

3 Presentation of officer reports

3.1 Roseberry Street, Hawthorn East - Heritage Assessment

Executive Summary

Purpose

The purpose of this report is to brief the Urban Planning Delegated Committee (UPDC) on the outcomes of professional heritage advice provided by Extent Heritage and Natica Schmeder (GML Heritage; formerly Context) subsequent to the resolution made by the UPDC on 4 October 2021.

Background

On 29 July 2021, Council received a community nomination to include Roseberry Street, Hawthorn East in the Heritage Overlay. Roseberry Street was not identified by Council's heritage consultant for inclusion in the Heritage Overlay through the Hawthorn East Heritage Gap Study (HEHGS) due to its markedly low-level of intactness. Additionally, Council did not receive any submissions from property owners or other parties during preliminary consultation or the public exhibition of Amendment C308boro seeking inclusion of properties in Roseberry Street in the Heritage Overlay.

Following consideration of the community nomination, the Urban Planning Delegated Committee (UPDC) considered a report on 4 October 2021 summarising the professional advice from two heritage consultants. Both heritage consultants did not support the inclusion of Roseberry Street in the Heritage Overlay. Officers therefore recommended no further action be taken. However, based on community submissions about further supporting evidence being available, the UPDC resolved to allow more time for residents to submit additional supporting documentation to Council for review and consideration. The outcomes of the further assessment were to be presented in a report addressing the viability of including the more intact section of Roseberry Street with a report to be tabled at the UPDC meeting on 6 December 2021.

On 8 November 2021, officers tabled a report seeking to defer the further report to early 2022 on the basis of Council's heritage consultants being unable to respond to the additional information in time. The UPDC resolved as follows:

1. *Note the resolution made on 4 October 2021 by the UPDC with respect to consideration of a report and further submissions on the Roseberry Street Heritage Assessment at its meeting on 6 December 2021.*
2. *Receive a further report from officers on the heritage significance of Roseberry Street, Hawthorn East at the first available Urban Planning Delegated Committee meeting in February 2022 rather than 6 December 2021.*

Key Issues

Council has received additional supporting documentation submitted by interested parties including correspondence from Gary Vines (archaeologist; Biosis) and a report prepared by Nigel Lewis, heritage consultant. All this additional information was provided to both heritage consultants for review on behalf of Council.

Extent Heritage has maintained its earlier advice that insufficient strategic justification exists to apply the Heritage Overlay to Roseberry Street either in full or in part based on the low built form intactness of the street. Extent Heritage has not been persuaded by the additional supporting information and arguments presented including the advice from Mr Vines and Mr Lewis.

Similarly, GML Heritage has concluded there is insufficient strategic justification for including properties in Roseberry Street in the Heritage Overlay as an extension to the existing Brickfields Environs Precinct. The street is of markedly lower built form intactness and does not satisfy the criteria which justified the Brickfields Environs Precinct as part of Amendment C308boro. On this basis, Roseberry Street cannot be considered a logical extension of the precinct. GML Heritage also does not consider a stand-alone precinct justifiable.

However, GML Heritage also formed the view that if there was a different citation and strategic basis for the existing Brickfields Environs Precinct, then the inclusion of (some) properties in Roseberry Street in the Heritage Overlay could potentially be justified. This would require Council to restart the planning scheme amendment process for the entire Brickfields Environs Precinct in order to change the citation to identify the late 19th century era of the Fritsch Holzer Brickworks, when Hawthorn Black bricks were manufactured at the factory, as the most important period of its existence (rather than the entire period of its existence as set out in the current precinct citation). GML Heritage have outline that if such a shift in the consideration of why the Brickfields Environs Precinct is of heritage value it would mean housing built in the late nineteenth century (when the majority of Roseberry Street was developed) would be elevated in significance. This might provide some justification for including certain properties in Roseberry Street in an extended precinct. However, this shift in emphasis would downgrade the importance of housing built outside the late 19th century and would risk the removal of these existing properties from the Brickfields Environs Precinct. Furthermore, this change to the citation would not address the issue of low integrity of the dwelling stock within Roseberry Street with many houses still considered to be non-contributory.

If such an approach was considered, this would require a full review of the existing precinct citation for the Brickfields Environs Precinct, the gradings of individual properties and the Statement of Significance. This would open the door for properties already protected by the Heritage Overlay to be scrutinised and challenged. The re-evaluation of why the Brickfields Environs Precinct is of significance could also mean properties outside the late 19th century period might be regraded to non-contributory. This in turn might result in the precinct boundaries being redrawn to exclude existing properties from the Heritage Overlay. These risks are not recognised or addressed in Mr Lewis's heritage assessment provided on behalf of the residents.

For the above reasons, this alternative approach is not recommended as it risks reducing the overall level of heritage protection, while involving significant additional resource commitments. The recommended approach is not to proceed with adding properties from Roseberry Street to the Heritage Overlay and to maintain the existing heritage citation for the Brickfields Environs Precinct.

Next Steps

Officers recommend the Urban Planning Delegated Committee take no further action on this matter.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Note the heritage assessments of Roseberry Street, Hawthorn East undertaken by Extent Heritage and GML Heritage contained in **Attachments 1 and 2**.
2. Take no further action with respect to including properties in Roseberry Street, Hawthorn East in the Heritage Overlay.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Brief the Urban Planning Delegated Committee (UPDC) on the outcomes of the heritage assessments undertaken by Extent Heritage and GML Heritage.
- Outline the risks associated with progressing a re-assessment of the Brickfields Environs Precinct to provide a strategic justification for the inclusion of parts of Roseberry Street, Hawthorn East in the Heritage Overlay.
- Recommend no further action be taken with respect to the inclusion of properties in Roseberry Street, Hawthorn East in the Heritage Overlay.

2. Policy implications and relevance to community plan and council plan

Council Plan 2021-2025

The investigation of the heritage significance of Roseberry Street, Hawthorn East is consistent with the strategic objective to *'Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations'* under Theme 4 - Neighbourhood Character and Heritage.

