

3 Presentation of officer reports

3.1 Amendment C367boro - 57 & 60 Berkeley Street Hawthorn - Outcomes of Exhibition and Request For Panel

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the exhibition of Amendment C367boro and the officers' response to the submissions. The report also seeks a resolution to request the Minister for Planning to appoint a Planning Panel, and to refer all submissions to the Panel for consideration.

Background

In response to community requests, heritage consultants Peter Barrett and Trethowan were engaged to re-investigate the heritage significance of 57 and 60 Berkeley Street, Hawthorn, respectively. Both properties had previously been assessed but were not considered to reach the threshold for inclusion in the Heritage Overlay.

Following completion of their assessments, the heritage consultants recommended 57 and 60 Berkeley Street, Hawthorn be included in the Heritage Overlay as individually significant heritage places. Preliminary consultation on the draft heritage citations was undertaken between May and June 2021.

On 4 October 2021, the UPDC resolved to adopt the heritage citations for 57 and 60 Berkeley Street Hawthorn, and to write to the Minister for Planning to request authorisation to prepare an amendment to introduce the Heritage Overlay (HO) on permanent basis to the subject properties.

Authorisation was granted to commence Amendment C367boro on 12 November 2021.

Key Issues

Exhibition of Amendment C367boro commenced on 12 May 2022 and closed on 14 June 2022. Thirty-three (33) submissions were received, including two (2) objecting and thirty-one (31) supporting submissions.

The key concerns raised in the submission include:

- perceived intactness of the properties
- the findings of earlier heritage studies in the area
- the heritage value of the properties and their ability to meet the requisite criteria for inclusion under the Heritage Overlay.

Council officers have reviewed the submissions and provided a response to each submission in the table at Attachment 1. It is recommended that only a minor change to the citation for 57 Berkeley Street, Hawthorn is required to clearly identify the non-contributory 1995 additions in the Statement of Significance (Attachments 2 and 3).

Next Steps

Sections 22 and 23 of the *Planning and Environment Act 1987* state that Council must consider submissions received during an amendment exhibition period and sets out Council's options for action in response to submissions.

These options are to:

- Change the amendment in the manner requested; or
- Refer the submission to an independent panel; or
- Abandon the amendment or part of the amendment.

It is recommended that the UPDC resolve to refer all submissions received to an independent planning panel for consideration.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the submissions to Amendment C367boro (Attachment 1) to the Boroondara Planning Scheme in accordance with Section 22 of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to submissions (in Attachment 1) and recommended change to Amendment C367boro as shown in Attachments 2 and 3.
3. Request that the Minister for Planning appoint a Planning Panel under Section 153 of the *Planning and Environment Act 1987* to consider all submissions to Amendment C367boro.
4. Refer the amendment and all submissions to a Planning Panel in accordance with Section 23(1) of the *Planning and Environment Act 1987*.
5. Authorise the Director Urban Living to undertake administrative changes to Amendment C367boro that do not change the intent of the amendment prior to a Panel Hearing.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the exhibition process and key issues raised in the submissions made to Amendment C367boro.
- Respond to the key issues raised and summarise changes made to the amendment in response to the feedback (**Attachment 1**).
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to write to the Minister for Planning to appoint an independent panel and refer submissions to the Panel for consideration.

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

Boroondara Community Plan

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community, and includes the Council Plan 2021-25.

The amendment implements the Strategic Objective of the Theme 4 of the Plan, to "Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development".

Specifically, the amendment implements Strategy 4.1 - "Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme."

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 inclusion of 57 and 60 Berkeley Street, Hawthorn would be consistent with the following actions of the Heritage Action Plan 2016:

- Knowing – which seeks to identify, assess and document heritage places.
- Protecting – which seeks to provide statutory protection for identified heritage places.

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework. Specifically, it addresses the following Clauses:

- Clause 2.03-4 Built environment and heritage of the Municipal Planning Strategy - which includes the strategic direction to 'protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance'.

- Clause 15.03-1S Heritage conservation - which seeks to 'ensure the conservation of places of heritage significance' and to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme'.
- Clause 15.03-1L – Heritage in Boroondara - which seeks to 'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.

The Planning Policy Framework seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

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 that '*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.

Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

Including 57 and 60 Berkeley Street, Hawthorn in the Heritage Overlay is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The amendment 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 that Council has an obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

In response to community nominations, heritage consultants Peter Andrew Barrett and Trethowan were engaged to re-investigate the heritage significance of 57 and 60 Berkeley Street, Hawthorn. A summary of these past heritage assessment is provided below.

57 Berkeley Street, Hawthorn

The heritage value of 57 Berkeley Street, Hawthorn has been assessed by four heritage consultants in the past as follows:

