgeon, Bryan Tobin (Tobyn) Keon-Cohen, his service to his profession does not have any direct association with Boroondara, and the association of Keon-Cohen and his family is not evident in the fabric of Chesney Wolde. Nor is the association with the life or work of A A Head, or Oliver John Nilsen and Penelope Dorothy Nilsen, of importance to the City of Boroondara.

Statement of Significance

What is Significant?

The Federation-style villa, Chesney Wolde, and its garden setting on a double-block, at 57 Berkeley Street, Hawthorn is of local significance to the City of Boroondara.

How is it significant?

Chesney Wolde is of representative value (Criterion D) and of aesthetic value (Criterion E) to the City of Boroondara.



Why is it significant?

Chesney Wolde is a fine and early example of a house, which is representative of the substantial villas built south of Riversdale Road during a period of intensive residential development of this area of Hawthorn between the 1910s – 1940s. This residential development was stimulated by improved public transport, in particular the opening of an electric tram line along Riversdale Road to the city in 1916, around the same time Chesney Wolde was built. The house, built on one of two blocks of the site, demonstrates the evolution of this part of Hawthorn as a select locality for the homes of the middle and professional classes and their desire for comfortable living in a garden suburb setting. (Criterion D).

Chesney Wolde is a fine and intact example of a Federation-style villa. It is well-executed in its use of materials and the application of Arts & Crafts detailing. Elements that contribute to its aesthetic value are its asymmetry, both in terms of its siting on its block and the composition of the house. Elements of note on the house include its L-shaped verandah and its detailing, the curved bay window and diagonal projecting gable where the verandah returns along the side of the house, leadlighting in its windows; and materiality including its unglazed terracotta tile roofing, roughcast render finish walls, and half timbering of gable ends. The house, sited on the higher portion of its double block, is further enhanced by its broad site that creates a large garden setting for the house when it is viewed from Berkeley Street (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

The following fields are recommended to be included 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



Conservation Guidelines

The general conservation policy for Chesney Wolde is to correctly interpret, represent and conserve the recognised heritage values of this heritage place, as identified in its statement of significance.

A key characteristic of Chesney Wolde is its garden setting, as viewed from Berkeley Street. The house should remain as a freestanding element visible in this garden.

The rear addition of 1995 is of non-contributory value to Chesney Wolde. It can be retained, altered and/or removed as required. The original rear bow window relocated to the west elevation of this addition, should be salvaged and re-used on the house in any future works that remove the 1995 addition.

Development at the rear of the site can be considered if it is recessive and does not impact upon the physical form of Chesney Wolde, or visually impact upon its setting as viewed from Berkeley Street.

Prepared by:

Peter Andrew Barrett



References

Argus

Australian Bureau of Statistics, QuickStats.

Australasian,

Bradley and Curtain, auction notice for the Glen Estate of c1888 held by the State Library of Victoria.

Built Heritage, 'City of Boroondara Thematic Environmental History', May 2012.

Collins Simms, auction notice '57 Berkeley Street, Hawthorn', dated 1994.

Context, 'City of Boroondara Municipal-Wide Heritage Gap Study' volume 3, Hawthorn, 17 June 2019.

Context, 'City of Boroondara Municipal-Wide Heritage Gap Study' volume 6, Hawthorn East, 20 March 2019.

Context, 'City of Boroondara Municipal-Wide Heritage Gap Study' volume 7, Glen Iris, 2 March 2020.

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Meredith Gould, 'Hawthorn Heritage Study', 1993

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Herald

Landata, certificates of title as noted in footnotes.

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Oaten Stanistreet Pty Ltd, architectural drawings titled 'Proposed Alterations and Additions for Mr G and Mrs L Tuckwell at 57 Berkeley Street, Hawthorn', dated January 1995.

Gary Presland, *First People. The Eastern Kulin of Melbourne, Port Phillip and Central Victoria*, Melbourne 2010.

Royal College of Surgeons of England, Plarr's Lives of the Fellows, obituary for Bryan Tobin Keon-Cohen (1903-1974).

Graham Tuckwell, document titled 'Summary of Oral Presentation to Council, Monday 17 February 2020'

Document titled 'Saving 57 Berkeley St', author believed to be a member of the Tuckwell family.

Leslie J Wilmoth, 'The Gardiners of Gardiner's Creek', manuscript, part of the 'Papers of the Gardiner Family 17882-1959, National Library of Australia,



Appendix 1



Keon-Cohen, Bryan Tobin (1903 - 1974)

Identifier: RCS: E006616

Full Name:

Keon-Cohen, Bryan Tobin

Date of Birth: 1 June 1903

Date of Death: 24 February 1974

Occupation:

Orthopaedic surgeon

Titles/Qualifications:

MRCS and FRCS 1933

MB BS Melbourne 1927

FRACS 1938

Details:

Bryan Tobin Keon-Cohen was born on 1 June 1903, the second son of the Honorable Henry Isaac Cohen, KC, and of Ethel Mary Cohen, a concert pianist. He claimed to be the only renegade from an entirely legal family and was educated at Scotch College, Melbourne, and then Trinity College in the University of Melbourne where he was a rowing blue. He graduated with first class honours and was appointed resident medical officer at the Royal Melbourne Hospital where he was house surgeon to Sir Alan Newton. He also spent a year in the pathology school and gained the Beaney Scholarship in pathology. He came to England in 1932 and worked at the Royal Free Hospital for six months as a casualty officer and then as RMO for a further year. After passing the FRCS in 1933, a vital four years was spent as RMO at the Robert Jones and Agnes Hunt Hospital, Oswestry, where he worked with Harry Platt, Watson-Jones, Naughton Dunn and Henry Osmond-Clarke. He married Jessie Firth, a physiotherapist, in 1938. In the same year they returned to Melbourne and he completed the FRACS.

After the outbreak of the second world war he enlisted in the Australian Army Medical Corps in 1940 and served first in the Middle East with the 2/7 Australian General Hospital. He returned to Australia in 1943 and then went to New Guinea with the same hospital before appointment as orthopaedic surgeon to Heidelberg Military Hospital. In the last nine months of the war he was seconded to Britain, the USA and Canada to study the subject of artificial limbs. He was then demobilised as a Major, but later, in 1956, he was appointed consultant orthopaedist to the three armed services with the rank of Colonel.

Shortly after the war he was appointed honorary orthopaedic surgeon to the Royal Melbourne Hospital, succeeding his old chief C W B Littlejohn, CBE, and in the following years contributed many articles to the Journal of bone and joint surgery as well as other medical journals. He was an Honorary Fellow of the American Academy of Orthopaedic Surgeons, and of the British Orthopaedic Association; an honorary member of both the



Canadian and the Australian Orthopaedic Associations, and a corresponding member of the American Orthopaedic Association.

He served on the Court of Examiners of the Australasian College of Surgeons from 1950, became a member of Council in 1959, Censor-in-Chief, 1967-68, and Vice-President in 1969; but valued most highly his election to Honorary Fellowship of the Faculty of Anaesthetists of that college in 1972, in recognition of all his support for the faculty in its formative years. Keon-Cohen was a man of notable integrity, deeply devoted to orthopaedics and had a wide circle of friends in his specialty. He was President of the Australian Orthopaedic Association in 1963 and delivered the R L Harris Memorial Lecture in 1970. He had a happy family life with two sons, both of whom were also rowing blues at Melbourne, and a daughter. He was ill for the last seven years of his life and spent 19 months confined to bed during which period he wrote *Things - and other things*, a delightful little book of anecdote, humour and orthopaedic wisdom. When he died on 24 February 1974, aged 70, he was survived by his wife and their three children.

Author: Royal College of Surgeons of England

Sources:

Aust NZ J surg 1974, 44, 199-203

Med J Aust 1975, 1, 119-120

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Publication Date: 24 December 2014/23 January 2015


Format: Obituary

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(<https://www.rcseng.ac.uk/terms-and-conditions/>)


Appendix 2

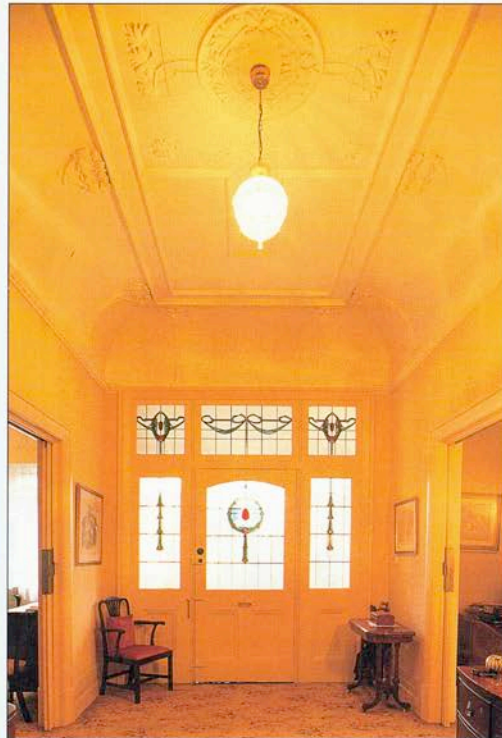
A U C T I O N
ON THE PROPERTY
SATURDAY 3RD SEPTEMBER 1994
AT 11AM



57 BERKELEY STREET, HAWTHORN

*A grand Edwardian family home set on
approximately 28,000 sq.ft.*

 **Collins Simms**
860 Glenferrie Road, Hawthorn
Telephone 819 2233



57 BERKELEY STREET HAWTHORN

Berkeley Street is one of Hawthorn's most highly regarded streets and is the location of some of the area's finest homes. Often referred to as the "Scotch College Hill" it provides immediate access to not only this college but a host of other leading schools via Glenferrie or Riversdale Road trams.

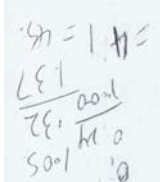
The magnificent 120ft x 234ft site (approx. 28,000 sq. ft.) provides an enviable lifestyle that includes a North/South tennis court, pool and expansive lawns. With the home set to one side of the site, ample room exists for that family game of footy or cricket. The home offers an excellent floorplan with very generously proportioned rooms rich in period character. The decorative ceilings are some of the finest you will see. Accommodation includes a wide reception hall, gracious sitting room, formal dining room, study, 4 bedrooms, kitchen and informal family area, bathroom and laundry.

A very comfortable home with the potential for enhancement in this most prestigious location.



