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Statement of Evidence and Report to Planning Panel

Planning Scheme Amendment C367boro – 60 Berkeley Street Hawthorn

Prepared for and under instruction of
City of Boroondara and Maddox

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CONTENTS

1	Introduction	1
1.1	Instructions	1
1.2	Site Inspection	1
1.3	Sources of Information	1
1.4	Qualifications, Experience and Area of Expertise	1
1.5	Summary of Opinion	1
2	Methodology and Outcomes	2
2.1	Introduction	2
2.2	Community nomination	2
2.3	Preliminary assessment	2
2.4	Preparation of the full assessment and Citation	2
3	Significance of the Place	3
3.1	History	3
3.2	Description & Integrity	5
3.3	Comparative analysis	8
4	Response to Submissions	16
4.1	Consideration of Submissions	16
4.2	Heritage Matters for Discussion	16
5	Conclusion and Declaration	18
6	Appendix A: Qualifications	19

1 Introduction

1.1 Instructions

- [01] This statement of evidence has been prepared on the instructions of the City of Boroondara (Council) and Maddocks in regard to the proposal to include the subject property at 60 Berkeley Road, Hawthorn (the subject property), in the Heritage Overlay (HO) as part of Amendment C367 ('the Amendment') to the Boroondara Planning Scheme.
- [02] I have been asked to provide my opinion on the heritage significance of the place.

1.2 Site Inspection

- [03] The subject site was inspected from the street as part of the initial investigations in March 2021. As there are no internal controls applying to these properties, I did not inspect any interiors as part of my analysis.

1.3 Sources of Information

- [04] This statement draws upon the following documentation:
- Trethowan Architecture & Context Pty Ltd, citation for 60 Berkeley Street, Hawthorn
 - Applying the Heritage Overlay: Planning Practice Note 1 (PPN1)
 - Context 2019, City of Boroondara Municipal-wide Heritage Gap Study Volume 6: Hawthorn East
 - Richard Apperley 1989, Identifying Australian Architecture
 - Hawthorn Heritage Study (1993) Vols. 1A and 1B
 - Review of C Graded Properties (Lovell Chen, revised 2009)

1.4 Qualifications, Experience and Area of Expertise

- [05] I have provided expert heritage advice to numerous private individuals and municipal councils for sites listed at both the Local and State level, have extensive experience working with the Planning Scheme and an understanding of the Amendment process. I have provided expert witness evidence before Planning Panels and VCAT in the past. I have a PhD in history and a Masters in Planning. I am a full member of Australia ICOMOS.
- [06] A statement of my qualifications and experience with respect to heritage and urban conservation issues is found in Appendix A to this report.

1.5 Summary of Opinion

- [07] The Amendment adds a significant heritage property to the HO and should be supported. The inclusion of 60 Berkeley Street Hawthorn is justified by the current citation, which determines it meets a 'threshold' of local significance based on HERCON Criteria, supported by the City of Boroondara Thematic Environmental History, and comparative analysis against properties currently subject to the HO.

2 Methodology and Outcomes

2.1 Introduction

- [08] The subject property was nominated by the community as a potential place of heritage significance following the Municipal-Wide Heritage Gap Study (MWHGS) that was carried out on a suburb-by-suburb basis, with four suburbs completed in 2016-2017 (Camberwell, Canterbury, Kew and Hawthorn) and five in 2017-2018 (Kew East, Hawthorn East, Ashburton, Glen Iris and Mont Albert). It is understood that the subject property had been overlooked in the municipal-wide street level survey conducted as part of that study and that this had raised the concern of the community that the property should be assessed.
- [09] Trethowan was commissioned by Council to carry out a preliminary assessment. I carried out this assessment and determined that the subject property was of potential significance as a house by the architect Albion Walkley. This resulted in the full assessment and preparation of the Citation, which assessed the subject property to be individually significant for the reasons set out in that document.
- [10] The methodology of the assessment was thus divided into distinct stages. The first stage was the identification of the place, in this case by community nomination. The second involved the site visit and preliminary research. The third stage involved further historical research and a more detailed comparative analysis against a local threshold of significance based on comparable places in the municipality as set out in the Practice Note.

2.2 Community nomination

- [11] The subject property was nominated by the community and forwarded by Council to Trethowan for assessment.