- 1993 – The Hawthorn Heritage Study, prepared by Meredith Gould, gave the property a C* heritage grading in a grade ‘3’ streetscape. C* graded building were described as “keynote buildings” of possible individual heritage significance, subject to further investigation. Heritage Overlays for C* buildings were not pursued by Council at the time as further assessment was required to determine whether the properties were worthy of inclusion in the Heritage Overlay as individually significant heritage places.
- 2006/09 - Review of C* Graded Buildings in the Former City of Hawthorn. Prepared by Lovell Chen, this study downgraded the property from a C* to C graded (contributory quality) building and did not recommend the property for inclusion in an individual Heritage Overlay. Officers understand the downgrading was due to the substantial rear addition which had been added to the property since the 1993 study was undertaken.
- 2017 - Hawthorn Heritage Gap Study. Prepared by Context, the property was not recommended for individual heritage protection. Context considered the property would have been a high-quality contributory property if a precinct had been identified. However, the surrounding area did not display the required consistency to justify a heritage precinct.
- August 2019 - Context re-assessed the property, as requested by officers following submissions by residents who were concerned the property might be under threat of demolition. Context reiterated their findings of the 2006/9 and 2017 assessments that the house does not meet the threshold for individual heritage protection. Accordingly, Context did not recommended inclusion in the Heritage Overlay.
- February 2020 - The Urban Planning Delegated Committee (at the time Urban Planning Special Committee) considered a report on the 2019/20 heritage assessment prepared by Context. The UPSC resolved to request authorisation to prepare a planning scheme amendment to include the property in the Heritage Overlay and test the merits of protecting the property as an individual, stand-alone ‘contributory’ graded property in the Heritage Overlay.
- May 2020 - The Department of Environment, Land, Water and Planning (DELWP) refused Council’s request. In reaching this decision, DELWP argued the protection of stand-alone ‘contributory’ properties does not comply with well-established heritage standards in Planning Practice Note 1 – Applying the Heritage Overlay.

Notwithstanding this, further requests were received by community members for Council to protect the heritage significance of the property. In response to these requests, a further heritage assessment was sought from Peter Andrew Barrett in 2020. The assessment concluded the property is of individual significance and should be included in the Heritage Overlay.

60 Berkeley Street, Hawthorn

The heritage significance of 60 Berkeley Street, Hawthorn was reinvestigated in response to community requests and interest in protecting the property from demolition. The heritage value of 60 Berkeley Street, Hawthorn has been assessed by three heritage consultants over the past 20+ years, as follows:

- 1993 - Hawthorn Heritage Study. Prepared by Meredith Gould, the Study attributed a 'C' grading in a grade 3 streetscape to the property. A 'C' grading in the 1993 Hawthorn Study equates to a contributory grading in the current grading system.
- 2017 - Hawthorn Heritage Gap Study. Prepared by Context, the property was not recommended for inclusion in the Heritage Overlay as an individual place or part of a heritage precinct.
- March 2021 - The most recent assessment, by Trethowan, recommended the property for inclusion in the Heritage Overlay. This citation was adopted by UPDC on 4 October 2021. A copy of the adopted heritage citation is provided at Attachment 4.

Preliminary consultation process and outcomes

Council's Strategic Planning Department undertook a preliminary consultation process from 4 May 2021 to 4 June 2021. This consultation process involved:

- Sending letters to all owners and occupiers of directly affected and abutting properties and the relevant community groups.
- Sending emails to residents who had directly contacted Council's Strategic and Statutory Planning Department to request Council to reinvestigate the heritage value of the properties.

As a result of the preliminary consultation process, Council received 57 submissions including:

- Three (3) opposing submissions; and
- Fifty-four (54) supporting submissions.

These were summarised and presented to the UPDC on 4 October 2021.

Adoption of Study

On 4 October 2021 the UPDC considered a report on the outcomes of the preliminary consultation process including the officers' response to the issues raised in the feedback.

The UPDC resolved to adopt the heritage citations and write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment.

Authorisation

Following the UPDC's decision, authorisation was sought from the Minister for Planning to prepare and exhibit Amendment C367boro. The Minister authorised commencement of the amendment on 12 November 2021.

4. Outline of key issues/options

Exhibition outcomes

As a result of the public exhibition process from 12 May 2022 to 14 June 2022, Council received thirty-three (33) submissions including:

- (2) opposing submissions
- (31) supporting submissions

A summary of each submission and officer response is provided in the detailed table at **Attachment 1**. In addition, the key issues raised in the submissions are summarised below with a detailed response from officers provided.

Key issues raised

There are several key issues that have been raised throughout the submissions received, discussed in detail below.

Supporting submissions

Supporting submissions referred to a number of elements of heritage value relating to the properties included in the amendment, as well as broader heritage concerns in the City of Boroondara.

These submissions included recognitions of the heritage value of the properties, the prominence of the architect of 60 Berkeley Street (Albion Walkley), the loss of other historic properties in the Scotch Hill area of Hawthorn in recent years, the value of heritage as articulated by the community in research undertaken in 2021 and the importance of preserving examples of homes from the Arts and Crafts period.

Submitters also argued that the renovations that had taken place on the home at 57 Berkeley Street had not removed period features or undermined the significance of the property.

Also submitted were more general comments, supporting the positive broader effects of heritage preservation, including tree canopy and climatic benefits, reduced waste from building materials needed to construct new buildings and the positive impact on local character and streetscapes.

No changes are recommended to the amendment in response to any of the supporting submissions.

Opposing submissions - 57 Berkeley Street, Hawthorn

The owners of 57 Berkeley Street, Hawthorn oppose the inclusion of the property in the Heritage Overlay arguing that:

- The house does not meet Criterion D (representative value) or Criterion E (aesthetic value) that would warrant individual heritage protection, represents a later example of a federation-style villa and does not meet aesthetic value as its original form and garden are not intact.

- The Statement of Significance is not sufficient as it does not include reference to the parts of the subject land which are non-contributory.

The opposing submitter has not provided evidence to support their view that Criteria D and E are not met.

The citation prepared by Council's heritage expert sets out a clear case for the inclusion of 57 Berkeley Street in the Heritage Overlay, which incorporates specific reference to the evidentiary relevance of Criteria D and E to the property. Specifically, Council's heritage expert is of the view that the alterations and additions to the house have not sufficiently impacted on the significance of the house to not warrant protection. This is a key difference to previous heritage assessments.