Boroondara Community Plan 2017-27

The Boroondara Community Plan 2017-27 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The heritage assessment is consistent with Strategic Objective 4 of the Plan: Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The investigation of Roseberry Street, Hawthorn East is consistent with the following action of the Heritage Action Plan 2016:

- H1 - Prepare and implement a heritage study of Hawthorn East as part of the municipal wide heritage gap study.

Boroondara Planning Scheme

The heritage assessment of Roseberry Street, Hawthorn East is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular, it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to ‘*ensure the conservation of places of heritage significance*’ by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective ‘*to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance*’; and
- Clause 22.03-2 Heritage Policy which seeks to ‘*preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*’.

Both the PPF and LPPF seek to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara where this can be justified through a heritage assessment.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of Plan Melbourne which seeks to ensure ‘Melbourne is a distinctive and liveable city with quality design and amenity’. Direction 4.4 recognises the contribution heritage makes to Melbourne’s distinctiveness and liveability and advocates for the protection of Melbourne’s heritage places.

Planning and Environment Act 1987

The investigation of the heritage significance of Roseberry Street, Hawthorn East is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay where the heritage significance can be demonstrated through a heritage assessment.

3. Background

Community Nomination

On 29 July 2021, Council received a community nomination seeking the inclusion of Roseberry Street, Hawthorn East in the Heritage Overlay. Specifically, the nomination argued:

- Roseberry Street should be included in the Heritage Overlay as a precinct extension to Brickfields Environs Precinct (HO841, Amendment C308boro);
- Roseberry Street has historical significance under HERCON Criterion A as a result of its links to the Hawthorn Brickworks and the theme of “working class houses”;
- Roseberry Street has a Victorian workers cottage streetscape, with intact and contributory graded houses satisfying HERCON Criteria D and E; and
- Roseberry Street provided one or two entrances to the brickworks thereby demonstrating its close relationship.

Resolution of UPDC on 4 October 2021

On 4 October 2021, the UPDC considered a report tabling professional advice from Council’s heritage consultants - Extent Heritage and Natica Schmeder (GML Heritage; formerly Context).

Both heritage consultants concluded no evidence has been submitted which would justify the inclusion of Roseberry Street, Hawthorn East in the Heritage Overlay. The level of intactness is, in their view, too low to justify inclusion either as part of an extension of the Brickfields Environs Precinct or as a standalone precinct. The streetscape cannot be considered representative of, or important to an understanding of, this historical period owing to its low integrity.

Following consideration of the report and submissions by community members, the UPDC resolved 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.*

Resolution of UPDC on 8 November 2021

On 8 November 2021, the UPDC considered a report to defer consideration of the matter from 6 December 2021 to a meeting in February 2022 to allow more time for the consultants to consider the further information provided by interested community members including professional advice prepared by Gary Vines, archeologist, and Nigel Lewis, heritage consultant. The UPDC resolved to:

1. *Note the resolution made on 4 October 2021 by the UPDC with respect to consideration of a report and further submissions on the Roseberry Street Heritage Assessment at its meeting on 6 December 2021.*
2. *Receive a further report from officers on the heritage significance of Roseberry Street, Hawthorn East at the first available Urban Planning*

Delegated Committee meeting in February 2022 rather than 6 December 2021.

4. Outline of key issues/options

Following the UPDC resolution of 4 October 2021, officers have received additional supporting written evidence from interested community members supporting the nomination to include Roseberry Street in the Heritage Overlay. As part of the information, residents have provided professional opinions from Gary Vines, archeologist, and Nigel Lewis, heritage consultant.

Officers referred all documents to Council's heritage consultants, Extent Heritage and GML Heritage, for review and assessment. Both heritage consultants carried out separate, unaccompanied site visits to Roseberry Street and surrounds in advance of preparing their advice.

Extent Heritage assessment

Upon careful review and consideration of the additional supporting documentation provided, Extent Heritage maintain Roseberry Street does not justify inclusion in the Heritage Overlay either as a standalone precinct or an extension to the existing Brickfields Environs Precinct. Their conclusion can be summarised as follows:

- Criterion A alone does not have sufficient grounds to apply a Heritage Overlay to Roseberry Street. Given the inconsistent heritage character, low to moderate integrity of many historical buildings on Roseberry Street (mostly resulting from intrusive upper floor level additions) and the high amount of existing infill development, the street no longer has sufficient historical value in its physical setting.
- The application of Criterion A alone to the significance of Roseberry Street would not align with the statement of significance for HO841 Brickfields Environs Precinct which also places aesthetic value on the building stock.
- Intact workers housing is already well represented within HO841 and many streets already protected were quite well established by 1903. Caroline Street in particular is a highly intact representation of pre-1902 workers housing on small allotments (as evidenced by the 1902 and 1903 MMBW), with the street almost fully developed by this point in time.
- The integrity of the remaining workers housing on Roseberry Street is lower than other examples within HO841 due to later alterations and additions. For example, Caroline Street contains a large, visually cohesive and intact collection of pre-1903 workers housing which rivals that of Roseberry Street.
- There is no clear physical or historical evidence of physical connections between Roseberry Street and the former brickworks.
- As per previous advice, of the remaining buildings, many contain visible and intrusive upper floor additions that reduce the ability of the group to present as workers cottages and therefore meet the heritage criterion. These types of upper floor additions are not common to much of the existing Brickfields Environs Precinct.

- The design of replacement building stock constructed in Roseberry Street arising from full demolition of former building stock undermines the heritage character of the street.

As part of their re-assessment and consideration of the additional information, Extent Heritage also considered the merits of including the western portion of Roseberry Street in the Heritage Overlay. It was found:

- This small group of buildings in Roseberry Street are physically disconnected from the streetscapes in the Brickfields Environs Precinct, which undermines the consistency of the Brickfields Environs Precinct and its capacity to be read as a unit.
- The buildings are a very small representative example of Roseberry Street's former built environment from a formerly large streetscape of workers housing. The remaining housing provides little ability to tell the wider story of Roseberry Street's history. Further, the Edwardian era houses at 2 and 4 Roseberry Street do not represent the nineteenth century building stock which has been identified by Gary Vines and Nigel Lewis as the key period of development on Roseberry Street.
- Some of the buildings contain alterations that are not consistent with their original intended character, thereby reducing their integrity.
- HO841 generally incorporates whole streetscapes as opposed to small sections of specific streets, except for Fletcher Street where a clear delineation between the north and south of the street is made by Bowler Street. This is important for maintaining a cohesive streetscape and neighbourhood character; Roseberry Street will look considerably more disjointed over the years should different parts of the street be managed under different planning requirements.

