

57 BERKELEY STREET, HAWTHORN

Statement of heritage evidence relating to
AMENDMENT C367BORO
BOROONDARA PLANNING SCHEME

September 2022

Prepared by Katherine White

Instructed by

HWL Ebsworth Lawyers

Prepared for

PING GAO AUSTRALIAN INVESTMENT P/L

LOVELL CHEN



STATEMENT OF QUALIFICATIONS AND EXPERIENCE, AND DECLARATION

Authorship

This expert statement has been prepared by Ms Katherine White, Principal of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Ms Demi Spencer, Associate. The views expressed in the statement are those of Ms Katherine White.

Qualifications, Experience & Expertise

I hold a Bachelor of Social Science (Planning) (Honours) degree from RMIT University, and a Masters of Urban and Cultural Heritage from the University of Melbourne. I am a member of Australia ICOMOS, and am a Registered Planner with the Planning Institute Australia. I have a multidisciplinary planning and heritage background and have worked in the heritage field for over 17 years. As Principal and Senior Heritage Planner at Lovell Chen, I am responsible for the management and overseeing of heritage approvals, appeals, planning and Heritage Victoria permit applications. I have also been involved in the preparation of municipal heritage studies and Conservation Management Plans. My project experience includes the assessment of heritage impacts for numerous individual sites in Melbourne and further afield and the preparation of reviews and reports associated with development proposals.

In addition to my Lovell Chen experience, I have worked at the cities of Darebin and Boroondara in their Strategic Planning departments. At the latter Council, my role was focussed on heritage planning.

Commissioning of statement

I received preliminary instructions and was subsequently commissioned on 5 June 2022 to undertake a site inspection and provide verbal advice as to my preliminary opinion as to whether the inclusion of the property in the Schedule to Clause 43.01 (Heritage Overlay) was warranted.

I was commissioned by Ping Gao Australian Investment Pty Ltd on 24 August 2022 and received formal instructions from HWL Ebsworth Lawyers in correspondence dated 5 September 2022 to undertake the following tasks:

- Conduct an in depth review of the material provided to you...and the Heritage Assessments;
- Consider and formulate your own opinions, within the limits of your expertise with respect to the appropriateness of the Amendment from a heritage perspective;
- Prepare an evidence statement which sets out the conclusions which you have reached, and clearly states the basis upon which you have arrived at those conclusions, including any facts you have relied upon or assumptions which you have made which form part of the reasoning by which you reach your conclusions;
- Appear at the Planning Panels Victoria (PPV) hearing (Hearing) of this matter and any expert conclaves or other meetings; and
- Consider any other matter you deem appropriate.

I received further instructions from HWL Ebsworth in correspondence dated 8 September 2022 to also review the following documents:

- Hawthorn Heritage Gap Study prepared by Context dated 20 July 2020; and
- Hawthorn Heritage Gap Study prepared by Context dated 16 February 2021. [it is noted that this version of the study is Volume 6: Hawthorn East]

I have no personal relationship with the owner of the property.

Lovell Chen involvement

On 10 June 2022 I undertook a site inspection, preliminary review of the exhibited amendment documentation and provided verbal advice in relation to whether, in my opinion, individual inclusion of the property in the Schedule to Clause 43.01 (Heritage Overlay) was warranted. At this time, my initial view was that the extent of change which had occurred at the property had detrimentally impacted on the heritage value and significance, and also that the building was a late example of a Federation villa (being constructed in c.1916). I indicated that I would need to undertake some further research to confirm these views.

Subsequently, I have undertaken the more detailed assessment and this has confirmed my initial view, resulting in the preparation of this expert statement.

It is also noted that Lovell Chen prepared the *Review of C* Grade Buildings in the Former City of Hawthorn* in September 2006 (revised June 2007 and November 2009). I am listed as part of the project team that prepared this heritage review, however, my involvement was as a supporting member of the team and I was involved in historical research and administrative tasks associated with the project. As a graduate planner at the time, I was not involved in making decisions regarding which properties were to be recommended for individual heritage controls (or those determined not to meet the required threshold).

References

In the preparation of this statement, I have referred to the following key documents and sources:

- Exhibited documents which form the basis of Amendment C367boro to the Boroondara Planning Scheme, including the Background Document and Statement of Significance prepared by Peter Andrew Barrett in relation to 57 Berkeley Street, Hawthorn
- Planning Panels Victoria, Expert Evidence Practice Note 1
- DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018
- Urban Planning Special Committee Agenda and Minutes relating to the meeting held on 17 February 2020, including the assessment of the property prepared by Context in 2019
- Urban Planning Delegated Committee Agenda and Minutes relating to the meeting held on 1 August 2022
- *Hawthorn Heritage Study* prepared by Meredith Gould in 1993
- *Review of C* Graded Buildings in the Former City of Hawthorn* prepared by Lovell Chen in 2006 (revised 2007 and 2009)
- *City of Boroondara Municipal-wide Heritage Gap Study: Volume 3 Hawthorn* prepared by Context between 2017 and 2020 (various revisions reviewed)
- *City of Boroondara Thematic Environmental History* prepared by Built Heritage in 2012
- Primary and secondary historical references and images, as footnoted and sourced throughout

Summary of Opinion

The property at 57 Berkeley Street, Hawthorn, is an altered Federation style villa, with a substantial and visible projecting southern wing. The original building constructed in 1915-16, and as altered in 1995, is

set on a double block which provides a garden setting to the south of the dwelling. A swimming pool and tennis court are located to the rear of the property.

The property has been assessed in relation to its heritage significance on numerous occasions since the initial identification of the building as a C* graded place in the *Hawthorn Heritage Study* (1993), which occurred prior to the construction of the addition. Subsequent assessments by Lovell Chen (2006) and Context (2017 and 2019) have determined that the building is too altered and that the visible southern projecting wing addition in an imitation Federation style has resulted in a detrimental impact on the appreciation and understanding of the original villa. Both the Lovell Chen and Context assessments considered that the property would be appropriately identified as a contributory place within a broader heritage precinct, but noted that no such heritage precinct exists in the immediate surrounding area.

A further assessment was undertaken by Peter Andrew Barrett in 2020, and it is this assessment which supports the proposed inclusion of the property in the Schedule to Clause 43.01 (Heritage Overlay) as part of Amendment C367boro to the Boroondara Planning Scheme. That assessment identifies the place as meeting the threshold for representative (Criterion D) and aesthetic (Criterion E) significance at a local level.

Through my independent assessment of the property and consideration of the assessment of significance prepared by Peter Andrew Barrett, I have concluded that the property is not an intact nor early example of a Federation style villa constructed in the southern portion of Hawthorn. While the building does exhibit the typical characteristics of the style, the overall integrity of the original villa has been compromised by the later modifications, and the garden setting is also significantly modified. Accordingly, I am of the opinion that the property does not meet the threshold requirement for inclusion in the Schedule to Clause 43.01 (Heritage Overlay). As with the conclusions of the previous assessments, my view is that the building could be considered as a contributory place within a heritage precinct, however that the property is located in a streetscape that does not exhibit a level of intactness that would warrant consideration as a heritage precinct.