The exhibited heritage citation makes a clear case for the significance of the property highlighting it as a "fine and early representative example" of substantial villas built in the area.

Officers note that the heritage citation contains a 'Conservation Guidelines' section which specifically identifies that the 1995 rear addition is non-contributory. It is recommended that this statement be included in the Statement of Significance under 'What is significant' to respond to the submitter's concern on this issue. This change is reflected in the heritage citation and Statement of Significance at **Attachments 2 and 3** (change highlighted).

No further changes to the amendment or heritage citation are recommended in response to the opposing submission.

Opposing submissions - 60 Berkeley Street, Hawthorn

The owners of 60 Berkeley Street, Hawthorn oppose the inclusion of the property in the Heritage Overlay arguing that:

- Previous heritage studies did not identify 60 Berkeley Street as being of individual heritage significance including the Hawthorn Heritage Study (1993) and the Review of 'C Graded' buildings (2009).
- The Trethowan assessment does not acknowledge the findings of past heritage specialists, which found the property not worthy of individual heritage protection.
- The house has been significantly altered and its significance is overstated.

Council's heritage consultant considered earlier reviews of 'C Graded' properties in the area (Lovell Chen review, 2009) and noted that 60 Berkeley Street Hawthorn was not included among its list of properties investigated and not recommended for inclusion under the Heritage Overlay. It appears the subject property may have been overlooked at that stage, rather than assessed as not being of heritage value.

In addition, 'C Graded' properties under the 1993 Hawthorn Heritage Study were not precluded from inclusion under the Heritage Overlay as individually significant places. In the 1993 study, 60 Berkeley Street was accorded a 'C' grading. 'C Graded' places were then defined as those that *'make an architectural, historic, scientific or social contribution that is important within the local area. This includes well preserved examples of particular themes of development, as well as some individually significant places that have been altered or defaced'*.

With regards to alterations to the house, it is noted that it is not uncommon for heritage places to have undergone some changes over time. Individually significant places being altered or defaced does not automatically mean they are not worthy of heritage protection. Trethowan conclude that the *"primary volume, including the architecturally distinguished corner presentation of the house, has been retained. The addition is to the rear of the house and is comparable to additions that have been made to other significant properties."*

While community action may have prompted Council to commission this assessment, the evidence regarding the architectural and historical value of the house at 60 Berkeley Street has been the sole basis for the finding of significance.

Following a review of these submissions, Council's heritage consultant maintains that the home is of individual heritage significance.

No changes are recommended to the amendment and heritage citation in response to this opposing submission.

5. Consultation/communication

The owners and occupiers of the affected properties, as well as owners of all properties adjacent, opposite or abutting the properties included under the amendment, were notified in writing of the amendment's exhibition. The notification included a written notice inviting submissions, and links/instructions for this process. The amendment documentation (including the adopted citations) was also available on Council's website and at the planning counter.

Also, all affected and adjoining property owners/occupiers and anyone who lodged a submission were notified of this UPDC meeting and provided with the opportunity to address the UPDC.

If the UPDC resolves to refer submissions to an independent planning panel, submitters will have the opportunity to appear at the public hearing and address the panel in support of their submission. Submitters that choose not to appear at the hearing, will still have their written submission considered by the independent panel.

Following the release of the panel report, submitters and other interested parties will have a further opportunity to address the UPDC before a decision is made on whether to adopt the amendment.

6. Financial and resource implications

Cost associated with the preparation and implementation of the amendment will be funded through the Strategic and Statutory Planning Department operational Budget for the 2022/23 financial year.

7. Governance issues

The officers responsible for this report have no direct or indirect 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

The inclusion of the individually significant properties in the Heritage Overlay recommended by the Study would have positive social effects by contributing to the continual protection and management of the City's heritage. The amendment is not determined to have any environmental impacts.

Manager: David Cowan, Manager Strategic and Statutory Planning

Report officer: Emil Dickson, Strategic Planner

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

Submission No.	Summary of submission	Officers' response to submission	Officers' recommendation
1	<p>The submitter supports the amendment for the following reason:</p> <ol style="list-style-type: none"> 1. Properties of significance such as these need protection. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro.</p> <p>Refer Submission to Panel</p>
2	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The properties have 'important architectural features and strong heritage values'. 2. In recent years, many similar properties in Boroondara have been demolished, in particular in the area of Auburn Road. 3. Heritage properties make a positive contribution to the streetscape of Boroondara and add character both locally and to Melbourne more broadly. 4. Australia is a relatively new country - it is important to protect the heritage we have. 5. Increased density is important but needs to be balanced against the loss of historic properties. 6. Councils should be encouraged to do more to identify and protect places of heritage value. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro.</p> <p>Refer Submission to Panel</p>
3	The submitter supports the amendment	The submitter's support and comments are	No change recommended to