A copy of the heritage advice prepared by Extent Heritage is contained at **Attachment 1**.

GML Heritage assessment

Upon review and careful consideration of the additional supporting information provided, GML Heritage has found no strategic justification to include Roseberry Street (or part thereof) in the Heritage Overlay on the basis of the criteria used to include the existing Brickfields Environs Precinct in the Heritage Overlay. The built form of Roseberry Street is of markedly lower architectural intactness when compared to the existing heritage precinct. GML Heritage has concluded the characteristics of the built form in Roseberry Street ultimately cannot be considered as a logical extension to the Brickfields Environs Precinct. A stand-alone precinct also cannot be supported.

However, GML Heritage has identified one scenario under which part of Roseberry Street could be considered for inclusion in the Heritage Overlay. This scenario would require a change to the citation and strategic basis for the existing Brickfields Environs Precinct.

GML Heritage has formed the view that part of Roseberry Street may be included in the Heritage Overlay, if the strategic basis for the existing Brickfields Environs Precinct were to be changed to relate to the specific era of the Brickworks when Hawthorn Black bricks were manufactured during the late 19th century. GML Heritage acknowledges Hawthorn Black bricks have a degree of importance to Melbourne's built character given they were widely used in metropolitan Melbourne. This is also the period when most historical houses in Roseberry Street were built (although the overwhelming majority of the remnant houses are built from timber rather than brick).

The current precinct citation does not give any strategic weight to this particular era when Hawthorn Black bricks were being manufactured at the Brickworks, nor any other building product, as a basis for identifying and mapping the Brickfields Environs Precinct as part of Amendment C308boro. The precinct considered the full lifespan of the Brickworks and was based on an assessment of architectural intactness. Roseberry Street was not included in the precinct on the basis of its low level of built form intactness relative to the balance of the precinct.

Such a re-orientation of the strategic basis for inclusion in the Heritage Overlay would require a full review of the Brickfields Environs Precinct including the statement of significance. However, neither GML Heritage nor Mr Lewis adequately address the risks associated with a re-evaluation of the precinct which is considered out-of-scope.

A particular risk with re-assessing the existing Brickfields Environs Precinct to justify an extension to include properties in Roseberry Street in the Heritage Overlay is that the gradings of existing houses will also need to be reconsidered. While Victorian-era houses would be elevated in significance, houses from the Edwardian and Interwar periods will potentially be downgraded to non-contributory as they fall outside the period of importance. This may result in an overall degrading of the precinct and the removal of properties from the precinct. The emphasis on this specific era in the life of the Brickworks would need to be sufficiently strong to override the intactness of the built form being considered for protection. The information submitted by residents and the advice provided by GML Heritage are not considered to provide a sufficiently strong case to justify a re-assessment of the existing Brickfields Environs Precinct.

A copy of the heritage assessment undertaken by GML Heritage is contained at **Attachment 2**.

Conclusion and next steps

Officers recommend no further action be taken with respect to including properties in Roseberry Street in the Heritage Overlay, in full or in part.

5. Consultation/communication

All property owners and occupiers within Roseberry Street and any party who wrote to Council in support of the heritage nomination of Roseberry Street have been notified in writing of this UPDC meeting.

Following consideration of the UPDC report on 4 October 2021, a further opportunity was provided to interested community members to provide additional written evidence to support the community nomination.

6. Financial and resource implications

Costs associated with the heritage assessments carried out by Extent Heritage and GML Heritage will be funded through the Strategic and Statutory Planning operating budget for the 2021/2022 financial years.

7. Governance issues

The officers responsible for this report have no general or material interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

While not including Roseberry Street in the Heritage Overlay will not bring the social benefits usually associated with the protection of identified heritage places, the Heritage Overlay can only be applied where justified.

Manager: David Cowan, Acting Manager Strategic and Statutory Planning

Report officer: Robert Costello, Principal Strategic Planner



18 January 2021

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

Dear Robert,

Additional Heritage Advice - Precinct Nomination of Roseberry Street, Hawthorn East

I write in regard to your request for additional heritage advice relating to the community nomination to include Roseberry Street, Hawthorn East in the Heritage Overlay.

Extent Heritage prepared a letter of advice in August 2021, which assessed the community nomination. The advice did not support Roseberry Street, Hawthorn East being included in the Heritage Overlay, in full or in part. On 4 October 2021, a report was considered by the Urban Planning Delegated Committee (UPDC) in response to the community nomination. The UPDC resolved to defer consideration of the community nomination to allow the community to obtain further research and supporting documentation for presentation to Council. The following items have been subsequently prepared by interested community members and have been provided to Extent Heritage for review:

- "A new Heritage expert statement regarding Roseberry Street, Hawthorn East and the Fritsch Holzer Brickworks", heritage advice provided via email to Christina Branagan and prepared by Gary Vines, heritage consultant (8 November 2021).
- "Further historical and heritage evidence regarding Roseberry Street, Hawthorn East" heritage advice provided via email to Christina Branagan and prepared by Gary Vines, heritage consultant (20 December 2021). Email also includes further inputs from Christina Branagan.
- 'Roseberry Street Hawthorn East, heritage Review Update Brickfields Environs Precinct HO841', prepared by Nigel Lewis, heritage consultant (8 December 2021).

In light of the recommendations in these documents, Extent Heritage have also been asked to provide further comment on whether Roseberry Street, in its entirety or in part, should be included in the Heritage Overlay as an extension to HO841.

The methodology used in the preparation of this heritage advice 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).