Declaration

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



Katherine White

INTRODUCTION

1. This statement of evidence has been prepared on behalf of Ping Gao Australian Investment Pty Ltd, as instructed by HWL Ebsworth Lawyers, and relates to the proposed inclusion of 57 Berkeley Street, Hawthorn, in the Schedule to Clause 43.01 (Heritage Overlay) of the Boroondara Planning Scheme as part of Amendment C367boro.
2. In undertaking my assessment of the property, I visited the subject site on 10 June and 11 September 2022 and have inspected the surrounding area. I have also undertaken historical research and made reference to prior heritage studies and reports in order to place the development of the property in context.
3. On the basis of my assessment, I have concluded that the inclusion of the subject property in the Schedule to Clause 43.01 (Heritage Overlay) is not warranted on the basis that the building is a substantially modified example of a late Federation villa within a changed garden setting. The building is not considered to be of heritage significance as assessed against Criteria D and E in the relevant background document and statement of significance which support Amendment C367boro.

AMENDMENT C367BORO

4. Amendment C367boro was prepared by the City of Boroondara and relates to the inclusion of two properties, 57 and 60 Berkeley Street Hawthorn, in the Schedule to Clause 43.01 (Heritage Overlay) of the Boroondara Planning Scheme. The heritage assessment for 57 Berkeley Street was prepared by Peter Andrew Barrett, while the assessment for 60 Berkeley Street was prepared by Trethowan.
5. The explanatory report prepared for Amendment C367boro, provides the following outline as to why the amendment is required (noting the detailed reference to 60 Berkeley Street has not been reproduced):

An amendment to the Boroondara Planning Scheme is required to apply the Heritage Overlay to 57 and 60 Berkeley Street, Hawthorn on a permanent basis.

In response to community requests, officers engaged heritage consultants Peter Andrew Barrett and Trethowan to carry out an assessment of the heritage significance of 57 and 60 Berkeley Street, Hawthorn. 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.

57 Berkeley Street, Hawthorn

The house 'Chesney Wolde' at 57 Berkeley Street has been recommended for inclusion in the Heritage Overlay for its local architectural and aesthetic value to the City of Boroondara.

No. 57 Berkeley Street, Hawthorn is described as a fine and intact example of a Federation-style villa with Arts and Crafts detailing. It is a representative example of the substantial villa built south of Riversdale Road between 1910-1940.

[...]¹

6. With specific regard to the property at 57 Berkeley Street, Hawthorn, the amendment seeks to amend the Boroondara Planning Scheme to:
 - Permanently include the property as HO938, including reference to the statement of significance, in the Schedule to Clause 43.01 (Heritage Overlay)
 - Identify the property on Map 12HO, to the extent of the existing title boundaries (exhibited mapped extent indicated at Figure 1)
 - To include a new incorporated document titled *57 Berkeley Street, Hawthorn (Chesney Wolde) Statement of Significance* in the Schedule to Clause 72.04 (Incorporated Documents)
 - To include a new background document titled *57 Berkeley Street (Chesney Wolde) Hawthorn Heritage Citation, August 2020* in the Schedule to Clause 72.08 (Background Documents)
7. It is noted that the exhibited Schedule to Clause 43.01 (Heritage Overlay) does not apply external paint controls, internal alteration controls or tree controls to the property. The Schedule also does not identify outbuildings or fences as being exempt under Clause 43.01-4, nor does it specify that prohibited uses may be permitted.

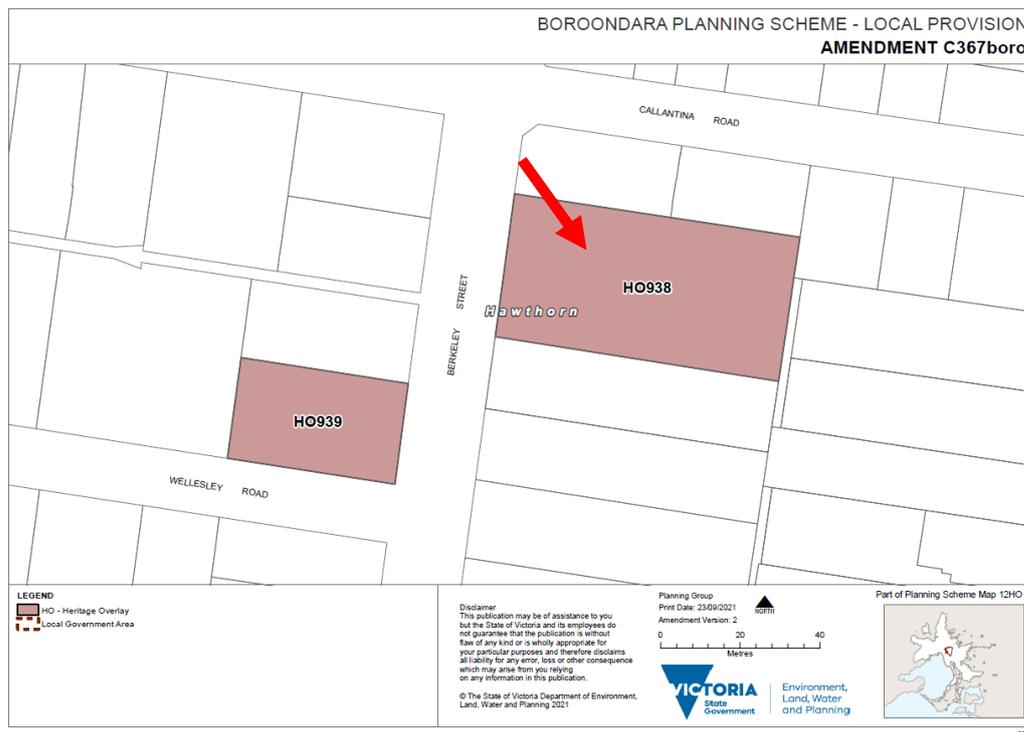


Figure 1 Exhibited Map12HO showing proposed extent of the HO boundaries to the subject property (HO938)
Source: Boroondara Planning Scheme: Amendments, C367boro

1 Boroondara Planning Scheme, Amendment C367boro, *Explanatory Report*, exhibited 12 May 2022: <https://planning.schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

Exhibited statement of significance

8. A detailed heritage citation for the property was prepared by Peter Andrew Barrett (which would be referenced as a Background Document in the Schedule to Clause 72.08) and this forms the basis of the statement of significance which is proposed to be incorporated to the Boroondara Planning Scheme. Both these documents are included at Appendix A to this expert statement.
9. The exhibited statement of significance would be listed in the Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Incorporated Documents), and is reproduced below:

What is significant?