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	<p>for the following reasons:</p> <ol style="list-style-type: none"> 1. There is a compelling case to include 57 & 60 Berkeley Street in the Heritage Overlay. 2. Previous reviews of 57 Berkeley Street by other consultants that did not form the view that the properties were significant were not supported by proper investigation. 	noted.	<p>Amendment C367boro.</p> <p>Refer Submission to Panel</p>
4	<p>The submitter opposes the inclusion of 60 Berkeley Street in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> 1. Unwarranted attention has been placed on 60 Berkeley Street for heritage preservation due to intense interest in retaining all older-style dwellings in Berkeley Street. 2. Previous reviews of Berkeley Street and Hawthorn dating back to 1993 have not identified 60 Berkeley Street as being of heritage significance. The Trethowan (current) assessment of 60 Berkeley Street is silent on the findings of past heritage specialists, which found the property not worthy of individual heritage protection. 3. The Hawthorn Heritage Study (1993) identified 60 Berkeley Street as 'C Graded' with a streetscape value of '3'. 	<p>Submission reviewed by officers and heritage consultant, response as below:</p> <ol style="list-style-type: none"> 1. While community action may have prompted Council to commission this assessment, the evidence regarding the architectural and historical value of the house has been the sole basis for the finding of significance. 2. While some places may not have been recommended for inclusion in the Heritage Overlay in earlier studies, new information about architectural provenance or history can sometimes lead to new assessments of these places. Additional research has since established 60 Berkeley Street's architectural pedigree and provenance to elevate it to individual significance. This information may not have been known to the relevant heritage consultants at that time. Previous heritage reports on the property have not been as detailed as the current assessment and have not considered this aspect of the place's history and provenance. 3. It is important to note that Lovell Chen undertook a review of the 'C*' graded 	<p>Refer submission to Panel</p>

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	<p>Lovell Chen undertook a review in 2009 of 'C* Grade Buildings' in the former City of Hawthorn as part of Amendment C064boro. 60 Berkeley Street was individually assessed and was not recommended for site-specific Heritage Overlay. Lovell Chen described 'C Grade Buildings' as not as distinguished as 'C*' properties, or do not stand out in their immediate context as the C* graded buildings. They may have been altered to a greater degree than C* grade buildings.</p> <p>4. The building at 60 Berkeley Street has been significantly altered and its significance overstated.</p>	<p>buildings rather than the 'C' graded buildings. Consideration of 'C' graded properties such as 60 Berkeley Street therefore was not part of the scope of the review. It is therefore incorrect to say Lovell Chen assessed the property and did not find it worthy of protection as an individually significant place. The fact that 60 Berkeley Street is not specifically mentioned as a property not recommended for heritage protection demonstrates that Lovell Chen did not reach any conclusions about the heritage significance of 60 Berkeley Street. It is acknowledged that the 1993 Hawthorn Heritage Study identified 60 Berkeley Street as a 'C' graded building and that these properties were only recommended for inclusion in the Heritage Overlay if located in a Level 1 or 2 streetscape (as part of a precinct). However, this does not preclude such properties from re-assessment in the future. Heritage is a dynamic concept and places previously not considered worthy of protection might become more important with the passage of time or new information being discovered about the place (as in this case).</p> <p>4. That an individually significant place has been altered or defaced does not automatically rule out heritage protection. Rather, the critical question is whether these alterations have impacted the place's intactness and integrity to a degree that it no longer warrants heritage protection. This aspect has been addressed in the assessment, which finds that the primary</p>	
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Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
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		<p>volume, including the architecturally distinguished corner presentation of the house, has been retained. The addition is to the rear of the house and is comparable to additions that have been made to other significant properties. The house continues to be substantially intact to the design by the significant local architect Albion Walkley and demonstrates the architectural and aesthetic qualities ascribed in the citation. Council's heritage consultant maintains that the alterations and additions have not resulted in the property no longer having heritage significance and the house remains recommended for inclusion in the Heritage Overlay.</p>	
5	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The properties meet the heritage threshold and will disappear one day if not protected. 	<p>The submitter's support and comments are noted.</p>	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
6	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The wider Boroondara area should be made heritage and protected. 	<p>The submitter's support and comments are noted.</p>	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
7	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. Rarity across Melbourne - the property is an important example of 	<p>The submitter's support and comments are noted.</p>	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

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	<p>20th century architecture, which are becoming increasingly rare.</p> <ol style="list-style-type: none"> 2. Council has a statutory requirement to conserve all heritage places identified and this is also a community expectation. 3. Hawthorn is one of Melbourne's more historic suburbs and most residents support the protection of heritage. 4. Boroondara Council community research from 2021 highlighted how important the preservation of heritage is to locals. 5. There is an ongoing loss of heritage properties in the municipality and this is concerning. 6. A number of properties have already been lost in Berkeley Street Hawthorn. 7. Number 57 (sic - listed incorrectly as 58) has been part of a property investment portfolio and has been left in disrepair for some years. Heritage protection would make it more likely to be restored and maintained. 8. Heritage protection will preserve examples of this style of housing for future generations. 9. Health benefits come from beautiful surroundings, this is a community good. 10. Heritage properties tend to support the retention of gardens and tree 		
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	<p>canopies, which is good for climate change and the environment.</p> <p>11. Reduced impact on landfill from building waste by preventing the demolition and construction of a new house.</p>		
8	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The 2020 Peter Barrett report demonstrates that 57 Berkeley Street is a prime example of an intact Edwardian Villa residence. 2. The 1996 renovation of the property did not remove the period features. 3. The property predates much of the significant local development and infrastructure. 4. Prior owners of 57 Berkeley Street Hawthorn have hosted events and parties for the community at their property, and it is significant also for this reason. 5. It is important for Boroondara City Council to protect homes designed to take in the landscape. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
9	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. Both properties are individually significant heritage properties; No. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