Site visits were undertaken on 13 August 2021 and 14 December 2021.

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

Kind regards,

A handwritten signature in black ink, appearing to read "Corinne Softley". The signature is fluid and cursive, with a large loop at the end.

Corinne Softley
Senior Associate | Extent Heritage



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.

Gary Vines heritage advice

Summary of advice

Gary Vines, heritage consultant, provided heritage advice to Christina Branagan of the Boroondara Heritage Gap group, in an email titled “A new Heritage expert statement regarding Roseberry Street, Hawthorn East and the Fritsch Holzer Brickworks’ (received 8 November 2021) as well as an email titled “Further historical and heritage evidence regarding Roseberry Street, Hawthorn East” (received 20 December 2021). The key points of the advice include:

- The historical value of the street is more significant than its aesthetic value, stating, “Putting aside the appearance of individual houses, the historical significance of the development of accommodation for factory workers in the context of a local and state dominant industry is an aspect of Boroondara’s heritage worthy of preserving.”
- The workers housing along Roseberry Street is rare within the City of Boroondara and the eastern suburbs more generally, stating “the group of narrow lots comprising the Brickfields



Environs Precinct along with Roseberry Street represent an uncharacteristic aspect of Boroondara's built heritage blue-collar workers cottages amongst the white-collar villas".

- It is likely that the empty lots were used as unofficial entrances to the brickworks, and possibly also to take out overburden in the earliest phase of quarrying.
- Based on the above points, the street should be included in its entirety or in part in the Heritage Overlay.

Christina Branagan adds further to these comments, stating:

1. Gary Vines appears to think as does Nigel Lewis, that the house shown in the 1888 drawing (below) is an extant house on what is today Roseberry street. So this is showing us today a strong historical link between the brickworks and the south side of the street.

2. Gary Vines also discusses the likely purpose and use of the little brickworks tram/train with trucks shown in the drawing. This is shown running along what he seems to think is today Roseberry Street. Again linking the street physically with the history of the brickworks. (Criterion A)

3. Gary also states that it is likely that empty lots may have been used as unofficial entrances to the brickworks and were probably also used to cart waste and other materials into and out of the site.

4. Also that the brick lined sewer running across the street and through lots 41 and 66 and into the brickworks would not have been built over. This correlates with our own belief that this area was used as one unofficial entrance. If you look at the 1945 Landata aerial photo below you will see that both lots 41 and 66 have areas which seem to include scrub and bush and sandy areas suggesting that they were used as a track. We continue to try and source a better original version of the 1945 map from Landata/PROV. Perhaps the consultants might be able to access one.

As you are aware from our community submission, local oral history passed down has suggested a number of these informal entrances were used by workers for many years.

Further

5. We have ourselves highlighted below some sections of the photo which we think may have included paths into the site.

Extent Heritage Comments

The heritage advice provided by Gary Vines focuses primarily on the historical value of Roseberry Street as connected to the brickworks and the typology of some remaining houses, being workers cottages. While the research and analysis has presented some interesting history about the place, there is no consideration of other equally important aspects for the application of a precinct based Heritage Overlay (HO), such as integrity of remaining historic buildings and the level of infill/change over time.

The historical context of Roseberry Street in relation to the brickworks has been well established and is acknowledged by Extent Heritage, however the strength of HERCON Criterion A



(historical significance) in its own right for the application of a precinct based HO on Roseberry Street is insufficient given the low physical integrity of much of Roseberry Street. The primary function of a heritage control is the management of the built environment – primarily heritage fabric - through the planning system. As *'Planning Practice Note 1: Applying the Heritage Overlay'* states, "Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed". Even in the case of the Auburn Bowling Club, it has social significance that can be managed and maintained through its function as a sporting and recreational site.

The application of a heritage control generally requires a property owner to obtain a planning permit for demolition and buildings and works proposed for a property. The basis for assessment of a planning permit application under the Heritage Overlay is Clause 22.03 - Heritage Policy of the Boroondara Planning Scheme. The Heritage Policy is primarily aimed at the management of the physical fabric of heritage buildings as well as providing policy guidance to inform the design of alterations and additions to existing heritage buildings, and new buildings. Therefore, whilst there may be historical value to Roseberry Street more generally, it is important to recognise this must be expressed in the integrity of its physical built form and fabric consistent with the requirements of *Practice Note 1: Applying the Heritage Overlay*. The Heritage Overlay is a built form control in the planning scheme. Given the inconsistent heritage character, low-moderate integrity of many remaining historical buildings on Roseberry Street (mostly resulting from intrusive upper floor level additions) and the high amount of infill development, the application of heritage controls through the Boroondara Planning Scheme cannot be justified.

Further to above, the application of Criterion A alone to the significance of Roseberry Street would not align with the statement of significance for HO841 which also places aesthetic value on the building stock.

Although it is acknowledged that workers housing is less common in the City of Boroondara, HO841 is already well represented in this regard, with a more consistent building stock than seen in Roseberry Street. Caroline Street in particular is a highly intact representation of pre-1902 workers housing on small allotments (as evidenced by the 1902 and 1903 MMBW), with the street almost fully developed by this point in time. Further, the integrity of the workers housing on Roseberry Street is lower than other examples within HO841 or other municipality based precincts. Refer to the section below for reference images.

Regarding the former railway track along Roseberry Street, while this is compelling historical information, this feature is no longer extant or visible. If it were to be extant below the road surface it would be best managed as a Victorian Heritage Inventory (VHI) listing as opposed to inclusion in the Heritage Overlay. It is not the function of the Heritage Overlay to preserve archaeological remains.

It is difficult to comment on potential former entrances to the brickworks from Roseberry Street without substantiative physical or historical evidence. Further, given that they would likely be informal entrances, the historical value of such entrances would be considered to be low and would not impact the suitability of applying a precinct based HO to a heavily modified streetscape.