The Federation-style villa, Chesney Wolde, and its garden setting on a double-block, at 57 Berkeley Street, Hawthorn is of local significance to the City of Boroondara.

How is it significant?

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 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).²

Exhibition of Amendment C367boro

10. The Amendment was placed on exhibition from 12 May to 14 June 2022. During this time submissions were invited, and it is understood that HWL Ebsworth provided a submission in objection to the inclusion of the property in the Schedule to Clause 43.01 (Heritage Overlay).

² Boroondara Planning Scheme, Amendment C367boro, *57 Berkeley Street, Hawthorn Statement of Significance*, exhibited 12 May 2022: <https://planning-schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

11. The outcomes of the exhibition stage of Amendment C367boro were reported to the Urban Planning Delegated Committee (UPDC) on 1 August 2022. The summary and response in relation to the opposing submission received by Boroondara City Council in relation to 57 Berkeley Street, Hawthorn, is included in the UPDC meeting agenda, and is reproduced below:

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 [sic] 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). [note, the attachments formed part of the UPDC agenda, but have been appended to this statement as Appendix B).

No further changes to the amendment or heritage citation are recommended in response to the opposing submission.³

12. A number of submissions supporting inclusion of the property in the Heritage Overlay were also received by the City of Boroondara (noting that these submissions in some instances appear to relate to both 57 and 60 Berkeley Street, Hawthorn). A summary of the issues raised in the submissions was included as Attachment 1 to Item 3.1 in the UPDC agenda.
13. The minutes of the UPDC meeting indicate that it was resolved to adopt the officers' recommendations, including (in summary) to receive and note the submissions provided in relation to the Amendment; to endorse the officers' response and recommended change to the statement of significance for 57 Berkeley Street, Hawthorn (refer Appendix B to this statement); and to

³ Boroondara City Council, Urban Planning Delegated Committee Agenda, 1 August 2022, *Item 3.1 Amendment C367boro – 57 & 60 Berkeley Street Hawthorn – Outcomes of Exhibition and Request for Panel*, pp. 9-10.

request the Minister for Planning to appoint a Planning Panel to review all submissions received in relation to the Amendment.⁴

PREVIOUS HERITAGE STUDIES & ASSESSMENTS

Hawthorn Heritage Study

14. The *Hawthorn Heritage Study* was prepared by Meredith Gould in 1993. This heritage study was undertaken for the former City of Hawthorn and included a survey of all properties within the (then) municipality. As part of the study potential conservation areas were identified, together with graded buildings.
15. The subject property at 57 Berkeley Street, Hawthorn, was not identified as part of a conservation area in the study. However, in Appendix B to the study, the property was identified as a C* grade place, located in a level 3 streetscape.⁵ The relevant definitions as identified in the study are reproduced below:

‘C*’ KEYNOTE BUILDINGS are ‘C’ graded buildings of local significance which also play a key role in formulating the visual impression of the historic character of an area. (They often occur in the absence of nearby A or B graded buildings).

Level 3 Streetscapes represent all streetscapes other than those graded level 1 and level 2.⁶

16. It is noted that this study was undertaken prior to the modification of the property and the C* grading was applied prior to construction of the rear addition which occurred in 1995 (refer below).

Review of C* Graded Buildings in the former City of Hawthorn

17. A review of C* graded buildings as included in the 1993 Gould study was undertaken by Lovell Chen in 2006 (with revisions in 2007 and 2009), as part of a broader project undertaken by the City of Boroondara to translate the letter grading system to a new municipal wide system which identified heritage places as significant, contributory or non-contributory, and to abandon the anomalous C* grading which only applied to the former City of Hawthorn. The scope of this heritage review involved the review of 116 residential properties identified as C* graded places in the *Hawthorn Heritage Study* with the intention of identifying those places which were deserving of inclusion in the Schedule to Clause 43.01.
18. The property at 57 Berkeley Street, Hawthorn, was considered as part of this study and was identified as a property which was not recommended for a site-specific heritage control (or inclusion in the Schedule to Clause 43.01).
19. An addendum (Addendum 1) to the main report was: ‘prepared in response to council’s request for further information as part of the review; the purpose of the document is to set out the reasons behind the recommendations for not including ... 63 places for individual heritage overlay

⁴ Boroondara City Council, Urban Planning Delegated Committee Minutes, 1 August 2022, p. 5.

⁵ Meredith Gould, *Hawthorn Heritage Study*, 1993, Volume 1B: Appendix B.

⁶ Meredith Gould, *Hawthorn Heritage Study*, 1993, Volume 1A, pp. 20-1.

protection'.⁷ Addendum 1 noted in relation to the subject property that it was 'too altered' to warrant inclusion in the Schedule to Clause 43.01. The following extract from the addendum, which provides a general discussion regarding the overall approach to consideration of building integrity and alterations in relation to the 116 places reviewed, makes reference to the subject property (my emphasis):

In Hawthorn, with regard to the definition of C grade properties, a distinction is drawn in the definition between well-preserved representative C grade buildings and C grade buildings that were individually significant but which have been altered (ie. the C grade definition includes 'well preserved examples of particular themes of development, as well as some individually significant places that have been altered or defaced'). Given the emphasis in the Heritage Overlay on fabric and on the control of change to fabric, the issue of intactness is considered to be an important one, and the approach in this study has been to use intactness as a moderating factor in determining significance. The critical issue in this regard is whether the change/s has significantly compromised the presentation and/or the significance of the building...

With regard to alterations and the level of integrity, it should be noted that a number of the buildings, whether the original building was considered to be of high individual architectural merit, a good representative building or not, had undergone substantial levels of visible alteration. These alterations generally took the form of conspicuous second storey or rear additions or dormer windows. Examples of this type, amongst others, include **57 Berkeley Street**...⁸

20. As part of the C* Review it was noted that a number of areas included properties that 'were located in areas of Hawthorn with historic building stock which was of a quality and relative consistency, intactness or interest as to warrant the consideration by Council of establishing a new Heritage Overlay precinct'.⁹ An area focussed around Berkeley Street and Kooyongkoot Road was identified as having some potential for further investigation, and in this context the property at 57 Berkeley Street was identified as provisionally being considered as a C grade place.¹⁰
21. For reference, as included in the *Hawthorn Heritage Study*, the definition of C grading is reproduced below:

'C' places 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.¹¹

⁷ Lovell Chen, *Review of C* Grade Buildings in the former City of Hawthorn*, 2006 (revised 2007 and 2009), Addendum 1 to Volume 1, p. 2.

⁸ Lovell Chen, *Review of C* Grade Buildings in the former City of Hawthorn*, 2006 (revised 2007 and 2009), Addendum 1 to Volume 1, pp. 2-3.

⁹ Lovell Chen, *Review of C* Grade Buildings in the former City of Hawthorn*, 2006 (revised 2007 and 2009), Volume 1, p. 24.