Handwritten notes and calculations:

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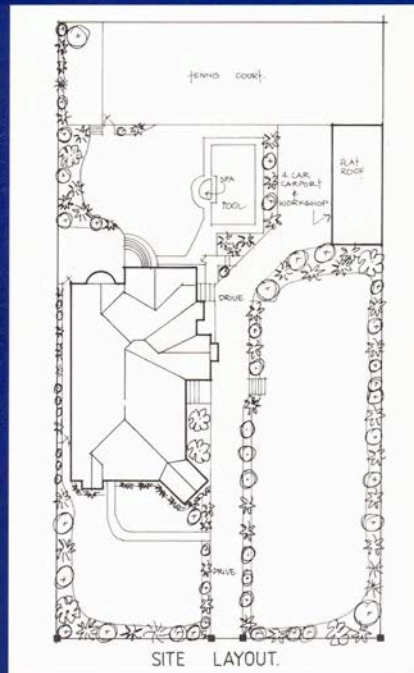
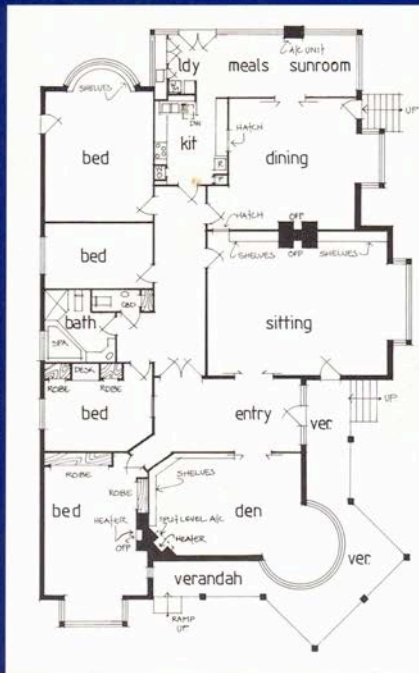
- Exceptionally Decorative Ceilings
- Security System
- 4 Car Garaging
- Garden Sprinkler System
- Heated Pool
- Ducted Heating

- Fire Places
- Nth/Sth en tout cas
Tennis Court
- Beautiful Leadlight Windows
- Potential To Improve





57 BERKELEY STREET, HAWTHORN



A U C T I O N

SATURDAY 3RD SEPTEMBER AT 11AM

TERMS:

A deposit equal to 10% of the purchase price to be paid on the signing of the contract and the residue within 120 days.

OUTGOINGS:

Hawthorn City Council Rates \$3586.45
Melbourne Water Rates \$3897.40
Land Tax \$5422.50

TITLE PARTICULARS:

Certificate of Title Vol. 7269
Fol. 631

LAND SIZE:

120ft. x 236ft. (28,000 sq. ft.)
approximately on two lots.

SOLICITOR:

Best Hooper

INSPECTIONS:

By appointment or at advertised times.

AFTER HOURS ENQUIRY:

Mark Dayman 808 4153 or Bruce Bell 818 2391

 **Collins Simms**

860 Glenferrie Road, Hawthorn
Telephone 819 2233

60 Berkeley Street, Hawthorn

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 60 Berkeley St, Hawthorn

Name: 60 Berkeley Street, Hawthorn	Survey Date: March 2021
Place Type: Residential	Architect: Albion Henry Walkley
Grading: Significant	Builder: William Fowler
Extent of Overlay: To title boundaries	Construction Date: 1916

**Historical Context**

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

As the Thematic Environmental History states, this area of Hawthorn was among those that developed into Middle Class suburbs in the early twentieth century:

The MMBW plans of the study area, prepared in the early twentieth century, provide a useful overview for the extent of residential subdivision by that time. Much of Hawthorn's northern half had already been closely settled with villas, mansions and cottages; the maps show relatively few areas with little or no development. These included the *Grace Park Estate* which, while created in the 1880s, had few houses actually built on it over the following two decades. Both sides of Urquhart Street were largely unsettled (still operating as market gardens) and, further east, there were comparable gaps between Rathmines Road and Barkers Road. The bulk of Hawthorn's underdeveloped land, however, was further south, beyond Riversdale Road; this included the flood-prone land between Glenferrie Road and the river, most of the north-south streets between Glenferrie and Auburn Roads, and virtually everything south of Pleasant Road as far as the brickworks on Gardiner's Creek. Much of the corresponding riverside land in Kew, between Princess Street and the Yarra River, was also sparsely settled at that time, as were those areas extending west of Adeney Avenue and Belford Road to Burke Road (Built Heritage 2012:128).

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

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

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

History

This area of Berkeley Street was developed in the early twentieth century. Municipal Directories (Sands & McD 1915) indicate that by 1915 the street was only developed on the west side to No.40, north of Callantina Road. By 1925, the house at No.60 occupied by Ekins was still the only house completed south of Callantina Road, though the east side had started to develop down to Gardiner's Creek (Sands & McD 1925:400).

The house at 60 Berkeley Street was designed by architect Albion Henry Walkley in 1916. The plans are held by the State Library of Victoria (Figure 4) among the Albion Walkley collection, which includes some 137 drawings, 14 of them from Hawthorn. The house was built for Arthur Ekins, who resided there from c.1916 until at least 1933 following the death of his wife Alice (Argus 30 June 1933:1). The house was listed for auction as a 'large family home' in 1938 (Argus 2 Dec 1938:17). By 1943, King was living at the address (Argus 15 September 1943:14). Building Permit files show that an addition was built in 1981, however the plans for this renovation have not been located.

Arthur Ekins was a commercial traveller (Probate notice, Argus 29 July 1943:11; Hawthorn Ratebook 1910). Arthur Ekins married Alice Kemp at Christ Church in Hawthorn in 1900 (Punch 29 March 1900:9) and Alice advertised 'at homes' at their residence at 'Ripple Vale' in the Auburn/Hawthorn area until moving into the new house in 1916 (Punch, 13 Jan 1910:25; Table Talk 9 April 1908:24).

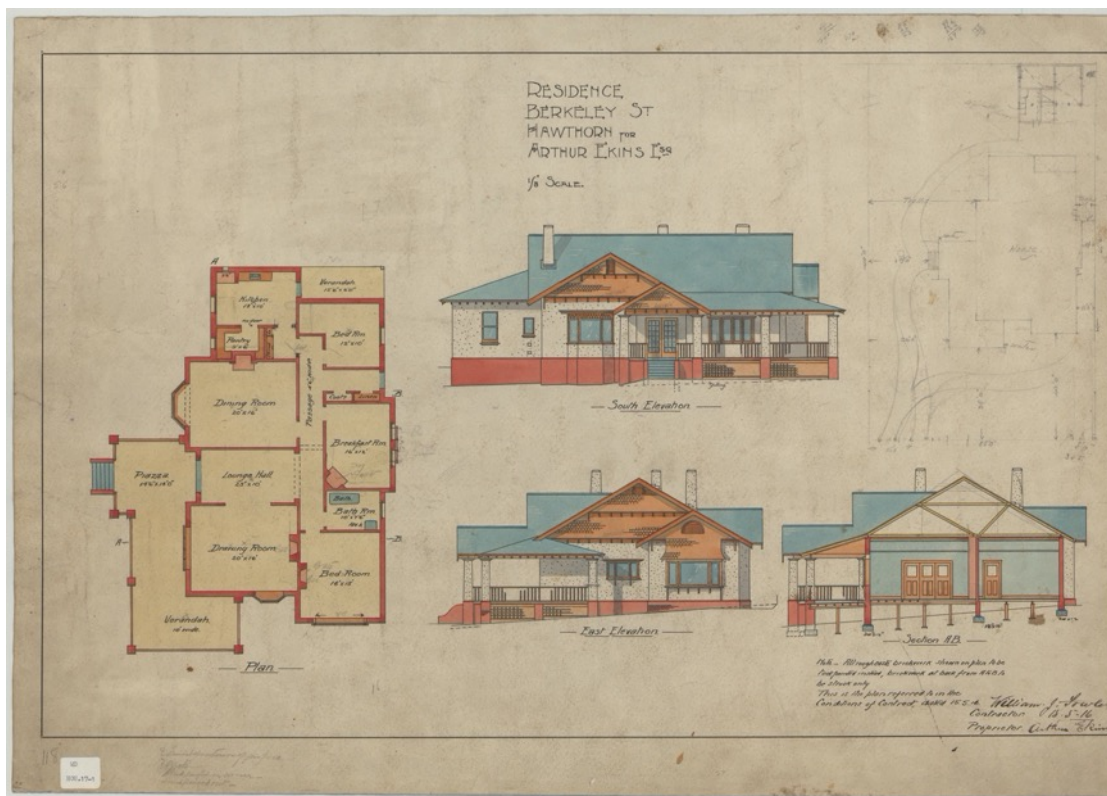


Figure 1. Plan of the house. Source: State Library of Victoria.

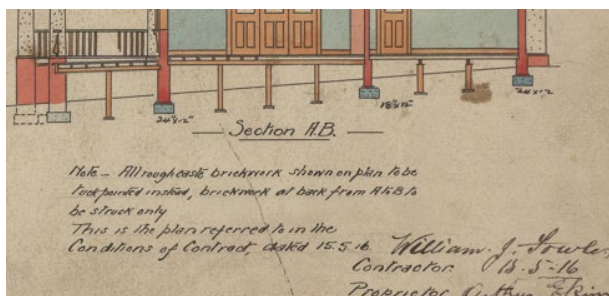


Figure 2. Detail on plan showing change from roughcast render to tuckpointed brickwork. Source: State Library of Victoria.

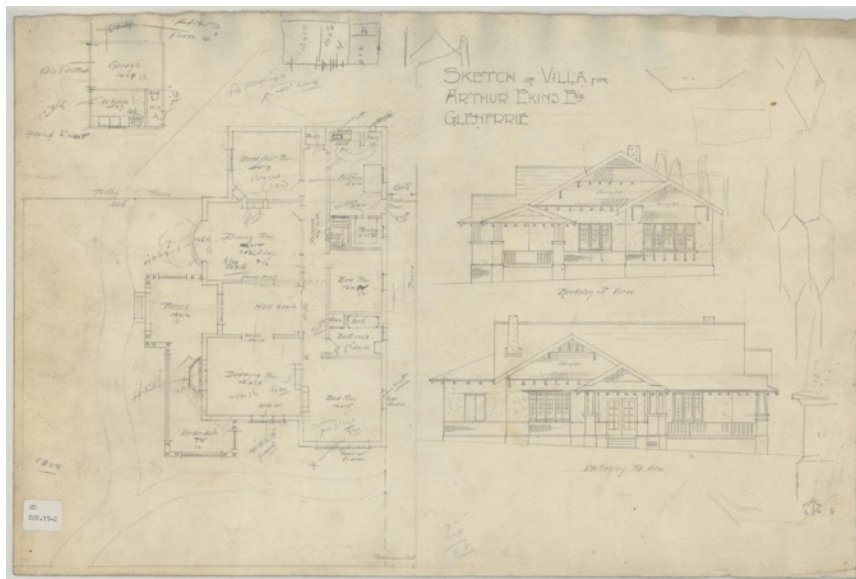


Figure 3. Sketch drawing shows the early progression of Walkley's design for the villa. Source: State Library of Victoria.

Albion Henry Walkley partnered with renowned architect William Pitt in 1900. As a practice, they focused on theatre designs, including Her Majesty's theatre Melbourne (1900, VHR H0641), the Royal (1904) and King's theatres (1908) in Melbourne, and numerous other theatres around Australia and New Zealand (Goad et al 2012). Walkley also partnered with other famous theatre designers such as Charles Hollinshed and H. Vivian Taylor. Besides being a leading theatre specialist in Australia, Walkley left behind a considerable contribution to commercial and residential design in middle class suburbs around Melbourne.