Nigel Lewis heritage advice

Summary of advice

Nigel Lewis, heritage consultant, has prepared a letter of advice titled 'Roseberry Street Hawthorn East, heritage Review Update Brickfields Environs Precinct HO841' (8 December 2021). The key points of the advice, as directly related to Roseberry Street, include:

- Roseberry Street and the adjoining former clay pits, now the Fritsch Holzer Park, should be included in the Brickfields Environs Precinct due to their heritage significance.
- Roseberry Street shares many physical attributes with the current Brickfields Environs Precinct, but by contrast was almost fully developed in the pre-1903 period.
- Roseberry Street has a more cohesive collection of 1880s boom era workers housing than can be found in most of the current Brickfields Environs Precinct.
- The current Brickfields Environs Precinct Statement of Significance notes the 'modest working class housing from the late Victorian, Edwardian and interwar era. There is a very high proportion of non-Victorian houses in the current precinct in contrast with Roseberry Street.
- There are few new post 1970s houses that are particularly intrusive, unlike the large area of intrusive flats in Caroline Street. Many houses demolished on the south side are related to the Hawthorn council purchase of houses owned by the brickworks.
- An interim option would be for 1 to 83 and 2 to 70 Roseberry Street to be added to the Brickfields Environs Precinct. In this specific area, 75% of the buildings that were extant in 1945 at the end of the interwar period in this area still remain.
- An interpretive programme and display is required to demonstrate the outstanding significance of the Fritsch, Holzer brickworks and their importance to Melbourne's development, especially during the 1800s.

Extent Heritage Comments

The assertion that streets within the existing precinct were not almost fully developed in the pre-1903 period, unlike Roseberry Street, is inaccurate. Caroline Street, which has been mostly maintained as a highly intact collection of workers cottages on small allotments, was almost fully developed by this stage as well (MMBW 1903). This is also the case for Loche Street, Aberdeen Street and the eastern side of Carnarvon Street, all of which retain much of their original Victorian era building stock from this time, including cottages of the same style seen on Roseberry Street (MMBW 1903).

Similarly, the assertion that Roseberry Street has a more cohesive collection of 1880s boom era workers housing than can be found in most of the current Brickfields Environs Precinct is inaccurate. Caroline Street contains a large, visually cohesive and intact collection of pre-1903 workers housing which rivals that of Roseberry Street.



In summation, pre-1903 workers housing is very well represented within HO841 and the integrity is generally much higher. Some examples of these houses are included below.



Figure 2. Intact group of cottages on small allotments on the southern side of Caroline Street, built pre-1903.



Figure 3. Intact group cottages on small allotments on the southern side of Caroline Street, built pre-1903.



Figure 4. 62-66 Fletcher Street, built pre-1903.



Figure 5. 5-11 Aberdeen Street, built pre-1903.

The report assesses the heritage integrity of the streetscape by identifying what percentage of remaining buildings pre-date the 1945 aerial image. This results in a recommendation that “An interim option would be for 1 to 83 and 2 to 70 Roseberry Street to be added to the Brickfields Environs Precinct. In this specific area, 75% of the buildings that were extant in 1945 at the end of the interwar period in this area still remain”. This approach to identifying buildings of heritage significance is problematic and inconsistent with ‘*Planning Practice Note 1: Applying the Heritage Overlay*’, with no consideration given to the level of integrity and intactness of the subject properties. These factors are important when considering the suitability of a precinct-based HO, with the age of a building not the only determining factor. An assessment approach of this type undermines the quality and integrity of structures elsewhere in HO841, for example between Caroline Street and Roseberry Street where it can be shown that extant buildings of the same era have undergone different levels of maintenance and change (refer to figures 6 and 7 below).



Figure 6. A row of workers cottages on Caroline Street, intact with no visible upper floor level additions.



Figure 7. A row of workers cottages on Roseberry Street, modified with intrusive upper floor level additions of varying styles.

While there are some infill buildings on Roseberry Street which incorporate built form and detailing that relates to the earlier structures, the vast majority of infill buildings are visually intrusive which is contrary to Lewis' advice. Some factors that come into play are building height, roof form, extent of glazing, and materials. Where buildings do attempt to relate to the heritage character of earlier buildings, they mostly draw from the Federation era as opposed to Victorian era; both consultants have established that the Victorian era is the most important era of development on the street. Examples are included below.



Figure 8. 86-88 Roseberry Street.

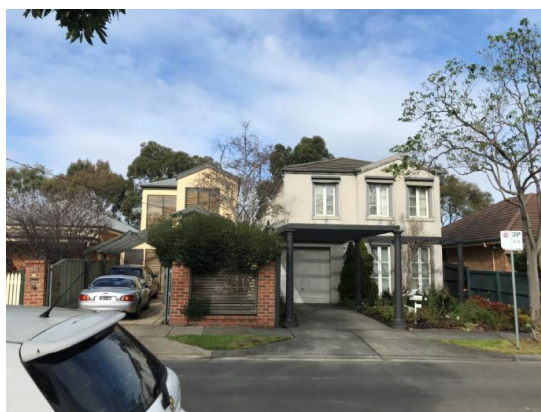


Figure 9. 54-56 Roseberry Street.



Figure 10. 30-36 Roseberry Street.



Figure 11. 13 Roseberry Street.



Figure 12. 53 Roseberry Street.



Figure 13. 85-87 Roseberry Street.

The report briefly discusses the Auburn Bowling Club and its inclusion within the precinct despite the site containing modern buildings and other structures. As the statement of significance shows, the Auburn Bowling Club has historical significance in relation to the former brickworks, however, it is also 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”. With this in mind, the application of heritage controls to the Auburn Bowling Club under the Boroondara Planning Scheme have been substantiated in the precinct citation and statement of significance. The application of heritage controls to all or part of the built form in Roseberry Street cannot be justified as its low level built form intactness does not sufficiently reflect those same historical associations.

The suggestion that an interpretive program and display be developed to demonstrate the significance of the Fritsch Holzer brickworks is a worthy suggestion and something that should be pursued in relation to the public park.