¹⁰ Lovell Chen, *Review of C* Grade Buildings in the former City of Hawthorn*, 2006 (revised 2007 and 2009), Volume 1, p. 25.

¹¹ Meredith Gould, *Hawthorn Heritage Study*, 1993, Volume 1A, p. 20.

City of Boroondara Municipal-Wide Heritage Gap Study: Hawthorn

22. The *City of Boroondara Municipal-wide Heritage Gap Study: Volume 3 Hawthorn* was prepared by Context between 2017 and 2020 (noting the final draft is dated 31 August 2017 and the most recent revision is dated 20 July 2020). The intent of the Gap study was to undertake an assessment of all properties/areas outside the existing extent of the Heritage Overlay, which included consideration of the properties in Berkeley Street and the recommendation included in the C* Review relating to the area focussed around Berkeley Street and Kooyongkoot Road. In response to this recommendation, and as considered as part of the preliminary survey, Context noted:

Pockets of interwar houses and interwar and post-war flats are mainly infill development in Hawthorn, displacing Victorian-era mansion estates or houses. This character only changes to the south, where Victorian houses are clustered just south of Riversdale Road but transition to minor Edwardian and major interwar development nearer Gardiners Creek (Monash Freeway).

This area, bounded by Glenferrie, Auburn and Riversdale roads was recommended for 'a detailed review' as a potential HO precinct by Lovell Chen in the 'Review of C* Grade Buildings in the Former City of Hawthorn' (2006, rev. 2009). Only indicative precinct boundaries were provided in that report, as follows:

The Berkeley Street/Kooyongkoot road precinct is bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings. (Vol. 1, p. 26)

In resurveying this area, the presence of many Significant houses was confirmed (they are all in the HO following implementation of the C* study). There were also many Victorian and interwar houses, plus a few Edwardian examples, scattered around that would make fine Contributory elements in a precinct. These were interspersed, however, with a high percentage of redeveloped sites, so it was only possible to find one cohesive potential precinct, along the northern ends of Illawarra and Robinson roads.¹²

23. The study did not include any specific recommendations in relation to whether the property at 57 Berkeley Street, Hawthorn, was identified as being of heritage value sufficient to warrant inclusion in the Schedule to Clause 43.01 (Heritage Overlay). In addition, and on the basis of the extract reproduced above, the property was not identified within a potential heritage precinct.

Context Re-assessment

24. On the basis of concerns raised by local residents in relation to 57 Berkeley Street, Hawthorn, the City of Boroondara requested Context to re-assess the subject property. The re-assessment was undertaken in August 2019 and it confirmed that the property did not meet the threshold for inclusion in the Schedule to Clause 43.01 (Heritage Overlay). It was, however, noted that the property would be considered contributory within a heritage precinct if the area around it was considered to be a precinct (in this instance it was not).¹³

¹² Context, *City of Boroondara Municipal-wide Heritage Gap Study*, July 2020, Volume 3: Hawthorn, pp. 5-6.

¹³ Boroondara City Council, Urban Planning Special Committee Agenda, 17 February 2020, *Item 3.3 Heritage Protection for 5 Trumper Street, Camberwell and 57 Berkeley Street, Hawthorn*, p. 394.

25. The re-assessment prepared by Context formed part of the Urban Planning Special Committee (UPSC) agenda for the meeting on 17 February 2020. The assessment is included as Appendix C to this expert statement.
26. Following consideration of the assessment, the UPSC resolved to request authorisation to apply the Heritage Overlay to the property as a 'stand-alone contributory graded property'. The Department of Environment, Land, Water and Planning (DELWP) refused this request, arguing that 'the protection of stand-alone contributory properties does not comply with well-established heritage standards in Planning Practice Note 1 – Applying the Heritage Overlay'.¹⁴

Peter Andrew Barrett Assessment

27. At the request of the City of Boroondara, the property was assessed by Peter Andrew Barrett in August 2020. The conclusion of that assessment was that the property did meet the threshold for individual significance, and warranted inclusion in the Schedule to Clause 43.01 (Heritage Overlay) of the Boroondara Planning Scheme. This assessment forms the basis for Amendment C367boro.

BRIEF HISTORY OF THE SUBJECT PROPERTY

28. The 1890s depression had a significant impact on the broader development of Hawthorn, and it was not until the later 1890s and first decade of the twentieth century that residential development began to re-commence. By way of background, in *A History of Hawthorn*, Victoria Peel et al, note that:

Fresh subdivisions of large residential blocks in the area of Berkeley Street, Glenroy and Fordholm roads, or in Brook Street to the west of Church Street, promised space and position for modern family homes. The new suburban dream was lived out in single-storeyed Federation and later bungalow styles, which required generous blocks surrounded by spacious lawns and neat garden beds. Houses of Queen Anne design characterised the era; tiled roof, brickwork of orange and red, with dragon or kangaroo motif decorating the variegated roof line. Bay windows jutted out at all angles, and corner towers reminiscent of the earlier Italianate period added to the confusion. Timber-decorated verandahs replaced the ubiquitous cast iron of the nineteenth century.

Scaled-down versions of Federation styles, combined with the more solid, squarer architecture of the late Edwardian period, graced the new subdivisions opening up in response to Hawthorn's expanding public transport system... In 1916 electric trams replaced the Riversdale Road horse tram which had serviced the stretch from Hawthorn Bridge to Auburn Road since 1890, opening new subdivisions below Callantina Road to the south...¹⁵

29. The street layout and residential subdivision of the area to the south of Riversdale Road had generally begun in the late nineteenth century. The MMBW plan of 1901 indicates that a considerable extent of residential development had occurred to the northern portion of the area, in the vicinity of Riversdale Road by this time (generally the lower lying land around Gardiners Creek in the south), with the alignment of Berkeley Street also indicated on the plan (Figure 2). At

¹⁴ Boroondara City Council, Urban Planning Delegated Committee Agenda, 1 August 2022, *Item 3.1 Amendment C367boro – 57 & 60 Berkeley Street Hawthorn – Outcomes of Exhibition and Request for Panel*, p. 7.

¹⁵ Victoria Peel, Deborah Zion & Jane Yule, *A History of Hawthorn*, 1993, Melbourne University Press: Melbourne, pp. 52-53.

this time, residential development had occurred to the west side of the street, while the east side of the street consisted of larger allotments, which were later subdivided. It is acknowledged that the Boroondara *Thematic Environmental History* indicates that this part of Hawthorn (south of Riversdale Road) underwent ‘the most intensive residential subdivision’ in the period between 1910-1940¹⁶, however the MMBW plan indicates subdivision and construction of dwellings had commenced earlier, with this phase of subdivision and development continuing through the identified period as evidenced by the c. 1918 photograph.