It has been proposed to name a nearby laneway after Walkley in 2019 in recognition of his role in designing homes and buildings around Boroondara. The citation for the laneway mentions this specific house, and reads in full:

"Albion Henry Walkley was born in St Kilda in 1882. He lived for some time on Glenferrie Road in the early 1910s. In 1900, Walkley was articled to the eminent Melbourne architect William Pitt as an assistant, later becoming a full partner in the architectural firm 'William Pitt and Walkley'. After William Pitt's death in 1918, Walkley continued the practice. Walkley, who helped design many city buildings, was educated at Hawthorn College, a private school which closed in the early 20th Century.

A foundation member (and Honorary Secretary) of the Glenferrie Hill Recreation Club, he designed the original lay out of the club's grounds and pavilion. In addition to this, Walkley designed many buildings and residences in the Boroondara area. He designed houses in Hawthorn, including the Ekins Residence at 60 Berkeley Street, the residence of 'Arcoona' on Wellesley Road, and possibly 'Eira' which still stands on Wellesley Road today. Walkley worked as an architect to the Kennon family many times over, designing wool sheds, offices, and houses for multiple members of the family. Walkley died in Armadale in 1968." (City of Boroondara 2019)

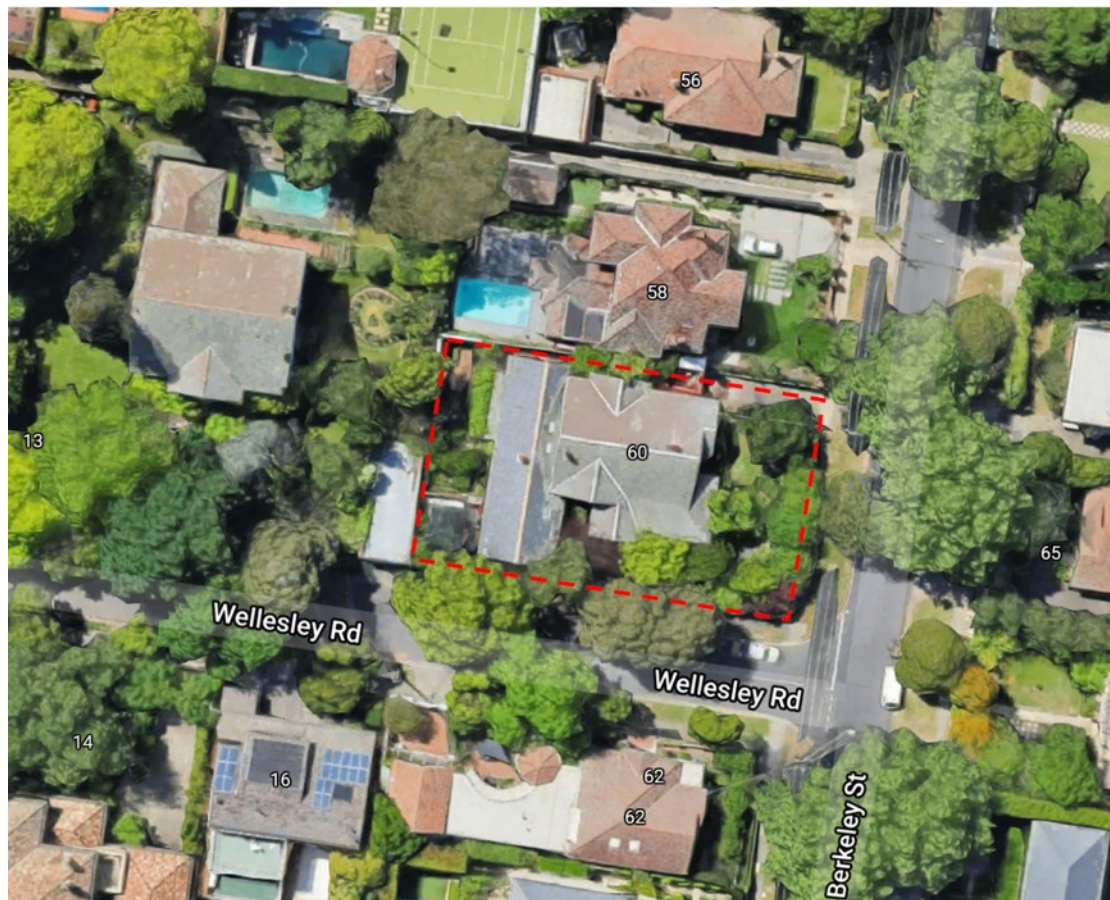


Figure 4. Subject site outlined in red. (Source: Google Maps, 2021)

Description & Integrity

The original house is partially obscured by dense vegetation on a corner site on Berkeley Street and Wellesley Road. The house is a large single-storey Arts & Crafts style bungalow with nested gables prominent to the street. The main entry off Wellesley Road is covered by a grand 'piazza' style porch, which extends into a wide verandah around the corner of the house. The house has been designed to fully address the corner site, with detailed facades on both Wellesley Road and Berkeley Street, with the taller set of nested gables from the main roof line addressing Berkeley Street and the projecting nested gables over the dining room and entry porch on Wellesley Road.

Both sets of gables employ detailed and decorative shingle work with individual details, incorporating square and arched ventilation boards, timber brackets and divided frieze boards with timber corbelling. The eastern gable end extends down into a concaved shingled hood with decorative corbels imitating exposed rafter ends over the boxed window. This large box window is itself supported on timber brackets and corbels. The window is triple paned, with a large central and two smaller side panes with clear latticework in the glass.

The smaller window under the main gable is a canted box bay window supported on curved timber brackets. The large bay window under the south gable is also a canted bay but with base rising from the ground, with a frieze of shinglework above and a flat hood. Within the verandah on the south elevation is a multipaned casement window with timber cornice and latticework glass, under a red painted lintel. The door under the porch is a multipaned timber double door to the original design, with metal framed screen door.

The main walls of the house on the principal elevations, extending into the verandah, are black ribbon tuckpointed brickwork with soldier courses under the eaves. The verandah columns are

also brick, without the black ribbon tuckpointing, instead distinguished by curved edges and two lines of brick cornices, one above the balustrade and another supporting the rafters.

The verandah itself has exposed rafter ends, timber floorboards, and is supported on brick piers with timber boards between. The balustrades are timber, with understated belly balusters curved outwards. The verandah roof is hipped and joined to the main roof at the corner, while a gable over the entry protrudes and is nested under the south gable.

The roof is grey slate, with main ridge running east-west along Wellesley Road. Secondary gables protrude on the south and the north (originally the sun room). At least two of the original three brick chimneys survive and are visible to the street.

On the Wellesley Road elevation, to the western end of the property, a large double storey addition (c.1981) with garage and rooms above under a gable form projects to the southern property boundary. The addition appears to have replaced the original kitchen, rear bedroom and rear verandah and joins on to the dining room under the original eaves. A low bluestone fence extends around the property and also acts as a retaining wall for the elevated property.

Overall the house's primary facades appear intact to the original design and construction, including a high level of detailing. The main alteration has been the demolition of the rear kitchen and verandah section and its replacement with a long addition running from the north to south. The prominence of this addition is enhanced by its extension almost to the southern property boundary, and the large amount of vegetation than obscures the original facades of the house in its mature garden setting.

There are some very minor alterations. One of the three original chimneys, towards the rear, appears to have been removed. A new security screen door has been added over the original double doors.



Figure 5. The house viewed from Berkeley Street. Source: Trethowan 2021.



Figure 6. Detail of the gable. Source: Trethowan 2021.



Figure 7. View of the corner verandah from Wellesley Road. Source: Trethowan 2021.



Figure 8. Detail of the canted bay box window with brackets behind vegetation. Source: Trethowan 2021.



Figure 9. View of the entry porch. Source: Trethowan 2021.



Figure 10. The house viewed from Wellesley Road, showing prominent gabled garage addition, with the original house obscured by vegetation. Source: Trethowan 2021.

Comparative Analysis

The house at 60 Berkeley Street is a late Federation period Arts & Crafts styled villa, designed by architect Albion H. Walkley.

Albion Walkley in Boroondara

Albion Walkley, partner of William Pitt in his later years, was an architect well versed in the Federation Arts & Crafts style. The drawings held by the State Library demonstrate a consistent high quality of design by the architect, with considered development and drafting of the plans. Walkley was a prominent architect in the area and throughout Melbourne's wealthy suburbs. The house is relatively smaller in scale compared to those identified so far, but a quick perusal of Walker's plans archived in the State Library show other single storey houses among them, predominantly Arts & Crafts style bungalows of the Federation and interwar periods. Shown through his designs for a number of neighbouring and nearby properties to the subject site, Walkley had developed a substantial client base in the suburb of Hawthorn. The residence of 'Arcoona' (demolished) was built on Wellesley Road for E. Kennon in 1913 from a Walkley design. Thought to be historically at 7 Wellesley Road, the dwelling contained a wrap around porch with arched entry and balcony above. The two-storey attic in form, the multiple ridge lines were punctured by a number of eyelid dormers and also contained two curved bay windows.

There are at least two other houses associated with Walkley identified of individual significance on the HO in Boroondara. The house next door at 13-15 Wellesley Road, 'Eira', was recently added to the HO (HO794). It is larger, being double-storey on a double allotment, and has roughcast render rather than tuckpointed brickwork. Prominent use of the canted bay can also be seen at 'Eira'. Covered in HO45 and built for S. Kennon Jnr in 1916, 'Kensley' is a two-storey rough cast residence, with a collection of gables framing the roof scape. This is the most similar example to the subject site, through the composition of the forward projecting central gable, with ground floor verandah returning on the corner, designed to address its corner site with two sets of nested gables. It is similarly detailed with shingles, corbels and brackets and exposed rafter ends, with a grand entry under a gable roof form. However it uses a similar porch archway to 'Arcoona' rather than the square 'piazza' style of the subject property. With plans dated 1915 it is highly eclectic in its composition. Built only the following year, the subject site draws a clear lineage from 'Kensley' by adopting some of these characteristics and details to achieve a similarly grand impression in a single-storey residence. Besides the adaptation in scale, the subject site replaces the roughcast render for black ribbon tuckpointed brickwork, and detailed brick piers to the verandah instead of timber. Compared to the subject site, 'Kensley' has a more prominent recent albeit 'sympathetically styled' addition over a garage that incorporates some period reproduction. While 'Kensley' has terracotta tile roof, the subject property appears to retain its slate roof. 'Kensley' is of individual architectural significance, and has been subjected to a recent renovation and addition.

No. 19 Fordholm Road was built in 1912 for H. Burgess, and is again in the arts and crafts style with the building massed under the prominent street facing gable. The wrap around porch is covered by its own hipped form with a front bay sitting on its own façade. Similar to 'Arcoona' it has an eyelid dormer facing south, but detracting from the site is the large red brick double garage and tall boundary fence. The house is not covered by the HO. The house at 8 Riversdale Road is graded Contributory to HO148 and by comparison to the subject site is a more modest Interwar bungalow of c.1930 with Free Classical porch and rendered walls.