Conclusion and recommendations

This letter has involved a detailed review of the additional information and advice provided by the community. It is the finding of this review that all of Roseberry Street still does not meet the threshold for inclusion on the City of Boroondara Heritage Overlay, 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:

- Although the historical context of Roseberry Street in relation to the former brickworks has been well established, Criterion A alone does not have sufficient grounds to apply a Heritage Overlay to this street. Given the inconsistent heritage character, low-moderate integrity of many historical buildings on Roseberry Street (mostly resulting from intrusive upper floor level additions) and the high amount of existing infill development, the street no longer has sufficient historical value in its physical setting. The current streetscape is such that its inconsistent built form character, through upper floor additions or new buildings, would make any assessment of planning applications for new buildings and works against Council's Heritage Policy a challenging process. Further, the low level intactness of the streetscape would make a heritage citation and statement of significance difficult to justify.
- The application of Criterion A alone to the significance of Roseberry Street would not align with the statement of significance for HO841 which also places aesthetic value on the building stock.
- Intact workers housing is already well represented within HO841 and many streets already protected were quite well established by 1903. Caroline Street in particular is a highly intact representation of pre-1902 workers housing on small allotments (as evidenced by the 1902 and 1903 MMBW), with the street almost fully developed by this point in time.
- The integrity of the remaining workers housing on Roseberry Street is lower than other examples within HO841 due to later alterations and additions. For example, Caroline Street contains a large, visually cohesive and intact collection of pre-1903 workers housing which rivals that of Roseberry Street.
- There is no clear physical or historical evidence of physical connections between Roseberry Street and the former brickworks.
- As per previous advice, of the remaining buildings, many contain visible and intrusive upper floor additions that reduce the ability of the group to present as workers cottages and therefore meet the heritage criterion. These types of upper floor additions are not common to much of the existing precinct.
- The design of replacement building stock constructed in Roseberry Street arising from full demolition of former building stock undermines the heritage character of the street.

With regards to an inclusion of a portion of Roseberry Street, a further detailed assessment of built form shows that only a small collection of buildings on the western end of the street have the potential to meet the quality that is set by much of the rest of the precinct. These are 3-9 and 2-20 Roseberry Street, with 1, 1A and 11 which frame these buildings on either side



containing intrusive upper floor additions. However, advice remains that inclusion of a small area of the street as part of a HO841 extension is not recommended based on the following factors:

- This small group of buildings are physically disconnected from the other streetscapes, which undermines the consistency of the Brickfields Environs Precinct and its capacity to be read as a unit.
- This group of buildings are a very small representative example of Roseberry Street's former built environment, being fifteen (15) of the ninety-two (92) allotments. As a small collection of buildings from a formerly large streetscape of workers housing, it will have little ability to tell the wider story of Roseberry Street's history. Further, the Edwardian era houses at 2 and 4 Roseberry Street do not represent the nineteenth century building stock which has been identified by Gary Vines and Nigel Lewis as the key period of development on Roseberry Street.
- Some of the buildings contain alterations that are not consistent with their original intended character, thereby reducing their integrity, including:
 - Roof replacements, with tile at 7 and 20 Roseberry Street, Colorbond at 5, 10 and 16 Roseberry Street, and a mixture of terracotta ridge capping (not in keeping with the Victorian era style), slate and Colorbond at 6 Roseberry Street.
 - Full verandah replacement at 18 Roseberry Street and partial replacement at 20 Roseberry Street.
 - Removal of original chimneys at 5, 12, 14, 16, 18 and 20 Roseberry Street (Landata 1945).
 - Modern fence styles at 18 and 20 Roseberry Street.
- HO841 generally incorporates whole streetscapes as opposed to small sections of specific streets, except for Fletcher Street where a clear delineation between the north and south of the street is made by Bowler Street. This is important for maintaining a cohesive streetscape and neighbourhood character; Roseberry Street will look considerably more disjointed over the years should different parts of the street be managed under different planning requirements.

With regards to Fritsch Holzer Park, the site has been altered beyond recognition as a brickworks having been used as a garbage tip before being converted to a public park. Again, management of the park under Council's Heritage Policy is unjustifiable with the focus of the policy on managing built form outcomes. If its archaeological potential could be demonstrated, then a VHI overlay may be suitable for the park, however this would be a matter to address with Heritage Victoria.

As recommended by Nigel Lewis, an Interpretation Plan should be prepared and implemented within the park to tell the story of the former brickworks and surrounding area. This could include some of the historical research and analysis presented by Gary Vines and Nigel Lewis.



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28 January 2022

Robert Costello

Principal Strategic Planner

Strategic Planning

City of Boroondara

Email: Robert.Costello@boroondara.vic.gov.au

Our Ref: 2364 Boroondara Heritage Advice

Re: Assessment of Roseberry Street, Hawthorn East, by Nigel Lewis PL

Dear Mr Costello,

Thank you for requesting my review of all new material provided by the community in regard to the potential heritage value of Roseberry Street, Hawthorn East, including, amongst others, an email from industrial archaeologist Gary Vines, and an assessment report prepared by heritage architect Nigel Lewis. As Mr Lewis has summarised the most pertinent research gathered by the community, carried out additional enquiries, and then analysed this information, I will focus on responding to the main points that he raised in his report titled 'Roseberry Street Hawthorn East, Heritage Review Update Brickfields Environs Precinct HO841', dated 8 December 2021. In reviewing this new material, I have also made an unaccompanied site visit, on 19 January 2022, to Roseberry Street, Fritsch-Holzer Park, and the current HO841 Brickworks Environs Precinct focussing on Caroline Street.

As I provided details about Context's assessment of Roseberry Street as a potential part of the Brickfields Environs Precinct in my previous letter, dated 24 August 2021, I will not repeat them here. (Please note, Context is now known as GML Heritage Vic.)

Tram or rail line on Roseberry Street

Mr Lewis states: 'Roseberry Street was created by the 1884-1885 subdivision of the Grove Estate. It was called Garfield Street at the time, and it appears at an earlier stage, a tramway or a rail line ran down the future street alignment serving the brickworks.'