30. The subdivision of the properties to the east side of Berkeley Street formed part of plan of subdivision LP6413 which was laid out in 1914 and comprised 21 allotments generally in the vicinity of the intersection of Callantina Road and Berkeley Street and south toward the Gardiners Creek (Figure 3).¹⁷ The subject property is comprised of two allotments (Lots 6 and 7) of this subdivision, and these allotments were purchased together by Annie Eva Silvester in July 1915 (Figure 4).¹⁸ It is noted that the subdivision and sale of the subject allotments, preceded the introduction of the electrification of the tramway along Riversdale Road (which occurred in 1916).

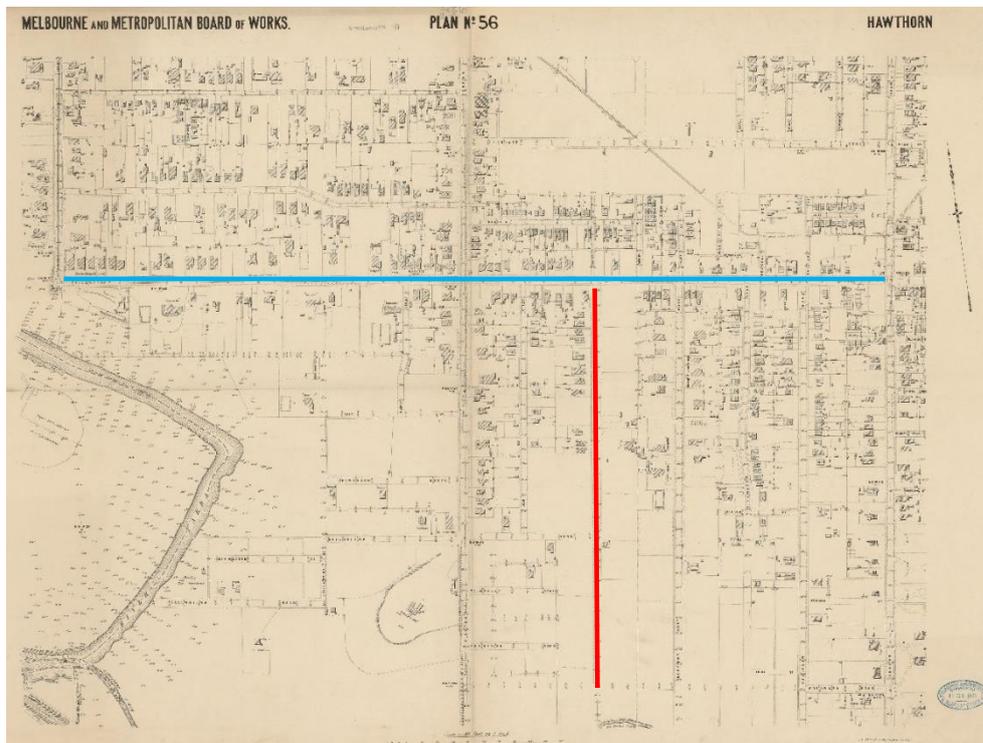


Figure 2 MMBW Plan 56 dated 1901 showing the extent of residential development to the south of Riversdale Road which had occurred by the turn of the twentieth century (the alignment of Riversdale Road is indicated in blue; the alignment of Berkeley Street is indicated in red)
Source: State Library of Victoria

¹⁶ Built Heritage, *City of Boroondara Thematic Environmental History*, May 2012, p. 130.

¹⁷ Subdivision plan LP6413, Landata, Secure Electronic Registries Victoria

¹⁸ Original (cancelled) property title (Vol 3863, Folio 772425) for allotments 6 and 7, Plan of Subdivision LP6413, Landata, Secure Electronic Registries Victoria (SERV)

Date of Plan: LAM00768, Revision: 03/08/2022 10:27 Page 1 of 2

**PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 4
PARISH OF BOROONDARA**

AT HAWTHORN
VOL. 759 FOL. 887
VOL. 1064 FOL. 781

Measurements are in Feet & Inches
Conversion Factor:
FEET x 0.3048 = METRES

LP 6413
EDITION 1
PLAN NO. 03/08/2022 10:27

2 SHEETS
SHEET 1

COLOUR CODE
R1 = RED
R2 = BLACK
ROADS COLOURED BROWN

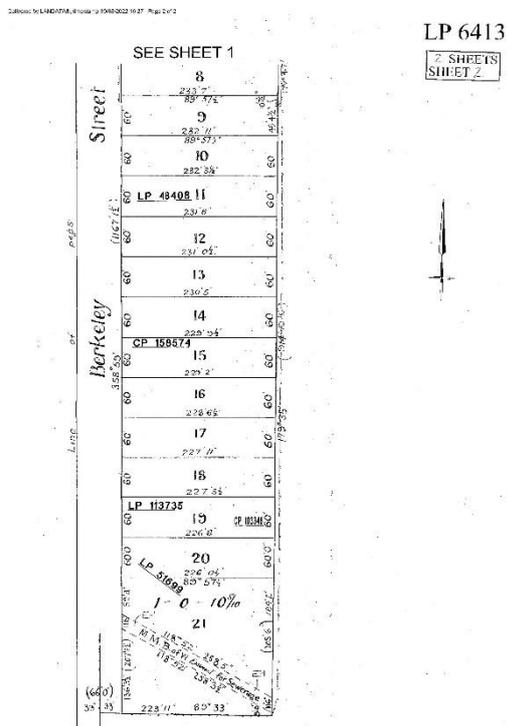
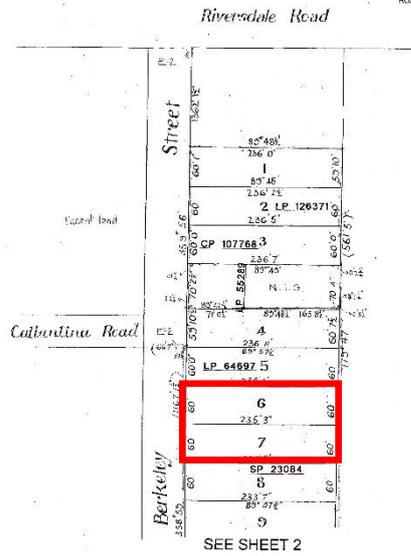


Figure 3 Subdivision plan LP6413 showing the allotments along the east side of Berkeley Street, the allotments comprising the subject property are indicated
Source: Landata, SERV



Figure 4 Original (cancelled) property title (Vol 3863, Folio 772425) for allotments 6 and 7 of Plan of Subdivision LP6413
 Source: Landata, SERV