Figure 11. Residence for E. Kennon on Wellesley Road, dated 1913. (Source: State Library of Victoria) (demolished)

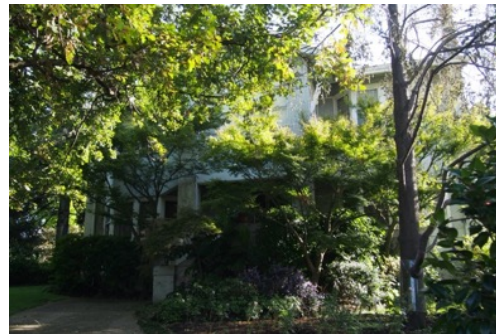


Figure 12. 'Eira' at 13-15 Wellesley Road



Figure 13. 'Kensley' at 7 Fordholm Road, before the most recent renovation. Source: Heritage Victoria.



Figure 14. 'Kensley' following recent renovation and addition. Plans also within State Library not yet digitised. Source: Google Maps, 2017



Figure 15. Residence for H Burgess, at 19 Fordholm Road. (Source: State Library of Victoria)

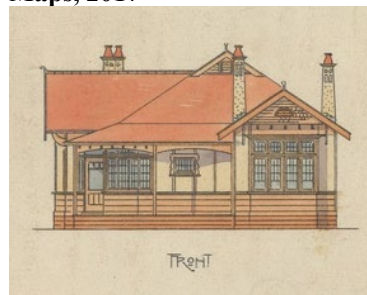


Figure 16. House designed by Walkley for Williams, Riversdale Rd, Hawthorn 1913 (Demolished – 410 Riversdale Rd, Thos. H. Williams residence in 1915)

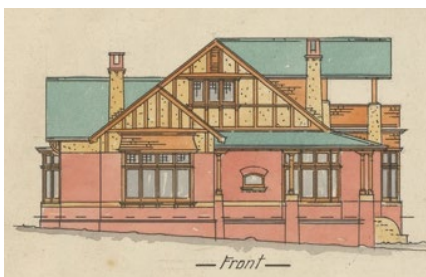


Figure 17. House designed by Walkley for Malcolm McInnes, Hawthorn 1911 (Malcolm McInnes listed on E side of Berkeley Street 1915. House appears to have been demolished.)

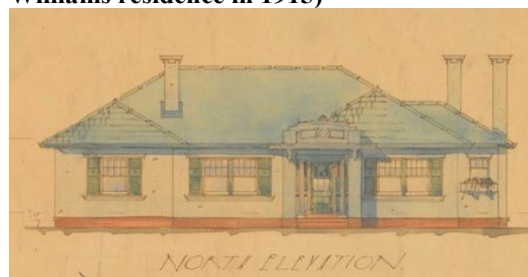


Figure 18. House design for Jones at 8 Riversdale Rd, Hawthorn. In HO148 Fairview Park Precinct, Hawthorn (8 Riversdale Rd was residence of Mrs I.L. Jones in 1930 Sands & McDougall.)

In summary, the subject property compares well with the known oeuvre of Walkley's residential work in Boroondara. Those plans that have survived are high quality and individual. The late Federation period appears to have seen Walkley at his most prolific in the area, combining various features of the Queen Anne Revival and Arts & Crafts into his individual commissions. In this respect the subject property is a good representative of the architect's residential work, alongside other surviving houses that demonstrate his versatility and use of the styles popular at the time. The house compares favourably with the other individually listed properties, 'Eira' and 'Kensley'. It demonstrates many of the decorative elements and forms of 'Kensley', adapted to bring a sense of grandeur to a single storey bungalow. It is also distinguished from both 'Eira' and 'Kensley' by its use of black ribbon tuckpointed brickwork rather than the more common roughcast render, with the decorative brickwork carried over into the detailing of the verandah piers. While the c.1981 addition detracts somewhat from the site overall, it is comparable to the addition at 'Kensley' and arguably less confusing due to the lack of reproduction detail, and less dominating given its single storey scale with roof join under the eaves of the original house.

Other Federation Arts & Crafts transitional bungalows in Boroondara

Other examples of Federation Arts & Crafts houses covered in Heritage Overlays include 19 Lisson Grove, Hawthorn (HO458) and 12 Grange Road, Kew (HO308).

19 Lisson Grove was built in 1912 and sits in a transitional period of styles with influences from both Federation Queen Anne and the new bungalow elements which included the wide singular gable and projecting porch with gable over. The design is however atypical with regard to the symmetrical composition, compared to the asymmetrical composition of the subject site. Designed by architect Christopher Cowper, the gabled porch sits upon pairs of Tuscan columns with the pair of canted bays sitting back on either side.

Built after the subject site in c.1920, 12 Grange Road is a two-storey cross-ridged attic style villa. Like the subject site however, stylistically it sits between the Arts and Crafts of the early 1900s and the later bungalow attic type, with window frames closer to the Federation period. By comparison, the subject site uses timber brackets and corbels rather than brick to frame its windows, with a more prominent porch and a return verandah. Its brickwork has also not been overpainted.

Most comparable is the house at 1199 Burke Road, Kew (HO278), built in 1918. Like the subject property it belongs to the transition between the Federation and Interwar periods, with aspects of the bungalow form (single-storey, informal and domestic with a fusion of porch and verandah) while continuing use of the Federation Arts and Crafts detailing. Like the subject property, it employs gables over projecting bays and entry porch, exposed rafter ends, box and casement windows and combination of hipped and gable roof ends. By comparison, the subject property has more elaborate shingling and timber corbelling in the gable ends, more leadwork in the windows. Rather than a mixture of roughcast render and (overpainted) brickwork, the subject property is distinguished by its black ribbon tuckpointing, use of brick piers rather than leaning buttresses, and slate rather than terracotta tiles to the roof.



Figure 19. 19 Lisson Grove, note the pair of canted bay windows and projecting porch. (Source: Heritage Victoria)



Figure 20. 12 Grange Road, attic styled variant with similar influences to the subject site. (Source: Google Maps, 2017)



Figure 21. 1199 Burke Road, Kew, 1918 (HO278). Source: Heritage Victoria

Assessment Against Criteria

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

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

The house was designed by Albion Walkley. Walkley has been recognised as a prominent architect designing homes in Boroondara, particularly in this area of Hawthorn, as evidenced by the proposed naming of Walkley Lane nearby. The house has a proven and well documented association with the architect, and this association is evident in the fabric of the place. Architect designed homes were an significant feature of Middle-Class residential development in Hawthorn as the formerly exclusive 'gentlemen's homes' welcomed the addition of affluent Middle Class residents such as Arthur Ekins, a commercial traveller, who could nonetheless afford architects to design individual homes incorporating the latest fashions. (Thematic History 6.3.3 Creating Middle Class suburbs in the early twentieth century)

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 house at 60 Berkeley Road is a representative and intact example of a single storey Arts and Craft inspired transitional bungalow built between the Federation and Interwar periods.

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

The house at 60 Berkeley Road is an individual design by the architect Albion Walkley, specifically adapted to its corner site. It incorporates notable characteristics of the Arts & Crafts style popular in the Federation and early Interwar periods. It exhibits diverse window styles in the one design – canted bay and box windows, casement windows, with ornate timber brackets and corbels, shingle frieze and hood, and lattice pane windows. Two decorative nested gable ends address each street façade, with square and arched ventilation boards, shingled friezeboards and corbelling. The house is high set on the street, creating a grand effect despite its relatively modest single storey height, with an entry stair to a central and spacious 'piazza' styled porch under a gabled roof. The porch transitions to a wide verandah returning around the corner of the house, creating a bungalow effect. The verandah itself is characterised by brick piers with rounded edges and cornices all in brick, with timber balustrades and understated 'belly' ballusters. Timber corbels decorate the gables, while the verandah exhibits exposed rafters. While first designed to be roughcast rendered in a more typical Arts & Crafts style, the design was changed before construction to incorporate tuckpointed brickwork, which has been

accomplished as black ribbon tuckpointing on the body of the house, with soldier courses 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).

N/A

Statement of Significance

What is Significant?

The house designed by Albion H. Walkley for Arthur Ekins at 60 Berkeley Street, Hawthorn is significant.

How is it significant?

60 Berkeley Street is of local historical, representative and aesthetic significance to the City of Boroondara.

Why is it significant?

60 Berkeley Street was designed by architect Albion Walkley, for Arthur Ekins, in 1916. Architect designed homes were a distinguishing feature of Middle-Class residential development in Hawthorn as the formerly exclusive 'gentlemen's homes' welcomed the addition of affluent Middle Class residents such as Arthur Ekins, a commercial traveller, who could nonetheless afford architects to design individual homes incorporating the latest fashions. Walkley has been recognised locally as an important historical influence in the design of numerous homes around Boroondara and in the locality of Hawthorn. (Criterion A)

60 Berkeley Street is a representative and intact example of an Arts and Craft inspired transitional style bungalow built between the Federation and Interwar periods. (Criterion D)

The house at 60 Berkeley Road is an individual design by the architect Albion Walkley, specifically adapted to its corner site. It incorporates notable characteristics of the Arts & Crafts style popular in the Federation and early Interwar periods. These include diverse window styles in the one design – canted bay and box windows, casement windows, with ornate timber brackets and corbels, shingle frieze and hood, and lattice pane windows. The house is high set on the street, creating a grand effect despite its relatively modest single storey height, with an entry stair to a central and spacious 'piazza' styled porch under a gabled roof. The porch transitions to a wide verandah returning around the corner of the house, creating a bungalow effect. The verandah itself is characterised by brick piers with rounded edges and cornices all in brick, with timber balustrades and understated 'belly' ballusters, an exposed rafter eaves. The house incorporates black ribbon tuckpointed brickwork on the body of the house, with soldier courses below the eaves. (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 Pty Ltd/ Community Nomination

References

The Argus, as cited

Geelong Advertiser, as cited

Gould, Meredith, *Hawthorn Heritage Study*, 1992.

Lovell Chen, *Boroondara Heritage Review B Graded Buildings*, 2005

Lovell Chen, *Boroondara Heritage Review C Graded Buildings*, 2006

McWilliam, 1999 *Hawthorn Street Index*, Hawthorn Historical Society.

Peel, V, Zion, D & Yule, J 1993. *A History of Hawthorn*, Melbourne University Press, Carlton

Sands and McDougall, *Melbourne and Suburban Directories*, as cited (S&Mc).