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This assumption is based on an etching of the Hawthorn Brickworks found in an 1888 publication (*Victoria and Its Metropolis*), which shows a steam train running just one lot north of the brickworks (that is, where Roseberry Street is now). This raises two questions: 1) is this etching accurate or is it compressing the nearby trainline into a single view with the brickworks? And 2) if there was a tram or railway siding along Roseberry Street, was its establishment or use linked to the brickworks?

While an intriguing possibility, no documentary evidence supports the presence of any heavy rail transport along Roseberry Street. The rail line between Auburn and Camberwell stations opened in 1882, and the Grove Estate (creating Roseberry/Garfield Street) was subdivided in 1884 and 1885. It seems unlikely that a rail siding or tramway to Roseberry Street was constructed for just two years of use. Indeed, a certificate of title for land on both sides of Roseberry Street including part of the roadbed between them, which covers ownership from September 1882 to August 1890, has no mention of land transfer or easements to any transport company or the State Government. And the only purchases by an owner of the brickworks, August Fritsch, were two residential blocks in 1885 and 1886 (Title Vol. 1395 Fol. 979).

An email from industrial archaeologist Gary Vines, provided by the community, theorises that a rail siding would have run east to meet the main rail line roughly in line with Harold Street across Camberwell Road.

HO845 Essington Estate & Environs Precinct history notes the land comprising Mayston Street and the northern side of Harold Street (including the location of its rear laneway) were purchased by Richard Willdridge by 1869, and subdivided into suburban lots in 1894 and 1898. Neither subdivision plan shows a railway siding running through the site, and in 1894 there wasn't even a rear laneway to Harold Street.

The possibility that the rail siding ran further north, near Auburn Parade or Newport Crescent was also investigated. HO843 Smith's Paddock (Burwood Reserve) Precinct history records this area (Gillman Street, Auburn Parade and the southern side of Burwood Road) was subdivided in 1886 in response to the new rail line. The real estate plan does not show any rail siding in or near it.

In conclusion, there is no evidence in the historical record of a tram or rail line along Roseberry Street. It appears highly likely this etching shows a purposely distorted view in order to include two local landmarks in one image. This is supported by the steam train shown running directly in front of a Roseberry Street house; this proximity is unlikely. The Grove Estate subdivision map, of 1884, held by the State Library of Victoria, provides a more accurate indication of the distance between Roseberry Street and the rail line to the north.





Figure 1. The Grove Estate subdivision map, 1884. Garfield Street was renamed Roseberry Street by 1896. Note the rail line and Auburn Station shown at the top of the plan. (SLV)

Significance of the former brickworks site

Mr Lewis states: 'The Fritsch Holzer Park is significant for the Fritsch Holzer clay pit land form, one of the largest surviving in Melbourne, and bluestone drain behind Roseberry Street houses'.

As Context's brief for the Municipal-Wide Heritage Gap Study was to only identify council-owned places of potential heritage significance, but not assess them, the former brickworks site was not recommended for assessment. It was, however, recommended for inclusion in the list of Council-managed places of potential heritage significance, so its heritage value could be taken into account before carrying out any works. Council officers have confirmed the Fritsch Holzer Park is recorded this list.





In addition, the park's heritage value is also recognised by Council as it was named after the two families who owned the brickworks, and by interpretive signage around the park.

If, however, there are remaining features in the park that provide information about the brickworks and their operation, then it is appropriate to identify these features more specifically so the council can ensure they are preserved. This includes the undulating landform that may reflect the former location of the claypits.

I agree the bluestone drain between the properties in Roseberry Street and the brickworks/park is wider and deeper than the standard rear lane drain. Its base is one bluestone pitch wide, with sloped walls two pitches high. In comparison, the bluestone drain behind Falmouth Street, Hawthorn (visible in Central Gardens), has flatter sides which are only one pitch high. While the land of the Central Gardens is flat, there is a hill in the former brickworks (Fritsch-Holzer Park) that falls toward Roseberry Street. So the deep bluestone drain behind Roseberry Street may have been constructed in response both to the adjacent clay pit and the adjacent topography.

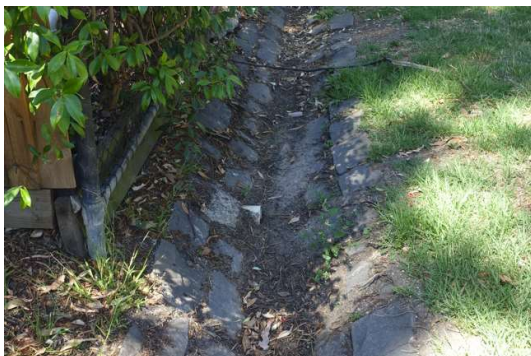


Figure 2. Detail of bluestone drain behind the south side of Roseberry Street (here, No. 30).

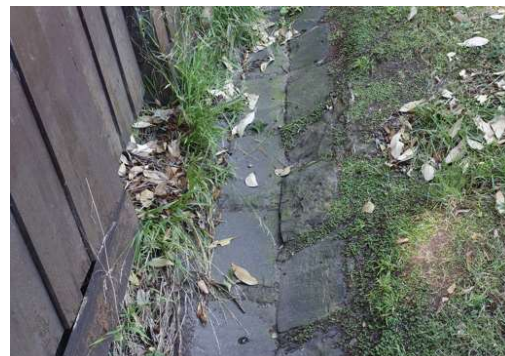


Figure 3. Detail of a more typical – narrower and shallower – bluestone drain behind Falmouth Street.

It would be appropriate to add mention this bluestone drain to the description of Fritsch-Holzer Park in the list of council-owned potential heritage places.

Significance of Hawthorn Brickworks in the 19th century

Mr Lewis provides a brief history of the Hawthorn Brickworks and their products over the years. He concludes: 'The late 1800s period was very important for Fritsch, Holzer when they produced a range of coloured bricks, with the distinctive 'Hawthorn Black' as their key product. These bricks formed the basis of most of the polychrome brickwork that was widely used in Melbourne's 1880s boom era. This company was the dominant manufacturer of the 'Hawthorn Black' bricks that helped define the building boom of 'Marvellous Melbourne' in the 1860s to 1880s period. ... The black Hawthorn bricks were as important as bluestone in providing a distinctive regional identity to 19th century Melbourne.'