31. An unfinished timber dwelling of seven rooms was listed at the property in the December 1915 rate books, therefore dating the construction of the villa to 1915-1916.¹⁹ The dwelling was constructed on the northern allotment (Lot 6), with the southern allotment (Lot 7) providing a garden, tennis court and vehicle accommodation. In 1917 “Chesney Wolde’ a modern rough cast villa’ was listed for sale, however, a notice in the *Herald* dated 20 December 1917 indicated it had been withdrawn from auction for sale by private treaty.²⁰
32. The three front bays and two tall chimneys of the residence are detectable in a c.1918-19 oblique aerial over Scotch College in Hawthorn, with a low fence shown along the street frontage of the two allotments (Figure 5). The image also indicates that at that time, considerable residential development had occurred to the south of Riversdale Road and east of Glenferrie Road, with the subdivision along Berkeley Street resulting in increased residential development to both sides of the street (Figure 6).
33. The property was again listed for sale in the following year. An advertisement in the *Argus* dated 14 March 1918 described the property and building in detail, reading as follows:

“CHESNEY WOLDE”
 No. 57 BERKELEY STREET, HAWTHORN.
 CHARMING VILLA
 With LARGE ALLOTMENT and TENNIS COURT

C.J and T. HAM are instructed to submit by public auction, as above,
 LAND, 120ft. frontage to the east side of Berkeley Street, Hawthorn, by a depth of 235ft., together with the charming steel and rough-cast villa, with brick base and concrete reinforced foundations, known as “Chesney Wolde,” containing entrance hall 10 x 20 (double sliding doors on both sides), drawing-room 20 x 14, with circular bay; dining-room 25 x 20, with square bay; break-fast room 10 x 16, with bay; 4 bedrooms, 19.6 x 14.7 and bay, 18 x 15 and bay, 18 x 12, 15 x 10; bathroom 10 x 8 (tiled walls and floor, porcelain enamel bath and screen, lavatory basin, nicked heater), kitchen and scullery (nicely fitted), laundry and man’s room; wide tiled verandah back and front.

This is a charming home, containing beautiful rooms, nicely arranged with drawingroom and large entrance hall opening en suite, exquisitely finished and fitted with fibrous plaster ceiling (coved in three rooms), artistic leadlights, electric light throughout, electric power points, and every modern appointment.

The grounds are tastefully laid out in lawns, garden, gravel and tiled paths, croquet lawn, first-class tennis court &c.

The situation is superb, on the hill, commanding views of the Glen Iris valley, within a few minutes walk of the Riversdale road electric car (direct route to city), and close to Glenferrie road tram, recreation grounds, Scotch College &c.²¹

¹⁹ City of Hawthorn Rate Books, 1915-1916, Hawthorn Library

²⁰ *Herald (Melbourne)*, 20 December 1917, p.13, accessed 05.09.22.

²¹ *Age (Melbourne)*, 2 March 1918, p.2, accessed 05.09.22.



Figure 5 Detail of an oblique aerial image dated c.1918-19, the three bays and two chimneys of the property are visible (indicated)
Source: Scotch College Archives

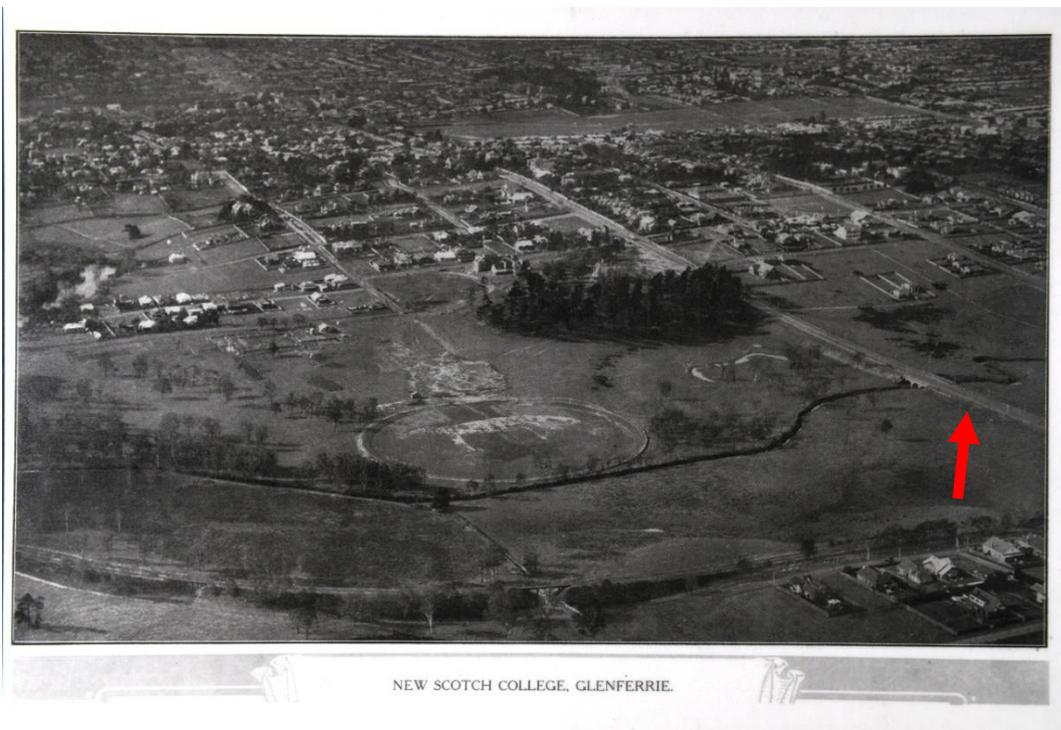


Figure 6 Oblique aerial image dated c.1918-19, showing the extent of residential development which had occurred to the south of Riversdale Road and east of Glenferrie Road (the alignment of Glenferrie Road is indicated by the arrow)
Source: Scotch College Archives

34. The tennis court was identified in separate auction notices as having an asphalt surface.²² While vehicle accommodation was not specifically identified in the auction notices, a motor car (Baby Hupmobile) is identified as being auctioned at Chesney Wolde, 57 Berkeley Street, Hawthorn in June 1918²³, and accordingly it is likely that the garage (indicated on the 1945 aerial photograph; Figure 7) also formed part of the property at that time. The property title indicates that Albert Arthur Head purchased the property in July 1918, and just prior to his death (in April 1928²⁴) the property was subsequently transferred to his wife Alice Maud Head in 1927.²⁵
35. The 1945 aerial photography indicates the footprint of the original dwelling to the north of the site and what is likely to have been the early arrangement of landscaping and vehicle access to the property (Figure 7). It is evident that a crossover was located to the northern corner of the site, with a driveway curving around the building to a garage located to the south and generally in alignment with the rear of the residence. The garage appeared to be a single-width tandem style structure, with an angled bay for car access to the north-west corner. A pedestrian pathway was centrally located to the Berkeley Street frontage (generally in alignment with the boundary between the two original allotments). The pathway connected to the driveway, providing access to the house. A garden with grassed lawn area interspersed by plantings and/or garden beds was located to the south of the property, with what appear to have been more substantial trees along the southern boundary. The tennis court remained to the east with the croquet lawn to the north, and a small pavilion or shed set amongst trees located between the tennis court and rear of the residence.
36. By 1951, aerial photography indicates that landscaping and vehicle access to the site had been altered (Figure 8). The crossover to the north had been removed, and a straighter driveway had been centrally located in place of the former pedestrian entry. The garage structure also appeared to have been changed, with the angled bay entrance no longer discernible. The plantings within the south garden and some trees to the rear of the residence had been removed. The property was sold in 1949 and these changes may have been undertaken by the new owner. The general arrangement of the landscape surrounding the dwelling does not appear to change significantly between the 1950s and 1980s, other than the maturing of vegetation on the site (Figure 9 to Figure 11).
37. A swimming pool had been added to the rear of the property in 1989, and is shown on the Property Sewerage Plan (PSP) of that year, alongside the building footprint which remained unchanged (Figure 13). In 1991, the property was surveyed as part of the *Hawthorn Heritage Study* and an image taken for the Place Identification Form shows the dwelling with a low stone wall along the street front, which has since been removed and replaced by a timber picket fence (Figure 12). This image also provides an indication of the original extent of the dwelling, prior to the construction of the rear addition.

