

Smith's Paddock (Burwood Reserve) Precinct Statement of Significance

Heritage Place: Smith's Paddock (Burwood Reserve) Precinct

PS ref no: HO843



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

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

'Dartford' at 23-25 Burwood Avenue, Hawthorn East, is of aesthetic significance for its elaborate decoration, applied to a substantial but standard Italianate villa form. Details of note include the Venetian Gothic cream brick arches above the front windows, the terracotta acanthus-leaf capitals between the windows, and the cast (possibly terracotta) classical cornice below the eaves. It is also of associative (historic) significance for its connection with the Fritsch family. It was built in 1898 as the home of Francis V Fritsch and family, and designed by his brother, Augustus A Fritsch. The two were sons of Augustus Fritsch, who had founded the nearby Hawthorn Brick Company with the Holzer brothers. Son, architect Augustus A Fritsch, was active designing many houses in the Hawthorn and Camberwell area during the late Victorian period, and the commission for a Roman Catholic presbytery in Malvern in 1894 marked the start of his long involvement with the Catholic Church. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patrick's College at Sale and Assumption College at Kilmore. He designed many presbyteries, schools and convents throughout Victoria and elsewhere, including St Joseph's and St John's schools in Hawthorn. (Criteria E & H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, February 2021

Number	Address	Grade
1	Auburn Parade	Contributory
2	Auburn Parade	Contributory
2A	Auburn Parade	Non-contributory
3	Auburn Parade	Contributory
4	Auburn Parade	Contributory
5	Auburn Parade	Contributory
6	Auburn Parade	Contributory
7	Auburn Parade	Contributory
8	Auburn Parade	Contributory
9	Auburn Parade	Contributory
10	Auburn Parade	Contributory
11	Auburn Parade	Contributory
12	Auburn Parade	Contributory
13	Auburn Parade	Contributory
14	Auburn Parade	Contributory
15	Auburn Parade	Contributory
16	Auburn Parade	Contributory
17	Auburn Parade	Contributory
18	Auburn Parade	Non-contributory
19	Auburn Parade	Contributory
20	Auburn Parade	Contributory
21	Auburn Parade	Contributory
22	Auburn Parade	Contributory
23	Auburn Parade	Contributory
24	Auburn Parade	Contributory
25	Auburn Parade	Contributory
26	Auburn Parade	Contributory
27	Auburn Parade	Contributory
28	Auburn Parade	Contributory
29	Auburn Parade	Contributory
30	Auburn Parade	Contributory
31	Auburn Parade	Contributory
32	Auburn Parade	Contributory
33	Auburn Parade	Contributory
34	Auburn Parade	Contributory
35	Auburn Parade	Contributory
36	Auburn Parade	Contributory
37	Auburn Parade	Contributory
38	Auburn Parade	Contributory
39	Auburn Parade	Contributory
40	Auburn Parade	Contributory
41	Auburn Parade	Contributory
41A	Auburn Parade	Contributory
42	Auburn Parade	Contributory
43	Auburn Parade	Contributory
44	Auburn Parade	Contributory
45	Auburn Parade	Contributory
46	Auburn Parade	Contributory
47	Auburn Parade	Contributory
48	Auburn Parade	Contributory
50	Auburn Parade	Contributory
52	Auburn Parade	Contributory
54	Auburn Parade	Contributory
56	Auburn Parade	Contributory
58	Auburn Parade	Contributory
60	Auburn Parade	Contributory

1/62	Auburn Parade	Contributory
64	Auburn Parade	Contributory
66-68	Auburn Parade	Contributory
1	Burwood Avenue	Non-contributory
1A	Burwood Avenue	Non-contributory
3	Burwood Avenue	Non-contributory
5	Burwood Avenue	Non-contributory
7	Burwood Avenue	Contributory
11	Burwood Avenue	Contributory
13	Burwood Avenue	Contributory
15	Burwood Avenue	Contributory
17	Burwood Avenue	Contributory
19	Burwood Avenue	Contributory
21	Burwood Avenue	Contributory
23-25	Burwood Avenue	Significant
27	Burwood Avenue	Contributory
29	Burwood Avenue	Non-contributory
720	Burwood Road	Contributory
722	Burwood Road	Contributory
724	Burwood Road	Contributory
726	Burwood Road	Contributory
728	Burwood Road	Contributory
730	Burwood Road	Contributory
732	Burwood Road	Non-contributory
734	Burwood Road	Non-contributory
738	Burwood Road	Contributory
740	Burwood Road	Contributory
742	Burwood Road	Contributory
744	Burwood Road	Contributory
746	Burwood Road	Contributory
748	Burwood Road	Contributory
750	Burwood Road	Contributory
756	Burwood Road	Contributory
758	Burwood Road	Non-contributory
762	Burwood Road	Contributory
764	Burwood Road	Contributory
766	Burwood Road	Contributory
768	Burwood Road	Contributory
770	Burwood Road	Contributory
772	Burwood Road	Non-contributory
774	Burwood Road	Contributory
776	Burwood Road	Contributory
778	Burwood Road	Contributory
780	Burwood Road	Contributory
782	Burwood Road	Contributory
784 and 784A	Burwood Road	Contributory
786	Burwood Road	Contributory
788	Burwood Road	Contributory
790	Burwood Road	Contributory
815	Burwood Road	Contributory
817	Burwood Road	Contributory
819	Burwood Road	Contributory
821	Burwood Road	Non-contributory
823	Burwood Road	Contributory
825	Burwood Road	Contributory
2	Carrington Avenue	Contributory
4	Carrington Avenue	Contributory
6	Carrington Avenue	Contributory

8	Carrington Avenue	Contributory
10	Carrington Avenue	Contributory
1	Gillman Street	Contributory
2	Gillman Street	Contributory
3	Gillman Street	Contributory
4	Gillman Street	Contributory
5	Gillman Street	Contributory
6	Gillman Street	Contributory
7	Gillman Street	Contributory
8	Gillman Street	Contributory
9	Gillman Street	Contributory
10	Gillman Street	Contributory
11	Gillman Street	Contributory
12	Gillman Street	Contributory
14	Gillman Street	Contributory
15	Gillman Street	Contributory
16	Gillman Street	Contributory
17	Gillman Street	Contributory
18	Gillman Street	Contributory
19	Gillman Street	Contributory
20	Gillman Street	Contributory
1	Newport Crescent	Contributory
2	Newport Crescent	Contributory

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*