2.3 Preliminary assessment

- [12] It was noted as part of the preliminary assessment that the subject property had been passed over a couple of times in previous heritage surveys. It was considered that this could be explained by the dense vegetation that made it difficult to appreciate from the street, particularly if one were not looking for this house specifically, but as part of a broader survey as had occurred previously. Discussion with the Context team who carried out the most recent survey confirmed that the house had not been on a list of places considered, but that this was not because it had been ruled out at the time. Instead, it seemed to have been genuinely overlooked.
- [13] Once this was established, the property was visited and photographed from the exterior only.
- [14] Preliminary historical research indicated that the house was architect-designed by Albion Henry Walkley. The plans held by the State Library of Victoria (Figure 4) among the Albion Walkley collection, include some 137 drawings, 14 from Hawthorn. It was noted from this that Walkley was an architect of some local influence in the history of Boroondara. This was reinforced by the proposal to name a nearby laneway after Walkley in 2019 in recognition of his role in designing homes and buildings around Boroondara. At this stage it was noted that at least two other houses ('Kensley' and 'Eira') associated with Walkley were on the HO in Boroondara. It was clear from this that there was potential for a full assessment including a comparative analysis to see if the house met a threshold of local significance.

2.4 Preparation of the full assessment and Citation

- [15] The process of assessment is set out in the Citation. In summary, this included further historical research and a comparative analysis of the subject property against other comparable places on the Heritage Overlay.
- [16] The integrity and intactness of the place was also considered through comparison of the existing to the original plans. This included from photographic evidence in the fieldwork and from aerial views. The Building Permit card and the possible impact of demolition and additions were also considered.
- [17] The place was determined to be of Historical (Criterion A), Architectural (Criterion D) and Aesthetic (Criterion E) significance according to the relevant HERCON Criteria.

3 Significance of the Place

[18] The significance of the place below does not differ from the Citation, which I also prepared.

3.1 History

- [19] 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).
- [20] 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.
- [21] 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).

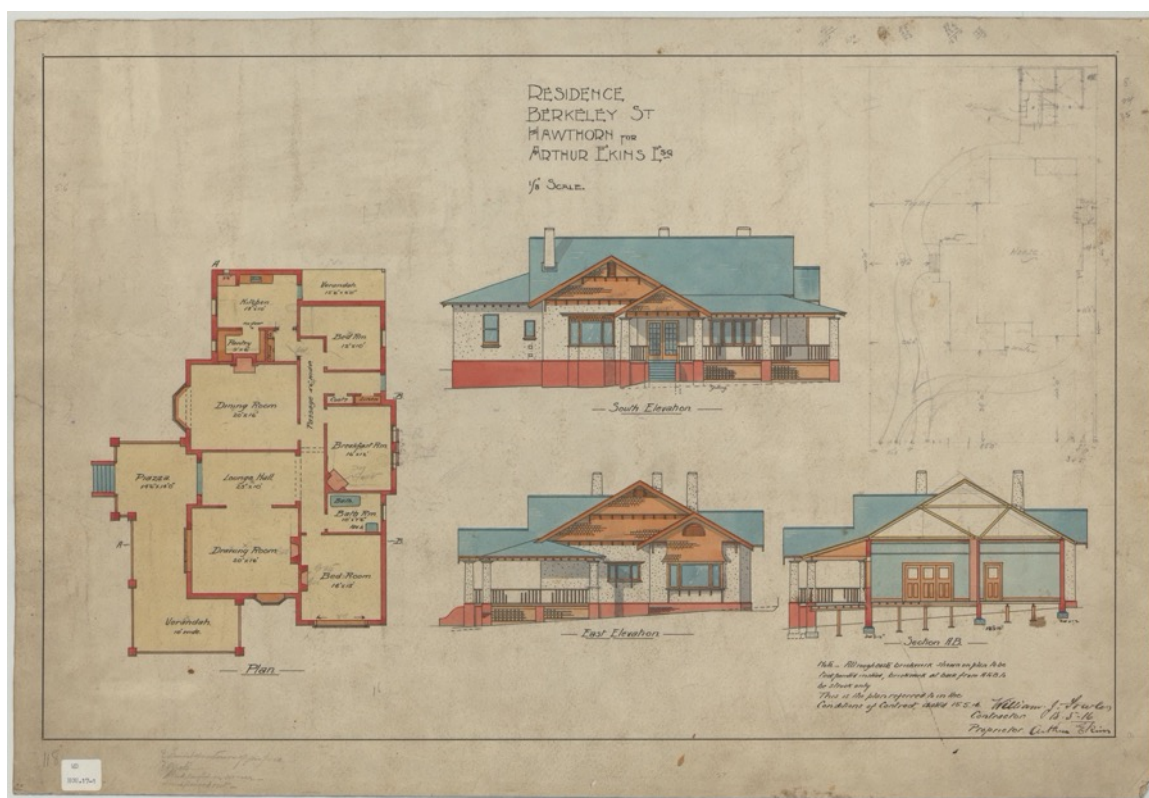


Figure 1. Plan of the house. Source: State Library of Victoria.

