

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 extent; 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.

Department of Land, Water, Environment and Planning, 'Practice Note 1. Applying the Heritage Overlay', August 2018.

Meredith Gould, 'Hawthorn Heritage Study', 1993

Hawthorn, Kew and Camberwell Citizen

Herald

Landata, certificates of title as noted in footnotes.

Lovell Chen, 'Review of C-graded Buildings in the former City of Hawthorn, Revised 2009.

Nilsen, www.nilsen.com.au

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



Royal College
of Surgeons
of England
ADVANCING SURGICAL CARE

Plarr's
Lives of the Fellows

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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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.

12,630	8871/x = 669	15,750	13,800	14,000 +	7,000 +
79x	13,800 = 660	13,800	13,800	571x	410x
58x	13,800 = 667	58x	58x	58x	58x
371B	13,800 = 667	371B	371B	371B	371B
K1	13,800 = 667	K1	K1	K1	K1

Although every care has been taken on the preparation of this brochure, no responsibility can be accepted and prospective purchasers should satisfy themselves as to the accuracy of detail.



200

FEATURES

- 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

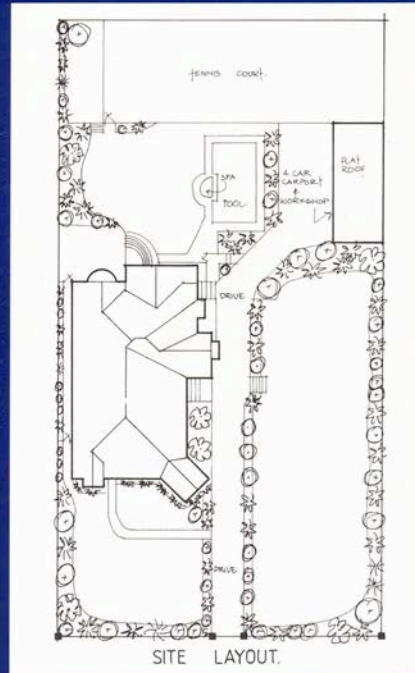
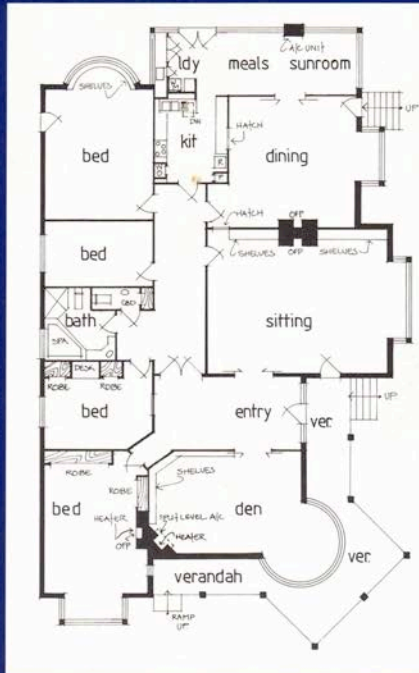
$41 = 41$
 137
 100
 24
 105

1.48
 1.00
 30
 120
 300

LAND
 U/V
 T.C.
 HOUSE



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



860 Glenferrie Road, Hawthorn
Telephone 819 2233