²² *Age* (Melbourne), 4 May 1918, p.3, accessed 05.09.22.

²³ *Age* (Melbourne), 25 June 1918, p. 10, accessed 06.09.22.

²⁴ *Argus* (Melbourne), 4 April 1928, p. 1, accessed 06.09.22.

²⁵ Original (cancelled) property title (Vol 3863, Folio 772425) for allotments 6 and 7, Plan of Subdivision LP6413, Landata, Secure Electronic Registries Victoria (SERV)



Figure 7 Detail of a 1945 aerial photograph showing the early layout of the subject property
Source: Land Victoria Aerial Photography Collection, Landata, SERV



Figure 8 Detail of a 1951 aerial photograph providing an indication of the changed landscape setting
Source: Land Victoria Aerial Photography Collection, Landata, SERV



Figure 9 Detail of a c.1960 aerial photograph of the subject property
Source: Scotch College Archives



Figure 10 Detail of a 1970 aerial photograph, showing the development to the north and south of the subject property
Source: Land Victoria Aerial Photography Collection, Landata, SERV



Figure 11 Detail of the 1984 aerial of the subject property
Source: Land Victoria Aerial Photography Collection, Landata, SERV



Figure 12 1991 photograph of the property taken when surveyed as part of the *Hawthorn Heritage Study*
Source: *Hawthorn Heritage Study*: Place Identification Form

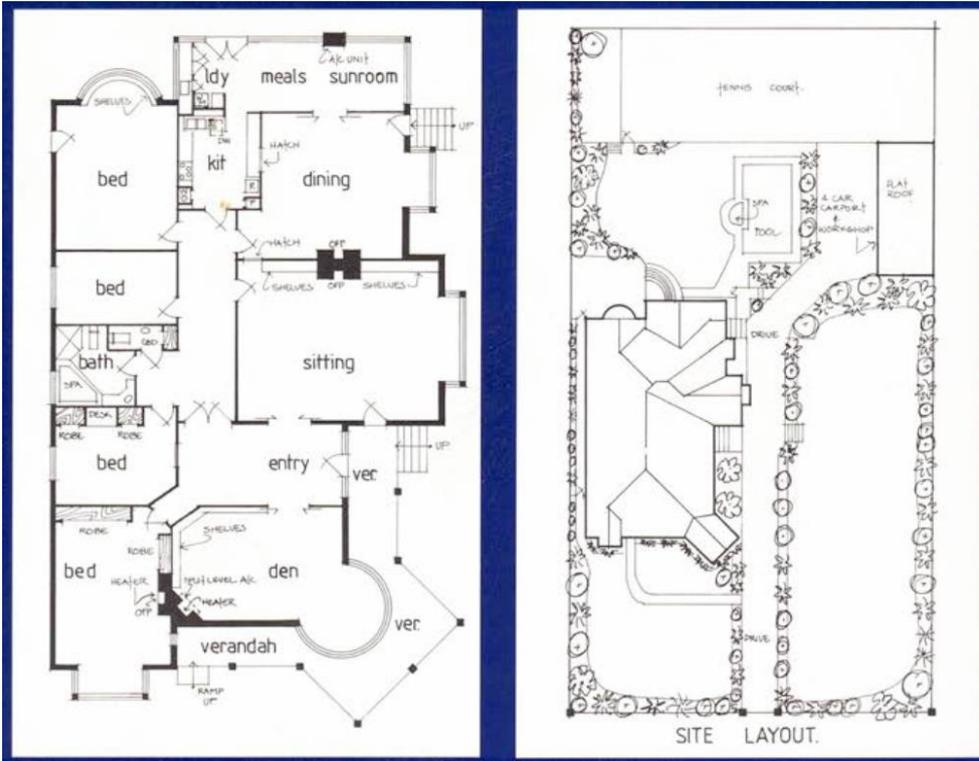


Figure 14 Floor plans and site plan of 57 Berkeley Street included in the 1994 auction advertisement
 Source: Collins Simms auction pamphlet, reproduced from the background document



Figure 15 Photograph of the subject property in 1994, prior to the substantial alterations and additions in 1995, note the pathway providing access to a ramp to the north-west corner of the verandah
 Source: Collins Simms auction pamphlet, reproduced from the background document



Figure 16 Pool and tennis court to the rear of the subject property; the pool was added sometime between 1984-1994
 Source: Collins Simms auction pamphlet, reproduced from the background document

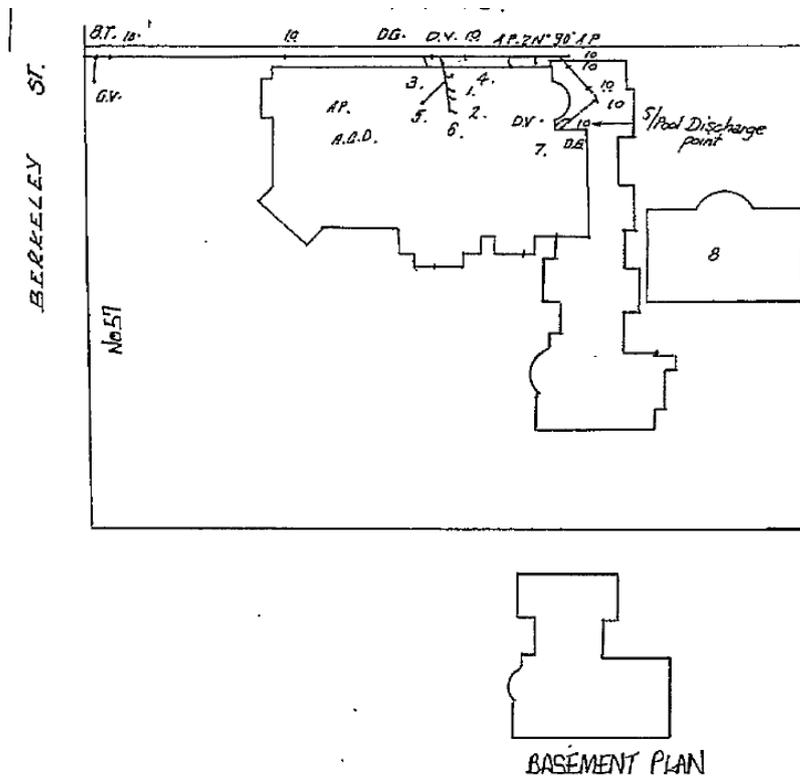


Figure 17 Property Sewerage Plan dated 1995 showing the footprint of the addition which extended across the consolidated allotments
 Source: Yarra Valley Water