State Library of Victoria collection

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

Submission No.	Support/Oppose	Summary of feedback	Officers' response to feedback	Officers' recommendation
Feedback related to both properties				
3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 28, 29, 30, 31, 32, 33, 41, 43, 47, 49, 50, 51, 52, 53, 54, 55	Support	<p>Support the inclusion of 57 and 60 Berkeley Street in the Heritage Overlay based on the following grounds:</p> <ul style="list-style-type: none"> • Our house is not as nice as 57 and 60 Berkeley Street and has been included in the Heritage Overlay. • 57 and 60 Berkeley Street are part of Melbourne's history and contribute to the charm and character of Hawthorn. • Residents choose to live in and around Hawthorn for its beauty, which is largely due to the many historical homes in the area. • Once these buildings are gone, they are gone forever. • The loss of these homes would adversely impact neighbouring homes and the suburb as a whole. • Too many homes with architectural and social interest have been demolished in recent years. • Without protection, not only do we risk losing these homes but also we risk losing the substantial gardens surrounding them. • The heritage citation accurately reflects the truly invaluable contribution these properties make to our history and culture. • Council must continue protecting these houses as they are the reason people choose to live in older suburbs. • Even if we don't live in these homes we all appreciate them and enjoy being around them. They bring pleasure and wellbeing to local people and help record the history of our area. • The houses provide a palpable connection to our past, bringing history to us and us into history. • Properties such as these have become the target of property developers who consider large allotments as business opportunities. • The city's history belongs to all of us and the built environment is an intrinsic part of our cultural identity. 	Officers note the supporting feedback.	No changes required

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		<ul style="list-style-type: none"> It is very important to keep our streetscapes intact for the future and for their historical importance. 		
3, 4, 19, 27	Support	<p>In addition to supporting the inclusion of 57 and 60 Berkeley Street in the Heritage Overlay, a number of submissions requested Council to consider the inclusion of more properties in the area in the Heritage Overlay. The following comments were made:</p> <ul style="list-style-type: none"> 57 and 60 Berkeley Street should form part of a wider heritage precinct incorporating houses in Berkeley and surrounding street. Berkeley Street still has a number of original period houses not protected and people have been trying for years to get more protection on Berkeley Street. Why isn't Council listening to what the people want and favouring developers and land investors over local people? The whole area should be heritage and protected against greedy developers who are destroying our heritage. The entire block from Riversdale Road, Glenferrie Road, Auburn Road to Gardener Road should be Heritage. 	<p>New heritage precincts in this part of Hawthorn were investigated as part of the Hawthorn Heritage Gap Study (HHGS). However, Council's heritage consultant was unable to identify any precincts in Berkeley Street and its immediate surrounds sufficiently intact to warrant protection. While smaller groups of original homes exist in the area, they did not demonstrate an important theme of the history of Hawthorn and did not exhibit the high level of architectural consistency normally required to justify a small precinct. Where justified by a heritage expert, Council has sought to apply the Heritage Overlay to heritage precincts and individual heritage places. However, not all period homes will meet the threshold for inclusion in the Heritage Overlay.</p> <p>Additionally, the <i>Planning and Environment Act 1998</i> requires Council to demonstrate to the satisfaction of the Minister for Planning and an independent planning panel the inclusion of properties in the Heritage Overlay is justified and meets the requirements of <i>Planning Practice Note 1 - Applying the Heritage Overlay (PPN1)</i>.</p> <p>PPN1 requires a heritage assessment, by a qualified heritage expert, to be prepared which demonstrates at least one of the heritage criteria has been met and the place meets the threshold for inclusion in the Heritage Overlay. If Council cannot demonstrate this, a Heritage Overlay will not be supported by the Minister for Planning, even if the inclusion of the property(s) is supported by the Community.</p>	No further investigation recommended
5	Support	In addition to supporting the inclusion of 57 and 60 Berkeley Street in the Heritage Overlay, the resident requested Council to consider if heritage houses could	Officers note the submitter's suggestion to place a plaque on the footpath in front of the house.	No changes recommended

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		have some information written on a small plaque in the footpath in front of the house and a write up about it on the Council website so locals could learn about the history of the house.	<p>The use of plaques to identify heritage places is a broader issue which requires further consideration by Council separate to the process of determining whether Council should progress a planning scheme amendment to include 57 and 60 Berkeley Street, Hawthorn should be included in a Heritage Overlay. The use of plaques is identified as part of the preparation of a Heritage Interpretation and Communications Strategy in the Heritage Action Plan (HAP). A review of the HAP is scheduled for the current financial year.</p> <p>The use of plaques to identify heritage places has long been a mechanism used to acknowledge and identify places of heritage value but is not commonly used in the City Boroondara. <i>Planning Practice Note 1 – Apply the Heritage Overlay</i> states a commemorative plaque is an appropriate way of signifying the importance of a heritage place when there is no tangible built form or the physical presence of something requiring management through the Heritage Overlay. In the case of 57 and 60 Berkeley Street, Kew, the heritage place remains and can be managed through the Heritage Overlay. As such, a plaque is not critical for the protection of this heritage place.</p>	
Feedback relating to 57 Berkeley Street only				
1, 2, 8, 9, 10, 11, 12, 22, 23, 26, 35, 36, 37, 38, 39, 40, 42, 44, 45, 46, 48	Support	<p>The submitters support the inclusion of 57 Berkeley Street, Hawthorn in the Heritage Overlay based on the following grounds:</p> <ul style="list-style-type: none"> The loss of Chesney Wolde would irreversibly impoverish the landscape of Scotch Hill for future generations. The house's heritage value is not just about bricks and mortar. Chesney Wolde is a home of significant social heritage value. The home was open to all sorts of people and organisations including kindergartens, schools and church groups who regularly held events at the house. For example the sitting room provided a 	Officers note the supporting feedback	No changes required

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		<p>venue for the Scotch College Suzuki violinists to have a group concert after school every Thursday.</p> <ul style="list-style-type: none"> • Since 1918 the house has been a central part of the neighbourhood, generously opened and shared by all owners. • The restored Federation villa from 1916 was the first home built south of Callantina Road. It had 180° views down to Gardiner's Creek through cross bow lead light windows. • The home is historically significant and should be included in the Heritage Overlay. • We have seen enough destruction of beautiful Melbourne homes and streetscapes in recent years. Please do the right thing and help curb this awful trend by including 57 Berkeley Street in the Heritage Overlay. • This is a beautiful example of an intact Federation-style villa with Art and crafts detailing of which too many in the surrounding areas have been demolished. • Every owner since 1918 has been a prominent member of the Hawthorn and Melbourne Community and generously open the house and gardens to the public. • It is a very good example of the early house built in Hawthorn after public transport connected the area to the CBD with the Riversdale Road tram and Glenferrie Station. • The wrong decision made here will lead to Berkeley Street becoming next Kooyongkoot Road; a shining example of a wonderful streetscape destroyed by demolitions. • A young city like Melbourne needs its buildings to give it dignity of ages. • Council has not been diligent in protecting heritage and trees. Developers are now taking over our neighbourhood. 		
44	Support	The resident expressed support for the inclusion of 57 Berkeley Street, Hawthorn in the Heritage Overlay and concern failure to protect the house would lead to its	Officers note the supporting feedback. Officers' provide the following response to the other matters raised:	No change recommended

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		<p>demolition and an extraordinary waste of resources if the restored house ended up in landfill.</p> <p>The submitter also raised a number of concerns with the content of the heritage citations and questioned whether the heritage consultant had been provided copies of the speeches and written submissions made by the residents in 2020.</p> <p>In particular the resident requested clarification on why the heritage citation did not list Mr Jackson, one of the founding directors of the APM at Fairfield (now Amcor), when APM developed "wide roll" paper, which was a first for the manufacturing of paper both in Melbourne, Victoria and the world. The resident submitted Mr and Mrs Jackson and their daughter Shirley and son lived at no 57 for 20 years, until they sold to the Keon-Cohen family.</p> <p>The resident also urged council to:</p> <ul style="list-style-type: none"> Considerer the letter of neighbour Neil Young QC dated 21/2/2020. Ensure the heritage citation for 57 Berkeley Street: <ul style="list-style-type: none"> Notes all significant features of the 1918 Federation Villa, especially the 90° crossbow window on the front corner of the return verandah, which they believe is one of the earliest examples of there being enough strength in building materials and design to support a leadlight window on a 90° corner. Clearly notes the position of No 57 when designed and built in 1918 as it was the only home south of Callantina Rd with sweeping views to the green slopes down to the Gardiner's Creek. 	<ul style="list-style-type: none"> The heritage consultant was provided all material submitted to Council officers in February 2020 in relation to 57 Berkeley Street. This information was reviewed by the heritage consultant. Where appropriate the information from the residents was used to inform the content in the heritage citation. The heritage consultant has considered the information provided about the Jackson family and undertaken some further investigation. The consultant's search found conflicting information. The Sands & McDougal Directories for 1920 to 1950 do not list anyone by the name of Jackson as an occupant of 57 Berkeley Street. Further information and research would be required to justify any changes to the heritage citation to include reference to the Jackson family. There will be further opportunities to make changes to the heritage citation as part of the planning scheme amendment process. The heritage citations already notes all significance features of the house and its siting which are pertinent to consider when assessing whether the place is worthy of inclusion in the Heritage Overlay and future assist decision makers when assessing any future works to the heritage place. The heritage consultant does not agree with the residents comments about the rarity of the corner window or the use of render on the external walls above the weatherboard. There are examples of similar windows in early house built in Hawthorn. 	
21	Object	<p>The owners of the property strongly oppose the inclusion of 57 Berkeley Street in the Heritage Overlay on the following grounds:</p> <ul style="list-style-type: none"> The heritage citation contains errors in several places. The process undertaken by Council does not represent orderly planning. 	<p>Officers note the objection to the heritage citation and proposed inclusion of 57 Berkeley Street, Hawthorn in the Heritage Overlay.</p> <p>The objector failed to provide any details of the errors they believe exist in the heritage citation. Claims of errors which would diminish the significance of the place to the extent the Heritage</p>	No changes required

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

			<p>Overlay can no longer be justified therefore cannot be substantiated.</p> <p>Officers do not agree with the claim the process does not represent orderly planning. The preliminary consultation process provides an opportunity to property owners and other interested parties an opportunity to provide feedback prior to Council deciding whether to proceed to the formal planning scheme amendment process. The planning scheme amendment process itself is regulated by the <i>Planning and Environment Act 1987</i> and Council will adhere to all the legislative requirements including a public exhibition and independent panel process.</p>	
56	Object	<p>The purchaser (under contract of sale) requests Council abandon the heritage listing for 57 Berkeley Street, Hawthorn based on the following grounds:</p> <ul style="list-style-type: none"> The continued heritage investigations for this property are becoming vexatious and contrary to the 2020 decision of the Minister for Planning not to apply the Heritage Overlay to the property. The property has been assessed by heritage consultants multiple times with previous assessments concluding the property was not of individual heritage significance as should not be included in the Heritage Overlay. In 2020 Council sought heritage controls for the property based on the 2019/20 assessment which gave the property a 'contributory' grading. The Minister for Planning refused this request stating: <p><i>'In refusing heritage protection for 57 Berkeley Street, Hawthorn, the Director of State Planning Services advised that applying the Heritage Overlay to an individual 'contributory' place was contrary to current heritage standards and procedures and not in accordance with the accepted standards for identifying heritage places.</i></p> <p><i>The refusals mean that Council cannot proceed with the proposed inclusion of 57 Berkeley Street,</i></p>	<p>Officers note the objection to the heritage citation and proposed inclusion of 57 Berkeley Street, Hawthorn in the Heritage Overlay.</p> <p>The objector is correct, the heritage significance of 57 Berkeley Street, Hawthorn has been assessed multiple times over the past 20+ years. It is clear there are differing opinions amongst the experts on the heritage significance of the house and whether the house meets the threshold for inclusion in the Heritage Overlay. However, the most recent assessment concludes the house does meet the threshold as an "individually significant" heritage property.</p> <p>Council has an obligation under the Act to protect houses considered to be of heritage significance. In the case of 57 Berkeley Street, the most recent heritage assessment by Peter Barrett demonstrates the house's heritage value. Given this recommendation, officers consider it appropriate to have the recommendation tested through the planning scheme amendment process.</p> <p>The planning scheme amendment process will determine whether the property is worthy of inclusion in the Heritage Overlay as an individually significant place. It will allow an independent planning panel to consider all professional views on</p>	No changes recommended