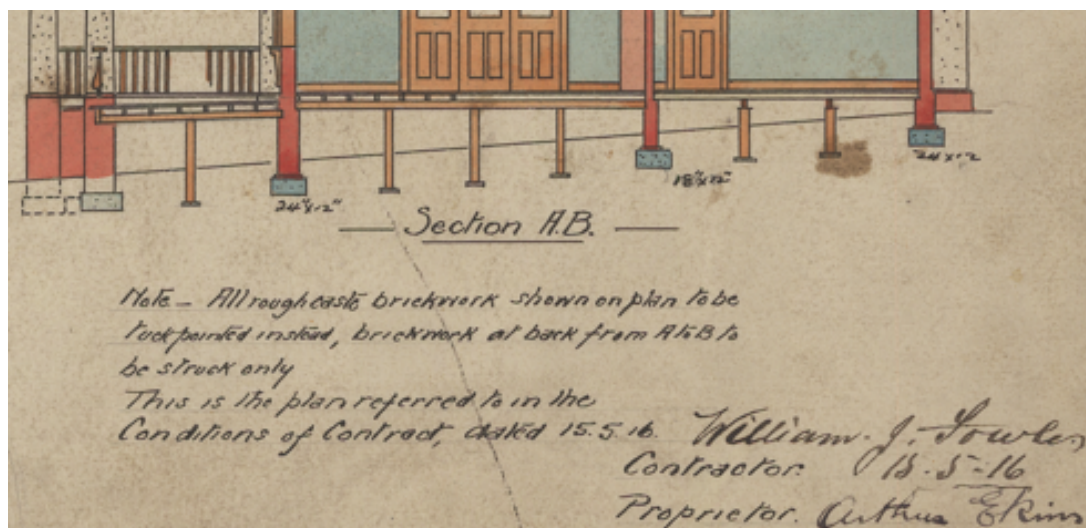


Figure 2. Detail on plan showing change from roughcast render to tuckpointed brickwork. Source: State Library of Victoria.