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	<p>57 for its architectural and aesthetic value and No. 60 for its local historical architectural and aesthetic significance to the City of Boroondara.</p> <p>2. Protecting these properties under the heritage overlay will be beneficial to the community.</p> <p>3. Protecting these properties under the heritage overlay is part of council's obligation.</p> <p>4. The internal controls and the garden settings should be considered as part of the heritage overlay as the context in which these important houses are situated.</p>		
10	The submitter supports the amendment without providing any specific reasons.	The submitter's support is noted.	No change recommended to Amendment C367boro Refer Submission to Panel
11	<p>The submitter opposes the inclusion of 57 Berkeley Street in the Heritage Overlay for the following reasons:</p> <p>1. The house does not meet Criterion D (representative value) nor Criterion E (aesthetic value) that would warrant an individual Heritage Overlay as it is a later example of a federation-style villa</p>	<p>The submission has been reviewed by council officers, and the following response provided:</p> <p>1. The submitter fails to substantiate claims that the house does not satisfy Criteria D and E in their submission.</p> <p>While it is acknowledged that the house has been altered, this does not automatically mean the house does not warrant inclusion in the Heritage Overlay as an individually</p>	Update the heritage citation for 57 Berkeley Street Hawthorn and the Statement of Significance Incorporated Document to include reference to the elements of the subject property which are non-contributory under 'What is significant?' in the Statement of Significance.

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	<p>and its original form and garden are not intact.</p> <p>2. The Statement of Significance is not sufficient as it does not include reference to the parts of the subject land which are non-contributory. If the HO were to be applied to 57 Berkeley Street Hawthorn, the Statement of Significance should be updated to include reference to parts of the subject land which are not of heritage value.</p>	<p>significant place. Rather, the critical question is whether these alterations and additions have impacted the place's intactness and integrity to a degree that is no longer warrants heritage protection.</p> <p>The heritage citation addresses these issues and Council's heritage consultant has concluded that the changes made to the house</p> <p>The house is considered 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.'</p> <p>The comparative analysis provided in the heritage citation shows that the house is one of the few remaining Federation-style villas in this area. Chesney Wolde is comparable to the other Federation-style homes at 1 and 22 Berkeley Street, Hawthorn which are protected under (HO443 and HO15 respectively).</p> <p>The house's aesthetic significance is based on its <i>"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</i></p>	<p>The changes are highlighted in Attachments 2 and 3.</p> <p>Refer Submission to Panel</p>
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		<p><i>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."</i></p> <p>The house's garden setting is referenced in the citation as "<i>typifying the Garden Suburb Movement popular in the early twentieth century.</i>" No mention is made in the citation that undermines the intactness of the garden, nor its heritage value generally.</p> <p>The submitter does not present any argument to call into question the justification provided through the heritage citation.</p> <p>2. It is acknowledged that alterations and additions have been undertaken to the house that do not contribute to the heritage significance of the house. The heritage citation contains 'Conservation Guidelines' which specifically identify the 1995 rear addition as non-contributory. Officers recommend this statement be included in the Statement of Significance under 'What is significant' to respond to the submitter's concern on this issue. This change is reflected in the heritage citation at Attachment 2 and the updated Statement of Significance Incorporated Document (Attachment 3).</p>	
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12	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. There is heritage and historical value at 57 Berkeley Street Hawthorn. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
13	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The building at 57 Berkeley Street Hawthorn is an intact Edwardian villa. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
14	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The buildings at 57 & 60 Berkeley Street Hawthorn provide character to the street and will show future generations the style of Edwardian houses in Hawthorn. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
15	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The 2020 Peter Barrett report demonstrates that 57 Berkeley Street is a prime example of an intact Edwardian Villa residence. 2. The 1996 renovation of the property did not remove the period features. 3. The property predates much of the significant local development and infrastructure. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

	<p>4. Prior owners of 57 Berkeley Street Hawthorn have hosted events and parties for the community at their property, and it is significant also for this reason.</p> <p>5. It is important for Boroondara City Council to protect homes designed to take in the landscape.</p>		
16	<p>The submitter supports the amendment for the following reasons:</p> <p>1. It is important to protect our cultural heritage, including buildings incorporating features from the Arts and Crafts period.</p>	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
17	<p>The submitter supports the amendment without providing any specific reasons.</p>	The submitter's support is noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
18	<p>The submitter supports the amendment for the following reasons:</p> <p>1. The 2020 Peter Barrett report demonstrates that 57 Berkeley Street is a prime example of an intact Edwardian Villa residence.</p> <p>2. The 1996 renovation of the property did not remove the period features.</p> <p>3. The property predates much of the significant local development and infrastructure.</p>	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

	<p>4. Prior owners of 57 Berkeley Street Hawthorn have hosted events and parties for the community at their property, and it is significant also for this reason.</p> <p>5. It is important for Boroondara City Council to protect homes designed to take in the landscape.</p>		
19	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. No. 57 Berkeley Street hawthorn is a fine example of Edwardian architecture. 2. Heritage protection assists in the retention of the character of the Scotch Hill area. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
20	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. No. 57 Berkeley Street hawthorn is a fine example of Edwardian architecture. 2. This is a key feature of the Scotch Hill precinct. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
21	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. No. 57 Berkeley is of heritage value. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