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		<p><i>Hawthorn in the Heritage Overlay. The Minister's decision is final and there is no further avenue for Council to appeal the decision.'</i></p> <ul style="list-style-type: none"> Less than 3 months after the Minister's decision being relayed to owners a fourth opinion on the property's heritage value was sought by Council. 	the property's heritage significance and provide Council and the community a final answer on whether the house meets the threshold for heritage protection.	
Feedback relating to 60 Berkeley Street only				
34	Support	<p>The submitter strongly supports the recommendation for local heritage protection for 60 Berkeley Hawthorn. This is a beautiful example of an Albion Walkley house.</p> <p>It is an intact Arts and Crafts-inspired traditional bungalow of which too many in the surrounding areas have been demolished.</p>	Officers note the supporting feedback.	No changes required
57	Object	<p>The submitter opposes the inclusion of 60 Berkeley Street, Hawthorn in the Heritage Overlay based on the following grounds:</p> <ul style="list-style-type: none"> The house has been significantly altered and the submitter was surprised it is considered worthy of an individual listing. The assessment and conclusions by Trethowan are emotive rather than factual. The intense interest in retaining all older style dwellings in Berkeley Street has been driven by the public and local Councillors and focused unwarranted attention onto the submitter's family home. Despite numerous reviews of Berkeley Street, and the greater Hawthorn area, dating back to Meredith Gould in 1993, this dwelling has not previously been identified as being of heritage significance or worthy of an individual heritage listing. In reviewing past assessments, the submitter notes the following: <ul style="list-style-type: none"> Hawthorn Heritage Study (1993), identified the building as C graded building in a streetscape value of '3'. 	<p>Officers note the objection to the heritage citation and proposed inclusion of 60 Berkeley Street, Hawthorn in the Heritage Overlay.</p> <p>Similar to 57 Berkeley Street, the heritage significance of 60 Berkeley Street has been considered a number of times over the past 20+ years.</p> <p>The objector correctly notes the property was given a C grading in a level 3 streetscape in the 1993 Hawthorn Heritage Study. A C grading in the 1993 Hawthorn Heritage Study equates to a contributory place in the current grading system.</p> <p>However, the property was not reviewed by Lovell Chen as part of the 2009 <i>"Review of C* Graded Buildings in the Former City of Hawthorn"</i>. The 2009 review only reviewed C* graded properties.</p> <p>The heritage assessment by Trethowan did consider the past heritage assessment when making its recommendations for 60 Berkeley Street. The heritage citation lists the past studies as reference documents. Like the past studies</p>	No changes recommended

Attachment 3: 57 and 60 Berkeley Street, Hawthorn - Preliminary Consultation- Summary of submissions and officer response

		<ul style="list-style-type: none"> ○ In 2009, Lovell Chen in 2009, undertook a further 'Review of C* Grade Buildings in the Former City of Hawthorn, Revised November 2009', as part of Amendment C064 to the Boroondara Planning Scheme. This amendment sought to include 196 additional heritage places in the Schedule to the Heritage Overlay on a permanent basis. At this point, 60 Berkeley Street, Hawthorn, was individually reviewed and was not recommend for a site-specific Heritage Overlay. • The Trethowan assessment makes no mention of the previous assessment of this property, with the interest in the property generated through community action, rather than merit. Additionally, the Trethowan assessment is notably silent on the past findings of your heritage specialists, which found the building not worthy of individual heritage protection. 	<p>Trethowan initial assessment concluded the house appeared to be a contributory quality dwelling.</p> <p>However, they noted the house was design by notable architect Albion Walkley which elevated its significance. When compared with other Walkley houses in the Heritage Overlay, Trethowan found the house to be a comparable example of the architect's work and met the threshold for inclusion in the Heritage Overlay as an individually significant place.</p> <p>The heritage citation also notes the alterations which have been made to the property, including the large double storey addition at the rear of the house. Despite these alterations the heritage consultant concluded the primary facade of the house remains largely intact to its original design and construction and past alterations have not diminished the heritage value of the property.</p>	
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MINUTES ATTACHMENTS



Urban Planning Delegated Committee

Monday 4 October 2021

Attachments as annexed to the resolution:

3.2 Roseberry Street, Hawthorn East - Heritage assessment



24 August 2021

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Our Ref: 2364 Boroondara Heritage Advice

Re: Nomination of Roseberry Street, Hawthorn East

Dear Rob,

Thank you for requesting a review of the Community Submission dated 29 July 2021 proposing inclusion of Roseberry Street, Hawthorn East, in the Heritage Overlay, potentially as part of HO841 Brickfields Environs Precinct.

This letter sets out the previous investigation of Roseberry Street as part of the Hawthorn East Heritage Gap Study in 2018, and then considers the questions raised and information provided in the Community Submission.

Heritage Gap Study investigation

The Hawthorn East Heritage Gap Study (the 'Gap Study') was carried out in two stages. In Stage 1 the entire suburb was surveyed by bicycle and on foot with individual properties and streetscapes identified for further investigation. This further investigation took place in Stage 2 of the Gap Study, at which point heritage citations were prepared for individual properties and precincts found to meet the threshold of local significance and recommended for inclusion in the Heritage Overlay.

Roseberry Street was one of the streets identified in Stage 1 for further consideration due to its stock of Victorian houses. It was earmarked for further investigation as part of a larger precinct centred on the former Hawthorn Brickworks, owned by the Fritsch and Holzer families.

The initial rationale for further investigation of what was tentatively called the 'Brickworks housing precinct' was:

A close subdivision possibly related to the Fritsch Holzer Brickworks at its centre. Houses are mainly Victorian, with some Edwardian, and more interwar. If this whole development period can be shown to have been the primary housing for brickworks employees, it may be of historical significance.

During Stage 2, a draft history was prepared for the potential Brickworks Environs Precinct, with the following text regarding Roseberry Street:

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CONTEXT

The Grove Estate was subdivided into 81 lots fronting Auburn Grove, Garfield Street (later Roseberry Street) and Camberwell Road, which were auctioned in 1884. Not all the allotments sold, and another auction was held in 1885. ...

Originally named Garfield Street as part of the Grove Estate subdivision in 1884, Roseberry Street was in existence by 1905. The construction of houses in the street commenced in 1887 (numbers 68 and 70 were owned by the Fritsch family), with six houses built by Edward Heron and eight by Robert Lynch; by 1905, 41 homes had been built on the north side of Roseberry Street and 36 on the south of the street. Numbers 2 and 4 Roseberry Street were built in 1914 (McWilliam 2004:66; McWilliam 2007:8).

Houses at 40 and 42 Roseberry Street were built in the 1930s, and residences at 22, 24 and 55 in the 1940s (McWilliam 2007:8).

Following detailed, property-by-property survey of the potential precinct, Roseberry Street was found to be of a markedly lower intactness than other streets in the potential precinct. This was both in terms of intrusive new development breaking up groups of Victorian houses, particularly at the west end around Munro Street, and relatively low intactness of the majority of the Victorian houses (most have rebuilt front verandahs).

The project historian was then asked to undertake additional research to determine how closely Roseberry Street's development was linked with the Fritsch-Holzer's brickworks. It was thought that a very strong historical link, for example development of a substantial part of Roseberry Street to house brickworks employees, would overcome the lower level of intactness of the street.

No strong links for the street or a large part of the street, however, were identified in this further research. In the 1896 rate books one vacant block was owned by August Fritsch (on which houses at 82 & 84 were built prior to 1903) and one house was owned and occupied by brickmaker Henry Holzer (73 Roseberry Street). No other land or houses on Roseberry Street were owned by the Fritsch or Holzer family at that time, and no other 'brickmakers' were identified as owners or occupiers on the street. It was clear that this was not a grouping of "company housing" associated with the brickworks.

As there was no compelling link to the brickworks, though undoubtedly employees lived there over the decades, Roseberry Street was dropped from the potential precinct due to the lower level of overall intactness. In addition, no houses of potential individual significance were identified on this street.

New information provided by Community Submission

1. Number of potential Contributory properties

The Community Submission (p.2) notes that Roseberry Street 'contains approximately 47 heritage grade houses, mostly constructed in the 1880's and 1890's'. This is within a street that contains 92 properties, so the overall proportion of potentially Contributory properties is about 50 percent. Even if the modern development at the east end (85-87 & 80-96 Roseberry Street) were not included in a precinct or precinct extension, this would be 47 Contributory properties of a total 83 properties, so 57 percent in all. This is a far lower percentage of Contributory properties than seen in the current Brickfields Environs Precinct, demonstrating the reason that Roseberry Street was left out of the precinct. It is also lower than the rule-of-thumb for at least two-thirds Contributory/Significant properties in a heritage precinct.

The Community Submission (p. 6) notes that 10 houses on the street were identified as having heritage value in the 1993 Hawthorn Heritage Study. This is true, but all of them were given a preliminary "C"

CONTEXT

grade, which is equivalent to a current "Contributory" grade. Under current Victorian planning regulations, properties of Contributory quality must be grouped together in a precinct of local significance before they warrant inclusion in the Heritage Overlay.

2. Property ownership by the Fritsch and Holzer families

The Community Submission contains research about property ownership by members of the Fritsch and Holzer families. This includes:

- 73 Roseberry Street – owned and occupied by Henry Holzer, a brickmaker and son of company founder. As noted above, this information was confirmed in Context's original research into the history of the potential precinct. This house survives. It is a modest single-fronted timber house, part of a once-identical row at 69-75 Roseberry Street. No. 73 has been altered with the loss of its original windows, verandah cast-iron and possibly verandah posts. There is a photo of it in the Community Submission:



- Between 80 & 90 Roseberry Street – land owned by August Fritsch (either one of the founders or his architect son). As noted above, this information was confirmed in Context's original research into the history of the potential precinct. Referring back to the 1896 ratebook entry and the 1903 MMBW Detail Plan (No. 1543), this land corresponds to 82 & 84 Roseberry Street. A semi-detached pair of dwellings had been constructed there by 1903, but both have since been demolished.
- 11 & 80 Roseberry Street – the Community Submission notes that 'Other Holzer family members lived at 11 and 80 until the 1930's and 1940's at least'. Referring to Sands & McDougall's Street directories, in 1910 only No. 73 was occupied by a Holzer (no Fritsches). In 1920 and 1930, John Holzer also resided at No. 11. In 1938, the resident at No. 11 was Mrs Emma Holzer. Through

CONTEXT

this time period (1910-38), the resident listed at 80 Roseberry Street was a Mrs Clara Dixon. In 1942, however, she was replaced by Herbert Holzer, making two Holzers on the street at that time.