I agree the 'Hawthorn black' bricks produced at these brickworks were extremely important for late 19th-century architecture in the Melbourne metropolitan area. They are both still known by most people as 'Hawthorn bricks', and their importance in late Victorian-era architecture is recognised by those in the heritage profession.

When defining the period of significance for the Brickworks Environs Precinct, I looked at the total length of time the brickworks were operating and influencing residential development around it, and did not give special weight to the 1880s period of the brickworks' operation. This led to the relatively long period of significance, from the late nineteenth century to the end of the interwar era.

If one were to reorient the significance of the brickworks residential environs to focus on the period the 'Hawthorn blacks' were most prominent, then a greater importance would accrue to the late Victorian period of development in the area around the brickworks, as compared to the Edwardian and interwar periods.

Note that it would be necessary to revise the HO841 Brickworks Environs Precinct citation and statement of significance, both to add more information about the architectural impact of 'Hawthorn blacks' during the 1880s, and to emphasise the 1880s as the key period of development in the statement of significance. This would necessarily come at the cost of somewhat 'devaluing' the contribution of the Edwardian and interwar houses already in the precinct.

Taking this approach, the largely Victorian Caroline Street would increase in relative importance within the precinct, as compared to other streets with a greater proportion of Edwardian and interwar dwellings. And due to its initial development in the mid to late 1880s, Roseberry Street would also rise in historical value, with this increase possibly outweighing its low integrity (high number of non-contributory properties).

Significance of 19th-century built fabric

Mr Lewis states: 'Based on the 1880s significance of the Fritsch Holzer brickworks, the houses shown in the 1903 MMBW plans are the most significant in the Brickfields Environs Precinct, as well as in Roseberry Street. ... Most of Roseberry Street provides a better and more cohesive collection of 1880s workers houses than can be found in current Brickfields Environs Precinct, and is more intact.'

Agreed that Roseberry Street, subdivided in 1884 and 1885, was developed slightly before most other streets in the Brickfields Environs Precinct. Apart from Bowler Street, where the Fritsch family had built a small number of cottages by 1874, other streets were developed from 1887-88 onward.

How does the housing stock compare to the most similar street in the Brickfields Environs Precinct: Caroline Street? This street was created in 1887 and developed with mostly small timber houses by 1900. While still recognisable as Victorian dwellings, there are alterations





to this group, particularly to the verandahs. As noted in the precinct citation, 'A whole row of houses on the north side of Caroline Street have front verandahs that have been extended to the side to form a carport.' While some houses retain original verandah details, others have been rebuilt sympathetically but with incorrect proportions and details. In comparison, the intactness of front facades (particularly verandahs) of houses on Roseberry Street is slightly lower than Caroline Street though largely comparable, that is, many verandahs have lost original details or been rebuilt with incorrect (but usually sympathetic) details. However, there are more very visible upper-storey additions to early houses on Roseberry Street, some of which are set back only one room or less from the front façade (which usually means a non-contributory grade), while there is only one such visible upper-level addition visible on Caroline Street (set two rooms back). This impacts the sense of single-storey built form that characterised the 1880s residential development on Roseberry Street.

The biggest difference between the two streets is the much greater number of non-contributory modern houses along Roseberry Street alternating with Victorian houses, particularly the south side where there is a long line of modern dwellings, including some under construction where Victorian houses were recently demolished. Many of the new houses are two-storeys high, while all Victorian houses are single storey, so they differ in scale somewhat. While the overall intactness of Caroline Street is broken by a collection of multi-storey flats at its east end, as noted by Mr Lewis, the rest of the street contains only three non-contributory properties, with the rest being contributory Victorian houses and a small number of contributory Edwardian and interwar houses. This creates a highly cohesive grouping along the western two-thirds of Caroline Street, with intrusive new development confined with the narrower eastern end. In contrast to Mr Lewis, I would argue that the consistent rows of Victorian houses along the western two-thirds of Caroline Street makes it a markedly 'more cohesive collection of 1880s workers houses' than Roseberry Street where 1880s houses alternate with a high proportion non-contributory properties.

The north side of the Roseberry Street is the most intact, in terms of retention of original dwellings. On the south side, the most intact grouping is at the west end, comprising Nos. 2-46. However, there is a small group of some of the most intact and interestingly detailed houses further east, at Nos. 62, 64 and 68. For these reasons, it would be difficult to isolate the part of Roseberry Street with the best examples of contributory-quality houses without encompassing long rows of non-contributory properties and a high proportion overall.

As I have noted in my previous advice, inclusion of all or part of Roseberry Street in the HO841 Brickworks Environs Precinct would increase the overall proportion of non-contributory properties. There would have to be a strong historical rationale for this decision, requiring extensive revision to the current HO841 Brickworks Environs Precinct statement of significance.



**Conclusions**

I agree with Mr Lewis that the principal period of importance of the Hawthorn Brickworks was the late 19th century and particularly the 1880s, due to their production of 'Hawthorn black' bricks, though the brickworks remained an important source of materials for Melbourne's buildings over the subsequent decades. I also agree with Mr Lewis that if this was recognised as the key period of development, then the mid-1880s development of Roseberry Street would be of such significance in illustrating this period that at least part of the street could contribute to this theme despite its lower level of overall integrity than seen in streetscapes currently in the HO841 Brickworks Environs Precinct. (As noted above, even if only the most intact sections of the street were added to the precinct, the proportion of non-contributory properties would still be high.)

Applying the current statement of significance of the HO841 Brickworks Environs Precinct, however, there is not a strong enough rationale to add the less-intact Roseberry Street (all or in part) to the precinct. In order to accomplish this would require revision and reorienting the precinct citation, particularly the history and the statement of significance, placing much greater weight on 1880s development. This could potentially open to question the grading of Edwardian and interwar houses that are currently contributory in HO841.

Yours sincerely,

Natica Schmeder
Built Heritage Specialist

GML Heritage Victoria Pty Ltd

