

Stonyhurst & Athol Estates Precinct Statement of Significance

Heritage Place: Stonyhurst & Athol Estates Precinct


PS ref no: HO846



GRADING

 CONTRIBUTORY

 NON-CONTRIBUTORY

 EXISTING HERITAGE OVERLAY

 PRECINCT BOUNDARY

What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

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

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

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

Primary source

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

Number	Address	Grade
2	Miami Street	Non-Contributory
4	Miami Street	Non-Contributory
4A	Miami Street	Non-Contributory
6	Miami Street	Non-Contributory
7-11	Miami Street	Significant (HO771)
8	Miami Street	Contributory
10	Miami Street	Contributory
12	Miami Street	Non-contributory
13	Miami Street	Contributory
13A	Miami Street	Contributory
14	Miami Street	Contributory
15	Miami Street	Contributory
16	Miami Street	Contributory
17	Miami Street	Contributory
18	Miami Street	Contributory
19	Miami Street	Contributory
19A	Miami Street	Contributory
20	Miami Street	Contributory
21	Miami Street	Contributory
22	Miami Street	Non-contributory

22A	Miami Street	Non-contributory
23	Miami Street	Contributory
23A	Miami Street	Contributory
24	Miami Street	Contributory
26	Miami Street	Contributory
28	Miami Street	Contributory
30	Miami Street	Contributory
30A	Miami Street	Contributory
32	Miami Street	Contributory
34	Miami Street	Contributory
1	Fairmount Rd	Non-contributory
3	Fairmount Rd	Contributory
3A	Fairmount Rd	Contributory
4-4A	Fairmount Rd	Contributory
5-5A	Fairmount Rd	Contributory
6	Fairmount Rd	Contributory
7	Fairmount Rd	Non-contributory
7A	Fairmount Rd	Non-contributory
8	Fairmount Rd	Contributory
8A	Fairmount Rd	Contributory
9	Fairmount Rd	Contributory
10	Fairmount Rd	Non-contributory
11	Fairmount Rd	Contributory
12	Fairmount Rd	Contributory
13	Fairmount Rd	Contributory
14	Fairmount Rd	Contributory
15	Fairmount Rd	Contributory
16	Fairmount Rd	Contributory
17	Fairmount Rd	Contributory
18	Fairmount Rd	Contributory
19	Fairmount Rd	Contributory
20	Fairmount Rd	Contributory
21	Fairmount Rd	Non-contributory
22	Fairmount Rd	Non-contributory
23	Fairmount Rd	Contributory
24	Fairmount Rd	Non-contributory
25	Fairmount Rd	Non-contributory
26	Fairmount Rd	Non-contributory
26A	Fairmount Rd	Non-contributory
27	Fairmount Rd	Contributory
28	Fairmount Rd	Non-contributory
28A	Fairmount Rd	Non-contributory
29	Fairmount Rd	Non-contributory
30	Fairmount Rd	Contributory
32	Fairmount Rd	Non-contributory
347	Auburn Road	Contributory
349	Auburn Road	Contributory
351	Auburn Road	Contributory
353	Auburn Road	Non-contributory
355	Auburn Road	Contributory
357	Auburn Road	Contributory
471	Tooronga Rd	Contributory
473	Tooronga Rd	Contributory
475	Tooronga Rd	Contributory
477	Tooronga Rd	Contributory
479	Tooronga Rd	Contributory
481	Tooronga Rd	Contributory
483	Tooronga Rd	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*