80 Roseberry Street has been demolished and replaced since then. The Victorian house at 11 Roseberry Street survives. It is very similar to No. 73, being a single-fronted timber cottage with alterations including non-original front verandah and front door (both are incorrect in form and detail), as well as a two-storey rear addition. It is shown in a RealEstate.com.au image from 2009:



- 88 Roseberry Street – the Community Submission notes that ‘The Fritsch Holzer Brick Company owned land at 88 Roseberry in 1968’. This may be the case, but it was long after the establishment period of the street and its built form. Note that there is a modern semi-detached house on this site constructed c1998, so it has no connection to the period of ownership by the Company.
- 58-60A Roseberry Street - the Community Submission notes information passed down from former to current long-term residents of the street that ‘the street was long known as a place that workers from the Fritsch Holzer Brickworks lived and that the brickworks company was involved with houses on the street; either via owning them, or providing them as accommodation for workers and managers’. They also stated that ‘Long term residents recall a group of Victorian weatherboard cottages’ that were owned by Council, and could have been owned by the Brick Company prior to that. These are 58-60A Roseberry Street, where all Victorian houses have been demolished and replaced.

CONTEXT

To conclude, the Community Submission has confirmed Context's earlier research: that there was ownership of a small number of properties on this street by members of the Fritsch and Holzer families, and one of them lived on the street during its foundational period (late 19th and early 20th century).

While the new research has revealed that one or two members of the Fritsch and Holzer families continued to reside on the street until at least the mid-20th century, no evidence has been found that there was systematic ownership and/or development of all or part of the street by the families or their company.

Furthermore, the only surviving house *built for* a Holzer (or Fritsch) is a very modest and altered house at No. 73. Holzers moved to the Victorian house at 11 Roseberry Street between 1910 and 1920, so this house was not built for them originally. It is similarly typical of its era and altered externally. All other houses identified as being owned or occupied by Fritsches or Holzers have been demolished.

There may have been more extensive property ownership by the Hawthorn Brick Company in the 20th century, but this would require much more research to confirm. It also raises the question of whether a gradual buy-up by the Company of existing properties in the 20th century would markedly add to the street's heritage significance. It would certainly be far less than if the Hawthorn Brick Company had actually *developed* all or part of the housing on the street.

Physical links between Roseberry Street and the brickworks

There are a number of questions raised and speculations made in the Community Submission about physical links between Roseberry Street and the brickworks. While Council's records from the time the Fritsch-Holzer Park was created on the former site of the brickworks could shed more light on these questions, they can be answered from other sources.

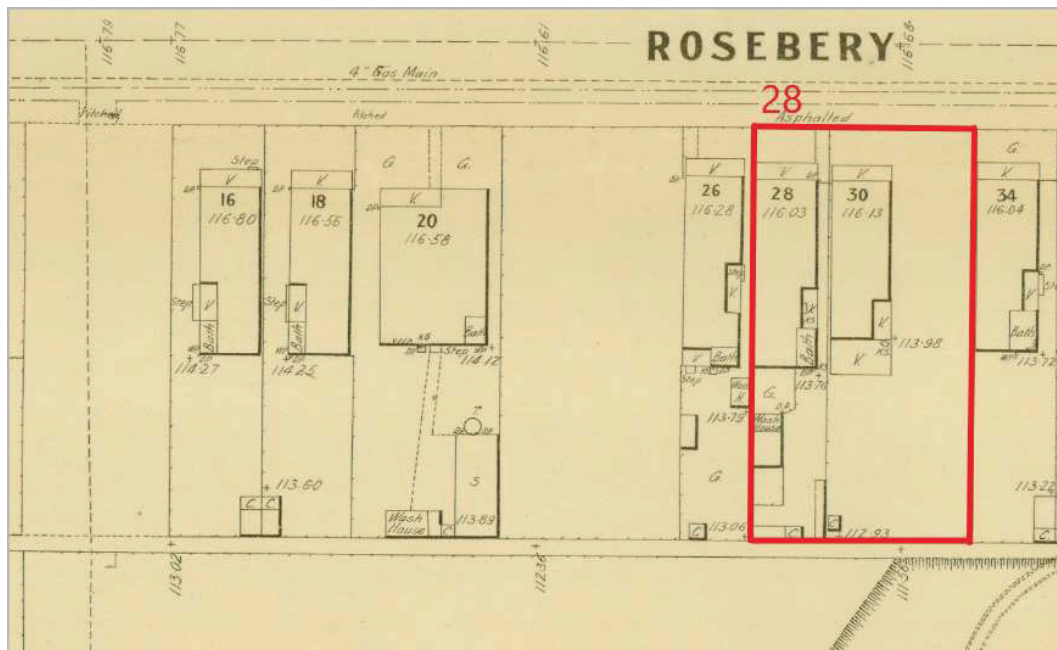
The Community Submission theorises that there were one or two historic entrances to the brickworks off Roseberry Street, which would provide a strong historical physical connection between the two. They posit that one may have been in the same place as the current pedestrian entrance to the Fritsch Holzer Park at 28 (or 28-32) Roseberry Street and/or 90-92 Roseberry Street.

MMBW plans from 1902 (No. 57) and 1903 (No. 1543) and an aerial photo (1945) have been examined to see if there was an entrance from Roseberry Street to the Brickworks, prior to conversion to a park.

1. 28-32 Roseberry Street

In 1903, this land was already developed with three houses, enclosed by fences. There was no formal or informal path to the Brick Works. Note that No. 32 backed directly onto the edge of the clay pit, so this would have been an extremely dangerous location for an entry. These properties are marked on the extract from MMBW Detail Plan No. 1543, on the following page. (NB: The house numbers on Roseberry Street have remained the same since this time).

CONTEXT



Moving forward in time, the 1945 aerial (below) shows that a house had been constructed in the side yard of No. 30 (now No. 32), and the houses at Nos 28 & 30 remained.



CONTEXT

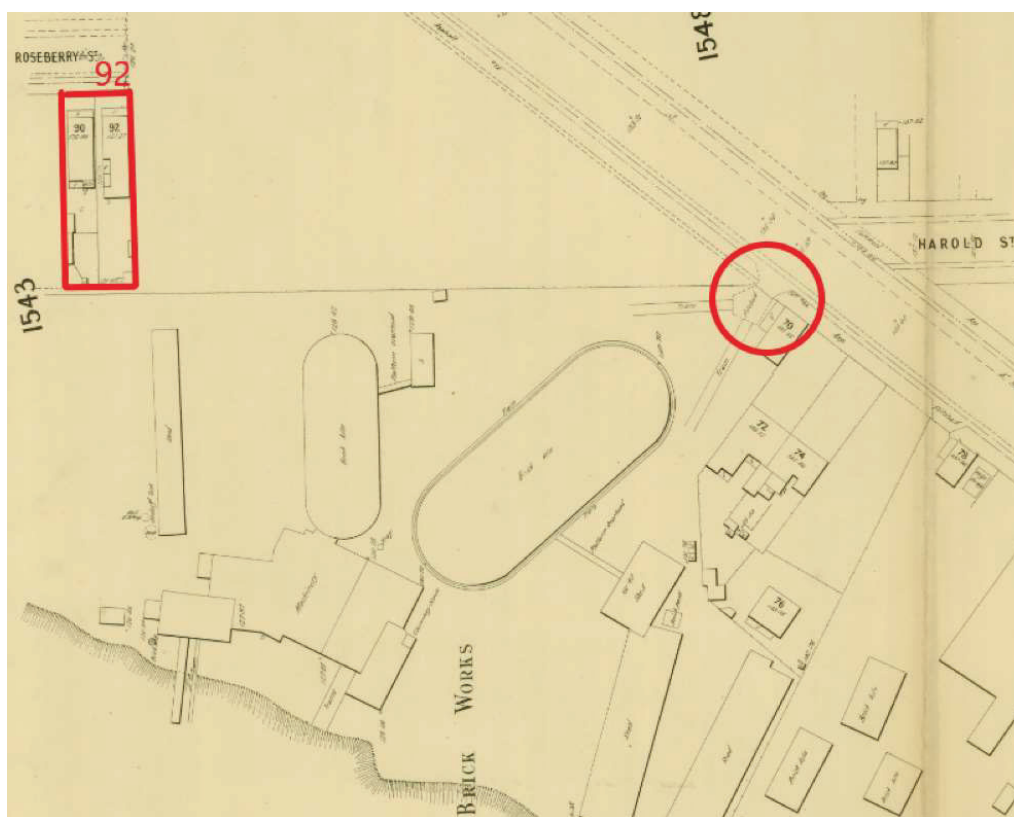
In summary, there is no evidence of an early link between Roseberry Street and the Brickworks at No. 28 or 28-32.

The submitters seem to have been confused by the vacant blocks shown on the 1903 MMBW Detail Plan, thinking that one of them corresponded to No. 28. (On page 38, they state: 'The current laneway into the FH park near number 26 would seem to correspond with one of these undeveloped areas shown' on the 1903 MMBW plan.) There is no evidence that these other vacant blocks provided an accessway to the Brickworks either. The land to the west (left) of 16 Roseberry Street became part of the Munro Street extension (by 1914), and the land at Nos. 22-24 Roseberry Street contains a c1940 semi-detached pair.

2. 90-92 Roseberry Street

The Community Submission also theorises that there was an accessway between 90 & 92 Roseberry Street.

In 1903, Roseberry Street did not yet extend to Camberwell Road, but halted in a dead end at 92 Roseberry Street. At this time, there were houses at 90 & 92 Roseberry Street (No. 92 survives), but vacant land at 86 & 88 Roseberry Street just to their west. As shown on MMBW Detail Plans 1543 and 1545, there were only two entrances to the brickworks at this time, one off the end of Bowler Street (then Fritsch Road) and the other off Camberwell Road, opposite the outlet to Harold Street. An excerpt from MMBW Detail Plan 1545, of 1903, is shown below, with the Camberwell Road entrance circled:



CONTEXT

The 1945 aerial shows a similar situation in regard to the two main entrances to the brickworks (off Bowler Street and Camberwell Road). There are houses present at 86-92 Roseberry Street.

By this time, Roseberry Street had been extended to Camberwell Road. The land that comprises today's 94-96 Roseberry Street appears to be part of the brickworks site, but it is separated from Roseberry Street by a line of trees or hedge (and presumably a fence to keep people out of this industrial site). This aerial shows a number of dirt tracks within the brickworks site, but none of them lead from Roseberry Street:



In conclusion, the current gap between 90 and 92 Roseberry Street, thought to be the location of a former accessway to the brickworks, was occupied by a house between at least 1903 and 1945. Furthermore, the 1903 plans and 1945 aerial have not indicated any accessways/paths at all between Roseberry Street and the brickworks.

Conclusions

It is agreed with the Community Submission that there have been connections between the Fritsch and Holzer families and some individual properties on Roseberry Street. Further research into title certificates would likely reveal several more owned by these prominent and well-off local families.

What has not been documented to any degree is the *participation* of the Fritsches, Holzers or their Hawthorn Brick Company in development of Roseberry Street, either its creation or construction of housing for themselves or workers. Only one surviving house appears to have been built as a Holzer family home (73 Roseberry Street), the others built for them have been demolished.

Furthermore, the "oral histories" positing that there were pedestrian or vehicular paths or accessways between Roseberry Street and the brickworks has not been borne out by any evidence. While it is possible that a

CONTEXT

brickworks employee could have gone out their back fence to the brickworks, this was not formalised, particularly as the south side of Roseberry Street sat at the edge of a deep clay pit.