22	The submitter supports the amendment without providing any specific reasons.	The submitter's support is noted.	No change recommended to Amendment C367boro Refer Submission to Panel
23	The submitter supports the amendment for the following reasons: 1. Hawthorn is losing too many old homes.	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel
24	The submitter supports the amendment for the following reasons: 1. We cannot continue to lose heritage homes.	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel
25	The submitter supports the amendment without providing any specific reasons.	The submitter's support is noted.	No change recommended to Amendment C367boro Refer Submission to Panel
26	The submitter supports the amendment for the following reasons: 1. 57 Berkeley Street is a fine example of an Edwardian house.	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel
27	The submitter supports the amendment for the following reasons: 1. Developers need to be prevented from overdeveloping the area. 2. Concerns about environmental degradation with too many	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

	apartments and the destruction of tree cover.		
28	The submitter supports the amendment without providing any specific reasons.	The submitter's support is noted.	No change recommended to Amendment C367boro Refer Submission to Panel
29	The submitter supports the amendment for the following reasons: 1. Supports the retention of residences for any period that exemplify excellence.	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel
30	The submitter supports the amendment for the following reasons: 1. The 2020 Peter Barrett report demonstrates that 57 Berkeley Street is a prime example of an intact Edwardian Villa residence. 2. The 1996 renovation of the property did not remove the period features. 3. The property predates much of the significant local development and infrastructure. 4. Prior owners of 57 Berkeley Street Hawthorn have hosted events and parties for the community at their property, and it is significant also for this reason.	The submitter's support and comments are noted.	No change recommended to Amendment C367boro Refer Submission to Panel

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

	5. It is important for Boroondara City Council to protect homes designed to take in the landscape.		
31	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> Both properties contribute to the character, history and amenity of the street, with important and beautiful facades. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>
32	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> The 2020 Peter Barrett report demonstrates that 57 Berkeley Street is a prime example of an intact Edwardian Villa residence. The 1996 renovation of the property did not remove the period features. The property predates much of the significant local development and infrastructure. Prior owners of 57 Berkeley Street Hawthorn have hosted events and parties for the community at their property, and it is significant also for this reason. It is important for Boroondara City Council to protect homes designed to take in the landscape. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>

Attachment 1: Amendment C367boro - 57 & 60 Berkeley Street Hawthorn
Summary of submissions and officer response

	6. No. 60 Berkeley Street was designed by a significant architect which adds to its importance.		
33	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. Many other homes in the area have been lost already including those from Federation, Victorian and Arts and Crafts homes. 2. 57 Berkeley is described as a fine and intact example of a Federation-style villa with Arts and Crafts styling. 3. No. 60 Berkeley Street was designed by a significant architect which adds to its importance. 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C367boro</p> <p>Refer Submission to Panel</p>



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

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

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



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

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

History of Chesney Wolde

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 Ibid



Description & Integrity

Berkeley Street

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

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

Chesney Wolde

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

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

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

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

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



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

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

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

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

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

Comparative Analysis

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

The rear alteration dating to 1995 is non-contributory and can be retained, altered and/or removed as required.

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 Curtin, 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.

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

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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



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

Rights: Copyright (c) The Royal College of Surgeons of England

Publication Date: 24 December 2014 23 January 2015

Format: Obituary


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[\(https://www.rcseng.ac.uk/terms-and-conditions/\)](https://www.rcseng.ac.uk/terms-and-conditions/)




Appendix 2

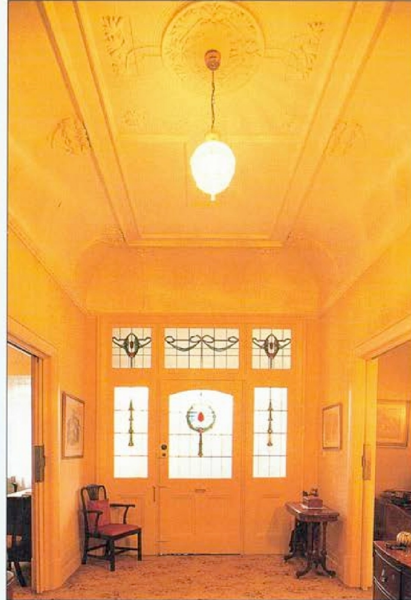
A U C T I O N
ON THE PROPERTY
SATURDAY 3RD SEPTEMBER 1994
AT 11AM



57 BERKELEY STREET, HAWTHORN

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

 Collins Simms
860 Glenferrie Road, Hawthorn
Telephone 819 2233



57 BERKELEY STREET HAWTHORN

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

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

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



Handwritten notes and calculations:

$0.96 = 7,000 \times 14.8 = 104,000$
 $0.78 = 7,000 \times 11.1 = 81,700$
 $1.96 = 7,000 \times 28.0 = 196,000$
 $0.96 = 7,000 \times 14.8 = 104,000$
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 $0.78 = 7,000 \times 11.1 = 81,700$
 $1.96 = 7,000 \times 28.0 = 196,000$

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.



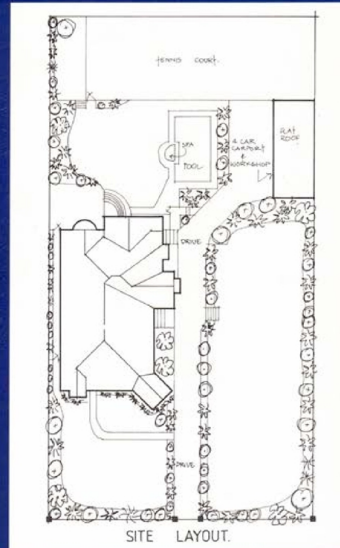
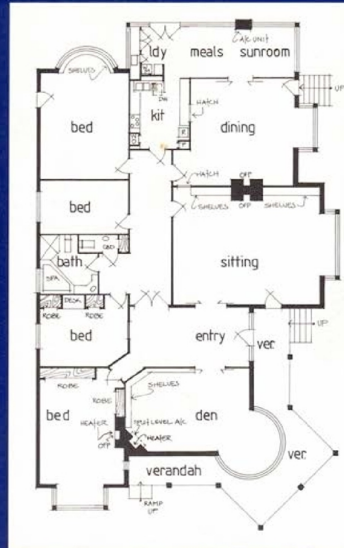
FEATURES

- 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





57 BERKELEY STREET, HAWTHORN



A U C T I O N

SATURDAY 3RD SEPTEMBER AT 11AM

TERMS:

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

OUTGOINGS:

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

TITLE PARTICULARS:

Certificate of Title Vol. 7269
Fol. 631

LAND SIZE:

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

SOLICITOR:

Best Hooper

INSPECTIONS:

By appointment or at advertised times.