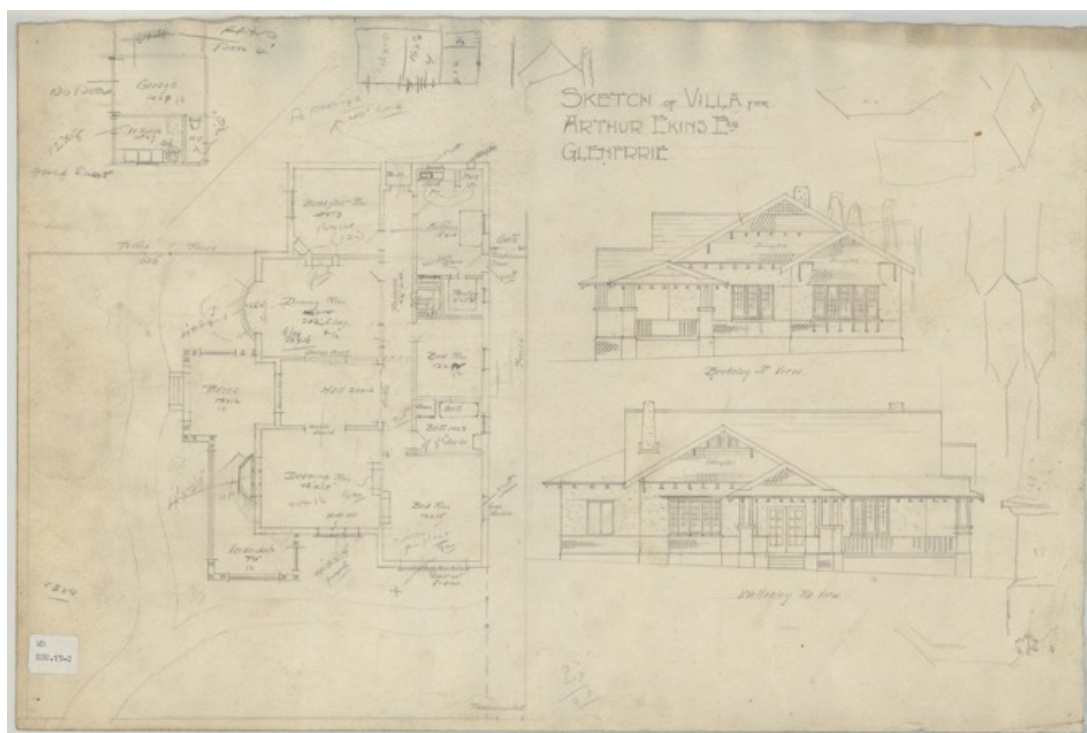


Figure 3. Sketch drawing shows the early progression of Walkley's design for the villa. Source: State Library of Victoria.

- [22] 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.
- [23] It was 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)

3.2 Description & Integrity

- [24] A description of the place was set out the context, considering the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note (external / internal), any alterations and condition where applicable. This description is set out in the citation as follows.
- [25] 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.
- [26] 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.
- [27] 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 veranda 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.
- [28] 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.
- [29] 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.
- [30] 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.
- [31] 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.

- [32] 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 that obscures the original facades of the house in its mature garden setting.
- [33] 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.
- [34]



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.

3.3 Comparative analysis

- [35] Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The Planning Practice Note 1 (PPN1) 'Applying the Heritage Overlay' (2018) (and the previous version) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

- [36] Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area but can be applied to most place types to determine their relative importance in a locality or wider area.
- [37] For the purposes of this assessment the suburb of Hawthorn was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the City of Boroondara.

- [38] In this process, it is common practice to compare similar places (in terms of built date, building type, and/or use/theme) already included in the Boroondara HO as 'benchmarks' to provide a basis for comparison.
- [39] Comparative analysis was thus provided in the citation that compared the subject property to other Albion Walkley houses in Boroondara, and to other Federation period Arts & Crafts transitional bungalows. In this way the architectural significance of the place was established as a representative of Walkley's oeuvre, and its aesthetic qualities established within the context of other broader Federation bungalows in the municipality.
- [40] The house at 60 Berkeley Street is a late Federation period Arts & Crafts styled villa, designed by architect Albion H. Walkley.

3.3.1 Albion Walkley in Boroondara

- [41] 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.
- [42] 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 by 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.
- [43] 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.
- [44] 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)

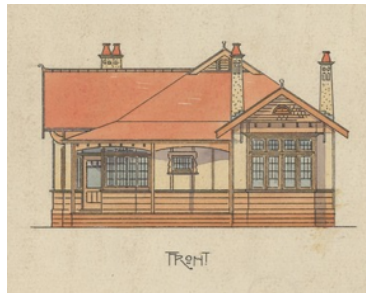


Figure 16. House designed by Walkley for Williams, Riversdale Rd, Hawthorn 1913 (Demolished – 410 Riversdale Rd, Thos. H. Williams residence in 1915)

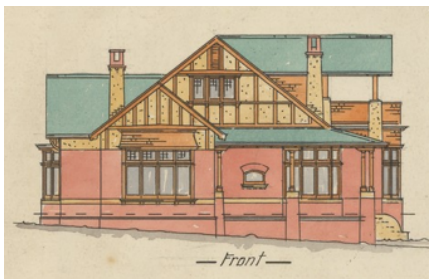


Figure 17. House designed by Walkley for Malcolm McInnes, Hawthorn 1911 (Malcolm McInnes listed on E side of Berkeley Street 1915. House appears to have been demolished.)

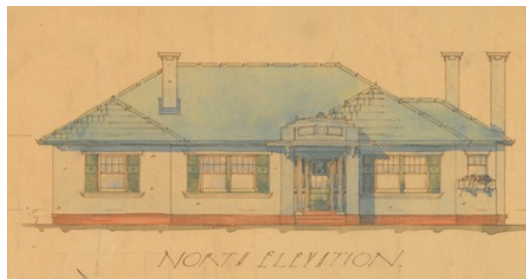


Figure 18. House design for Jones at 8 Riversdale Rd, Hawthorn. In HO148 *Fairview Park Precinct, Hawthorn* (8 Riversdale Rd was residence of Mrs I.L. Jones in 1930 Sands & McDougall.)