In conclusion, no compelling evidence has been provided by the Community Submission to call into question the decision during the Hawthorn East Gap Study to exclude Roseberry Street from the proposed precinct. As discussed, this was due to its markedly lower overall level of intactness (particularly the percentage of potential Contributory properties) than other streets in the proposed precinct that have the same historical associations (informally linked to the brickworks) and a similar period of development (beginning in the 1880s).

Regards,



Natica Schmeder
Built Heritage Specialist



25 August 2021

Attention: Robert Costello (Principal Strategic Planner (Acting))
City of Boroondara
8 Inglesby Road
Camberwell VIC 3124

Dear Robert,

Peer Review of Precinct Nomination - Roseberry Street, Hawthorn East

I write in regard to your request for a peer review in relation to a community nomination to include Roseberry Street, Hawthorn East on the Heritage Overlay, either as part of the Brickfields Environs Precinct (HO841 interim control, Amendment C308) or as its own precinct.

The methodology used in the preparation of this peer review accords with the principles and definitions set out in the Australia ICOMOS Charter for Conservation of Places of Cultural Significance (the Burra Charter) (Australia ICOMOS 2013); *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP 2018); and the Heritage Victoria Model Consultants Brief for Heritage Studies (Heritage Victoria 2010).

Extent Heritage has not been engaged to assess historical archaeology or Aboriginal cultural heritage places and values. No community consultation was undertaken for this assessment however a community precinct nomination has been considered.

The following letter sets out the methodology used to formulate the advice, an overview of relevant background information, a heritage assessment of Roseberry Street and provision of final recommendations.

Should you wish to discuss the advice outlined in this letter further, please do not hesitate to contact me.

Kind regards,

Corinne Softley
Senior Associate | Extent Heritage

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25/108 St Georges Tce
Perth
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54A Main Rd
Moonah
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Assessment Methodology

Documentation review

The following documentation has been reviewed as part of this peer review advice:

- Brickfields Environs Precinct citation, adopted in the Hawthorn East Heritage Gap Study;
- Previous heritage advice on Roseberry Street provided by Natica Schmeder (Context Pty Ltd) in relation to the Hawthorn East Heritage Gap Study; and
- Community nomination document, including background resources.

Site inspection

A site inspection of Roseberry Street was undertaken by Extent Heritage on 12 August 2021. The inspection was undertaken as a visual assessment from the public domain. Each property was photographed and assessed for its condition and integrity.

Grading of significance

The nominated precinct was analysed to understand the common theme and level of significance of Roseberry Street. To support this analysis, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a high level precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the study area as a whole.

As per Heritage Victoria's model brief for consultants (DEWLP 2012, 6), the following can be applied to each place as relevant:

- Contributory: elements that contribute to the significance of the precinct;
- Non-contributory: elements that do not make a contribution to the significance of the precinct; and
- Individually Significant: a place that is both individually significant, independent of its context within the precinct, and contributes to the significance of the precinct.

Each individual property was given a designation based on the above criteria. This designation generally took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common historical theme upon which the precinct was nominated.

For the purposes of this study, overall 'intactness' of the precinct was measured as percentage of contributory places with 'low' being less than sixty per cent, 'moderate' being sixty to eighty per cent, and 'high' being eighty to a hundred per cent. Generally speaking, a potential precinct would be expected to have at least 'moderate' intactness but preferably 'high' intactness. In some cases, this assessment can help to identify which portion of a nominated precinct should be recommended for the HO and which parts should be excluded from the curtilage. As the



precinct has been considered in relation to Brickfields Environs Precinct (HO841 interim control, Amendment C308), this analysis has also compared the proportion of contributory properties in the HO (refer Figure 1) as a benchmark for assessing the nominated extension.

Integrity grading

A critical aspect in assessing the significance of a property is a consideration of overall integrity. The integrity of a place in respect to a heritage place is defined by the intactness of the heritage fabric, setting and/or history from which it purports to draw its significance.

It is important to note that integrity is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be 'individually significant' or 'contributory' is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

Table 1. Grading of integrity.

Integrity	Description	Significance Level Guide
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade, visible roof form and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences, garden plantings, may be intact.	Contributory or Individually Significant
Moderate	Minor alterations have been made however much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or 'like for like' materials have often been used. Where changes have been made they are often reversible. Where additions have been made they are designed to respect and not overwhelm the original building.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.	Non-contributory

Condition Assessment

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. The condition assessment was undertaken through the public domain inspection. A condition grading was provided for each place or precinct based on the definitions outlined below.



Table 2. Grading of condition.

Condition	Description
Good	Little to no maintenance and repair works required.
Fair	Some maintenance and repair works required.
Poor	Significant maintenance and repair works required.

Brickfields Environs Precinct

The statement of significance of significance for the Brickfields Environs Precinct is as follows:

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)



Figure 1. Grading of significance of the Brickfields Environs Precinct. Source: Context Pty Ltd. 2019. Hawthorn East Heritage Gap Study, prepared for City of Boroondara.

Community nomination

A community nomination, dated 29 July 2021, was submitted to City of Boroondara in support of Roseberry Street, Hawthorn East being included on the Heritage Overlay. Specifically, the key points of the nomination include:

- A recommendation for Roseberry Street to be included as a precinct extension to Brickfields Environs Precinct (HO841 interim control, Amendment C308);
- Advice that Roseberry Street has historical significance (HERCON criteria A) as linked to the Hawthorn Brickworks as well as the theme of “working class houses”;
- Advice that Roseberry Street can be read as a Victorian workers cottage streetscape, with intact and contributory graded houses (HERCON criteria D and E); and
- Advice that some residents believe that there was one or two entrances to the brickworks from the street.



Summary of previous advice

Roseberry Street was considered by Natica Schmeder (Context Pty Ltd) for its potential to be included in the Brickfields Environs Precinct (HO841 interim control, Amendment C308) as well as its potential to be included on the Heritage Overlay in its own right. The streetscape had been identified during Stages 1 and 2 of the Hawthorn East Heritage Gap Study, however it was excluded on the following basis:

- The housing stock was found to be less intact on Roseberry Street than the precinct area that eventually became HO841, owing to infill development (recent and late twentieth century); and
- No places of potential individual significance were identified in the study.

Assessment

The following section outlines Extent Heritage's assessment of the integrity and intactness of Roseberry Street, and therefore its potential for inclusion as either a precinct extension or its own precinct on the Heritage Overlay.



Figure 2. Grading of significance - Roseberry Street, Hawthorn East. Source: Extent Heritage Pty Ltd.

Street address	Place type	Style/era (based on architectural style in HERMES)	Intrusive upper floor addition?	Integrity (front portion)	Condition 04/10/2021	Grading
Urban Planning Delegated Committee Minutes						
Roseberry Street	Garage and semi-detached house	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Semi-detached house	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	Low	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	Moderate - Low	Poor	Contributory (front portion and fenestration only)
Roseberry Street	Semi-detached cottage	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	Moderate	Good	Contributory
Roseberry Street	Semi-detached cottage	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Path access to Fritsch Holzer Park	N/A	N/A	N/A	N/A	Non-contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Fair-Poor	Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
33 Roseberry Street	Residence	Victorian Period (1851-1901)	No	Low	Poor	Non-Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory

Street address	Place type	style in HERMES)	upper floor addition?	(front portion)	Condition	Grading
Roseberry Street	Urban Planning Delegated Committee Minutes Sanitation residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	04/10/2021 N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	New dwelling under construction	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Vacant block	N/A	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	High	Good	Contributory
Roseberry Street	Residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Postwar Period (1945-1965)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Vacant block	N/A	N/A	N/A	N/A	Non-Contributory
1 Roseberry Street	Semi-detached cottage (faux Victorian era)	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
2 Roseberry Street	Semi-detached cottage (faux Victorian era)	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
1 Roseberry Street	Semi-detached cottage	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
1 Roseberry Street	Semi-detached cottage	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Fair	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	Yes	High	Good	Contributory
Roseberry Street	New dwelling under construction	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
2 Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
2 Roseberry Street	City of Boroondara Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A Attachment 2 - Page 9 of 12	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Poor	Contributory

Street address	Place type	style in HERMES)	upper floor addition?	(front portion)	Condition	Grading
Roseberry Street	Urban Planning Delegated Committee Minutes	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	04/10/2021 N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory
Roseberry Street	Semi-detached residence	Late Twentieth Century (c.1960-c.2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory
Roseberry Street	Residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Good	Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	Moderate	Good	Contributory
Roseberry Street	Semi-detached residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Semi-detached residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Semi-detached residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Semi-detached residence	Contemporary (post 2000)	N/A	N/A	N/A	Non-Contributory
Roseberry Street	Cottage	Victorian Period (1851-1901)	No	High	Fair	Contributory



Conclusion and recommendations

It is the finding of this peer review that Roseberry Street does not meet the threshold for local significance in the City of Boroondara under the HERCON criteria, either as part of an extension of the Brickfields Environs Precinct (HO841 interim control, Amendment C308) or as a precinct in its own right. This advice is based on the following findings:

- As demonstrated by the grading of significance plan and associated grading table, thirty-eight (38) allotments of the ninety-two (92) assessed are non-contributory properties. These properties include postwar, late twentieth century and contemporary buildings, as well as some vacant blocks and a pedestrian path. With this number of non-contributory properties in mind, the nominated area has an overall intactness of 58% which is very low for a heritage precinct in the City of Boroondara (refer to Methodology above). In contrast, it is important to note that HO841 is highly intact with an intactness level of around 90%. Inclusion of Roseberry Street as a precinct extension would lower the overall significance of HO841, decreasing the overall integrity that the current heritage curtilage presents. Further, the streetscape does not have a high enough level of integrity to warrant inclusion on the Heritage Overlay as a precinct in its own right.
- Although archival records show that Roseberry Street was clearly linked to the Hawthorn Brickworks, and there is building stock remaining intact that reflects this historical period, the streetscape overall cannot be considered representative of, or important to an understanding of, this historical period owing to its low integrity. Specifically, the integrity of the street has impacted the ability of this area to meet the threshold for Criterion A.
- Of the contributory graded properties, seven (7) of these buildings have intrusive upper floor additions which, combined with the infill development, negatively impact upon the ability of Roseberry Street to present as a Victorian workers cottage streetscape.
- The community nomination notes that some residents believe that there were one or two entrances to the brickworks from the street, with specific reference to 28 Roseberry Street where there is a path leading to the park. No archival evidence is provided for this claim. Further, a review of the 1904 Melbourne Metropolitan Board of Works plan shows that 28 Roseberry Street was once occupied by a residence and outbuildings. This was likely demolished to make way for the pedestrian path when the park was established.

In addition, consideration was given to an extension of HO841 to include 3-11 and 2-20 Roseberry Street, which is a more intact section of the street. However, this is not recommended based on the following factors:

- This is a very small representative example of what was once Roseberry Street;
- A number of these buildings contain visible upper floor additions that reduce the ability of the group to present as workers cottages and therefore meet Criterion A, D and E; and
- HO841 incorporates whole streetscapes as opposed to small sections of streets.
- This type of building stock is already well represented in HO841.



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