AFTER HOURS ENQUIRY:

Mark Dayman 808 4153 or Bruce Bell 818 2391

Collins Simms

860 Glenferrie Road, Hawthorn
Telephone 819 2233

Printed by Rampart (03) 938 1555

BOROONDARA PLANNING SCHEME

57 Berkeley Street, Hawthorn Statement of Significance

Heritage Place:	Chesney Wolde 57 Berkeley Street, Hawthorn	PS ref no:	HO938
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**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.

The rear alteration dating to 1995 is non-contributory and can be retained, altered and/or removed as required.

How is it significant?

57 Berkeley Street, 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

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

BOROONDARA PLANNING SCHEME

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).

Primary source

57 Berkeley Street, Hawthorn Heritage Citation (Peter Barrett, August 2020)



60 Berkeley Street, Hawthorn

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 60 Berkeley St, Hawthorn

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



Historical Context

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



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

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

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

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

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

History

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



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

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

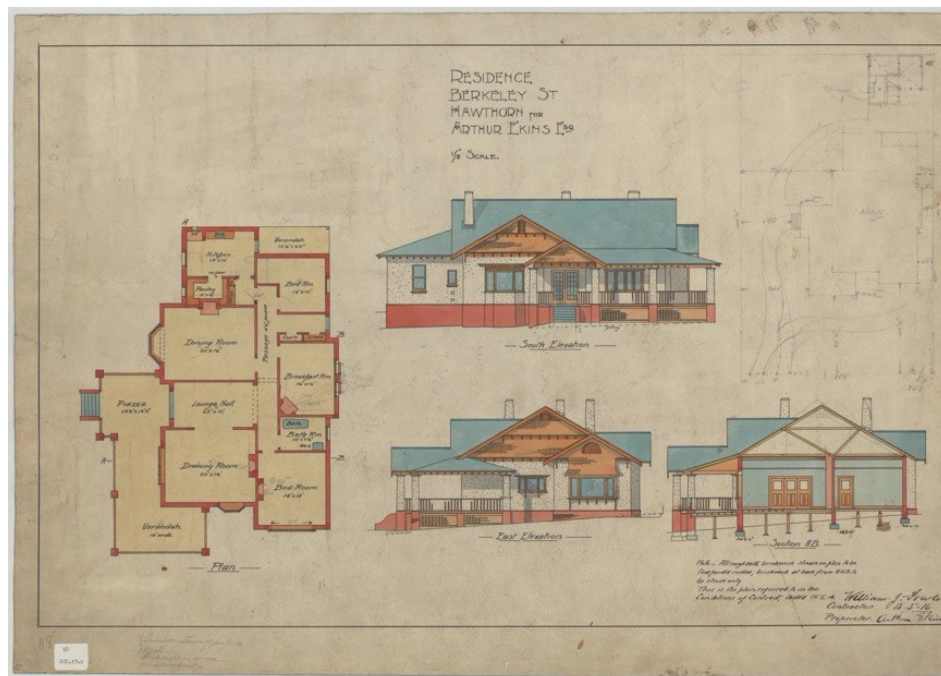


Figure 1. Plan of the house. Source: State Library of Victoria.

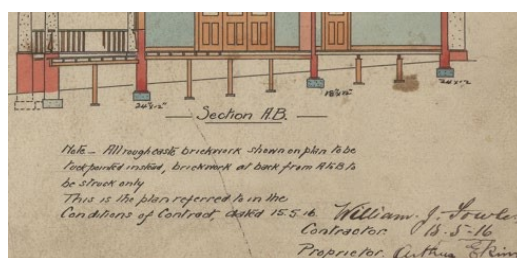


Figure 2. Detail on plan showing change from roughcast render to tuckpointed brickwork. Source: State Library of Victoria.

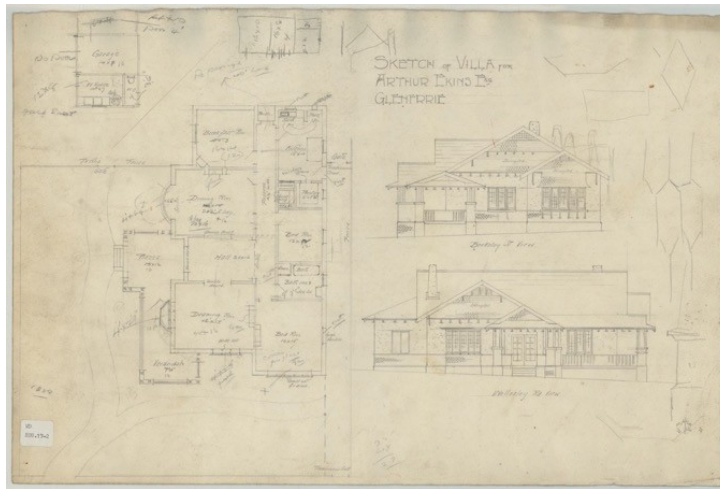


Figure 3. Sketch drawing shows the early progression of Walkley's design for the villa. Source: State Library of Victoria.