[45] 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.

3.3.2 Other Federation Arts & Crafts transitional bungalows in Boroondara

- [46] Other examples of Federation Arts & Crafts houses covered in Heritage Overlays include 19 Lisson Grove, Hawthorn (HO458) and 12 Grange Road, Kew (HO308).
- [47] 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.
- [48] 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.
- [49] 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, a Federation bungalow combining Queen Anne and Arts & Crafts influences. Note the pair of canted bay windows and projecting porch. (Source: Heritage Victoria)



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



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

3.3.3 Assessment against criteria

- [50] In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.
- [51] The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

- [52] In the context of this suburb assessment, where the criteria say, 'our cultural or natural history', it should be understood as 'Boroondara's cultural or natural history'.

3.3.4 Statement of significance

- [53] The statement was prepared in accordance with The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (rev. 2013); using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2015), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

On this basis, the following statement of significance was prepared, as per the Citation:

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, and exposed

rafter eaves. The house incorporates black ribbon tuckpointed brickwork on the body of the house, with soldier courses below the eaves. (Criterion E)

3.3.5 Mapping and curtilage

[54] The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

The HO applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the HO map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the HO polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

[55] On this basis it was deemed appropriate to map the extent to the title boundaries, as a single property and given that development on the site should be considered as a whole. Most individual places are generally mapped in this way on the HO.

[56] Inclusion of a curtilage is recommended by the Practice Note in order to retain the setting or context of the significant building, structure, tree or feature and to regulate development (including subdivision) in close proximity to the significant building, tree or feature. In this instance, it is considered that the property boundaries provide such an appropriate setting.

3.3.6 Statutory recommendations

[57] The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

[58] The Practice Note describes additional controls that can be included in the Schedule to the HO for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this control is in place, and the accelerated VicSmart permit process cannot be used (note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is not required – Clause 43.01-4).
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.

- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed.

[59] For the purpose of this evidence and in regard to the property discussed, I note that no Internal, Paint, Fence or other Additional Controls are proposed.

4 Response to Submissions

4.1 Consideration of Submissions

- [60] Once the citation was exhibited, Trethowan provided responses to those relevant submissions received. One submission opposing the recommendation was received from the property owner. The submission was reviewed and a response provided to Council for its consideration.
- [61] It was noted that a number of submissions from the community were received supporting the inclusion of both the subject property and the nearby 57 Berkeley Street in the Heritage Overlay.
- [62] The substantive heritage matters raised in that submission are dealt with below.

4.2 Heritage Matters for Discussion

- [63] This section responds to the objection raised in Submission #4, focusing on heritage matters only. Submitter #4 objects to the recommendation to include the property at 60 Berkeley Road, Hawthorn East in the Heritage Overlay for the following reasons
- The view that the intense interest in retaining all older style dwellings in Berkeley Street has been driven by the public and local Councillors and consequently has focused unwarranted attention onto their family home.
 - Previous heritage studies, notably undertaken by Meredith Gould in 1993, and by Lovell Chen in 2009, did not recommend 60 Berkeley Street, Hawthorn, for a site-specific Heritage Overlay.
 - The building at 60 Berkeley Street Hawthorn has been significantly altered
 - Its significance has been overstated and that it is not worthy of listing as an individually Significant place and that the heritage overlay should therefore not be applied.

Role of public pressure

- [64] 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.

Previous Heritage Studies

- [65] Fact checking of the Review of C Graded Properties (Lovell Chen, revised 2009) has been undertaken. The Review does not specifically mention 60 Berkeley Street among its list of properties investigated and not recommended for inclusion in the HO, and it appears that the subject property may have been overlooked at that stage.
- [66] A 'C' grading under the previous (1993) scheme has not precluded such buildings from inclusion in the HO as individually significant places. In the 1993 Study, 60 Berkeley Street was accorded a 'C' grading (1993 Vol.B). '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.'
- [67] While some places may have been passed over 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, and this may not have been known to the 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.

Alterations to the house

- [68] That an individually significant place has been altered or defaced does not automatically rule out heritage protection. Rather, this depends on the impact of the alteration/defacement. This aspect has been addressed in the assessment, which finds 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. This was

addressed in the Citation in relation to the additions at 'Kensley'. It is not uncommon for Significant properties to be subjected to partial demolition and additions, particularly to these rear areas.