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

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

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

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

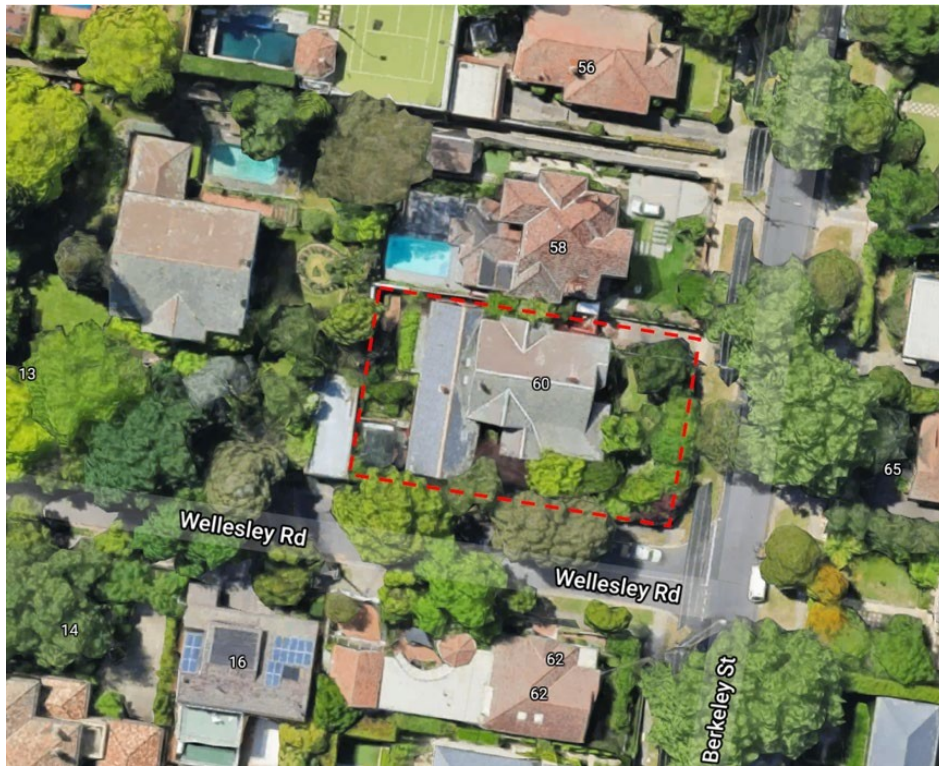


Figure 4. Subject site outlined in red. (Source: Google Maps, 2021)

Description & Integrity

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

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

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

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



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

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

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

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

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

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



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



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



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



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



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



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



Comparative Analysis

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

Albion Walkley in Boroondara

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

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

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



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

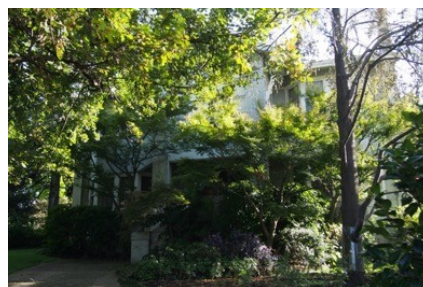


Figure 12. 'Eira' at 13-15 Wellesley Road



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

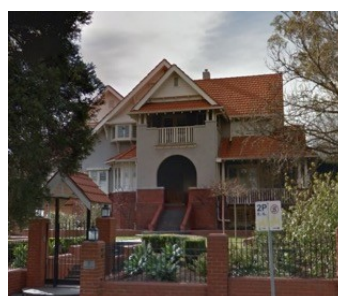


Figure 14. 'Kensley' following recent renovation and addition. Plans also within State Library not yet digitised. Source: Google Maps, 2017



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



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

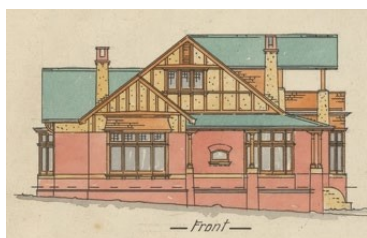


Figure 17. House designed by Walkley for Malcolm McInnes, Hawthorn 1911 (Malcolm McInnes listed on E side of Berkeley Street 1915. House appears to have been demolished.)

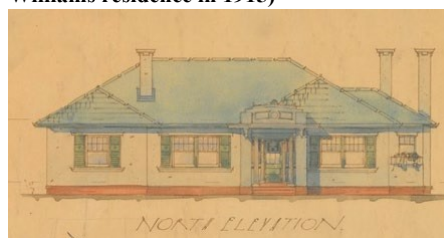


Figure 18. House design for Jones at 8 Riversdale Rd, Hawthorn. In HO148 Fairview Park Precinct, Hawthorn (8 Riversdale Rd was residence of Mrs I.L. Jones in 1930 Sands & McDougall.)



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

Other Federation Arts & Crafts transitional bungalows in Boroondara

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

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

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

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



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



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



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



Assessment Against Criteria

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

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

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

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

N/A

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

N/A

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

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

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

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



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

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

N/A

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A



Statement of Significance

What is Significant?

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

How is it significant?

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

Why is it significant?

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

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

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

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No



Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context Pty Ltd/ Community Nomination

References

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 Gould, Meredith, *Hawthorn Heritage Study*, 1992.
 Lovell Chen, *Boroondara Heritage Review B Graded Buildings*, 2005
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 McWilliam, 1999 *Hawthorn Street Index*, Hawthorn Historical Society.
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 Sands and McDougall, *Melbourne and Suburban Directories*, as cited (S&Mc).
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