If anything, the visual impact of the rear addition is somewhat exaggerated by the corner location of the site and the obscurity of the primary volume behind vegetation. The house nonetheless continues to be substantially intact to the design by the significant local architect Albion H. Walker and to demonstrate the architectural and aesthetic qualities ascribed in the citation.

Significance of the Property

- [69] In conclusion, I am not convinced by the submission that the site is not worthy of inclusion in an individual HO. I therefore continue to support the proposal to place 60 Berkeley Street Hawthorn in the HO.

5 Conclusion and Declaration

CONCLUSION

[70] For the reasons outlined in the sections above, I recommend that:

- A site-specific HO be placed on 60 Berkeley Street, Hawthorn.

DECLARATION

[01] All avenues of assessment and considerations relevant to the proposal have been identified and accommodated in this report. No questions were raised that fall outside my expertise and I conclude my report is complete and accurate to the best of my abilities.

[02] I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Tribunal.



Aron Paul PhD (History) Masters (Planning) M.ICOMOS.

8 September 2022

6 Appendix A: Qualifications



Senior Heritage Consultant

Aron Paul

EDUCATION

Master of Social Science (Planning & Environment) RMIT, 2012

Doctor of Philosophy (History) University of Melbourne, 2004

Bachelor of Arts (Honours in History) University of Melbourne, 2000

POSITION

Heritage Consultant Trethowan Architecture 2017-Current

Heritage Consultant Context Pty Ltd 2011-2012

Associate Lecturer La Trobe University, 2005-2009

EXPERIENCE

Aron joined Trethowan Architecture in 2017. He entered the heritage industry in 2001, when he completed his first Thematic Environmental History for the Mitchell Shire Heritage Study. Aron has since been involved in the broader identification, assessment and planning recommendations of these studies. He has delivered expert witness statements and worked as part of consultant teams in creating Conservation Management Plans and delivering heritage advice. Aron assisted Lorraine Huddle on a range of heritage projects including the Greater Geelong Heritage Register, Moira Shire and Golden Plains Heritage Studies.

Aron graduated with a PhD in history from the University of Melbourne in 2004. After working in the university sector for several years, he returned to heritage, working for Context Pty Ltd for two years over 2011-12. He graduated with a Masters in Planning and Environment from RMIT in 2012.

He has since provided a range of heritage advice and Heritage Impact Statements for private clients at the local government level and as a contractor for architects including Trethowan Architecture, working on state as well as local level assessments and nominations.

Aron has completed a range of commissioned history publications. His history of St Kilda Community Housing, *Room for Everyone* was commended by the Royal Victorian Historical Society's 2013 Community History Awards. He has also lectured in the School of Architecture at Deakin University delivering the course, 'Urban Perspectives' 2015-2020.

SELECTION OF WORKS

Cultural Mapping for Gunditj Mirring Traditional Owners Aboriginal Corporation & Parks Victoria, Southwest Landscape Management Plan for Context Pty Ltd and Parks Victoria

Rural City of Wangaratta Heritage Review

Yarriambiack Shire Heritage Study Stage 1

City of Banyule Ivanhoe and Eaglemont Heritage Survey and Review

Mornington Peninsula Shire Thematic History Review & Edit

Parks Victoria River Red Gums Parks Land Use Histories for Context Pty and Parks Victoria

City of Hobsons Bay Altona Precinct 15 Community Consultation and Heritage Assessment

City of Knox Heritage Advice with Context Pty Ltd

Buloke Shire Municipal Strategic Statement review

Nillumbik Shire Yan Yean Road Duplication Planning Panel Expert Witness Report

Wild Horses in the Barmah Forest Report written for Context Pty Ltd and Parks Victoria in

Thematic History of Fawkner Memorial Park written for Context Pty Ltd

Camberwell Masonic Temple Nomination to Heritage Victoria, for Trethowan Architecture

City of Boroondara Heritage Gap Study place assessments with Context and Trethowan Architecture

City of Boroondara Statutory Heritage Advisor

Arts Centre Melbourne, Victorian Heritage Registration Amendment & Revisioning Heritage Advice

Royal Melbourne Showgrounds Master planning, Heritage Advice

Royal Society of Victoria Conservation Management Plan

Shire of Nillumbik Heritage Gap Study Stage B

City of Yarra Cremorne Enterprise Precinct Built Form Heritage Guidelines

City of Greater Bendigo Victorian Miners Cottages Heritage Study Stage 2

St Kilda Botanical Gardens Eco Centre