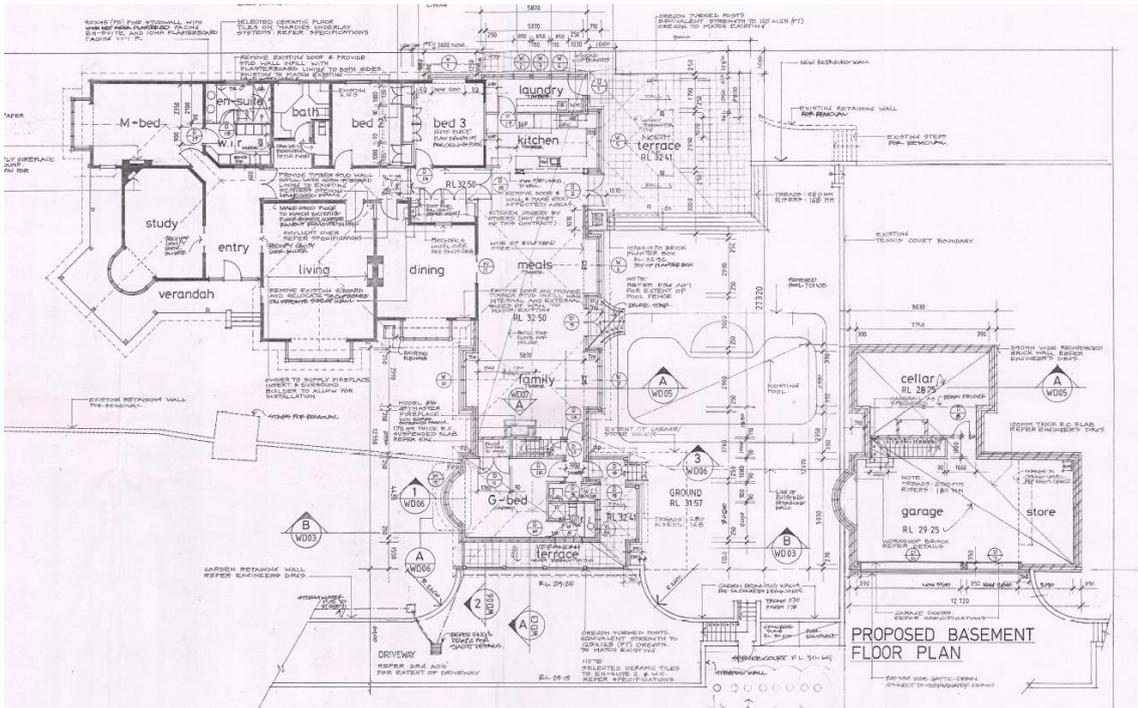


Figure 18 Detail of the floor plan showing the extent of the rear and south wing addition
Source: City of Boroondara



Figure 19 The landscaping under construction in 2009
Source: Nearmap, October 2009

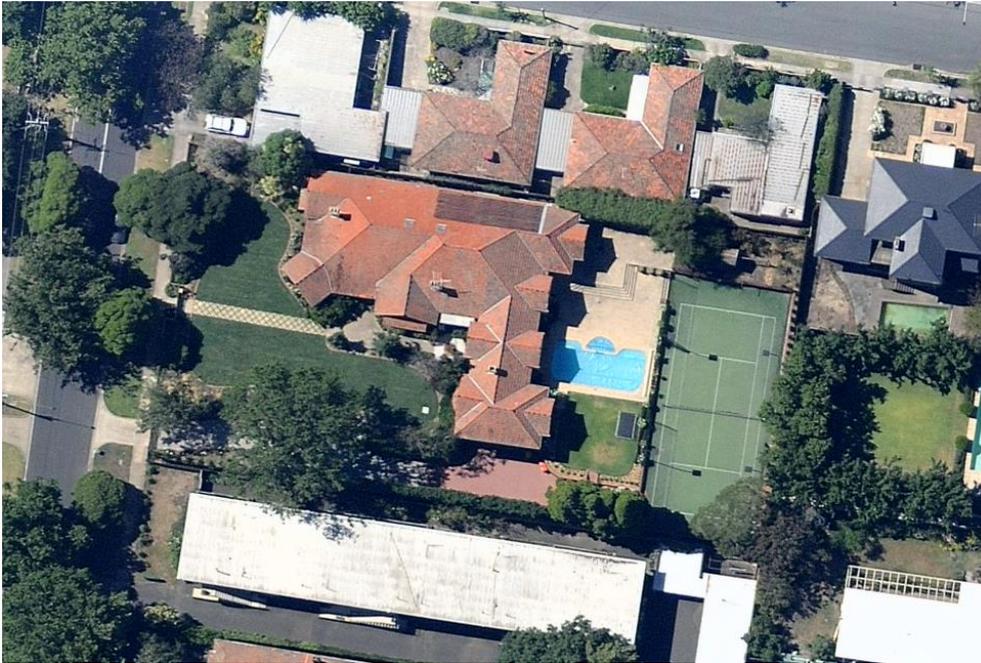


Figure 20 The landscaping following completion in 2010
Source: Nearmap, January 2010

DESCRIPTION OF THE SUBJECT PROPERTY

42. The property at 57 Berkeley Street, Hawthorn, is located on the east side of Berkeley Street, just south of the intersection with Callantina Road (Figure 21). As outlined above, the property incorporates a double allotment with a large villa predominantly occupying the northern allotment and a garden and vehicle access to the southern allotment (Figure 22).
43. The existing villa comprises the original dwelling to the north (Figure 23), and a large addition that presents as a southern projecting wing (Figure 24). The overall building is single-storey, however it is elevated above natural ground level and the principal entrance from the verandah is accessed from a flight of steps to the south-east end of the return verandah (Figure 25 and Figure 26). The building is set back from Berkeley Street and situated within a garden setting.
44. The original dwelling adopts an asymmetrical presentation, with its Federation style detailing primarily located to the west and south elevations. The siting of the original dwelling incorporates a minimal setback from the northern property boundary, and is located entirely within the northern allotment (Lot 6).
45. The building is constructed on a brick plinth with timber strapping and rough-cast rendering to the wall elevations, with a complex hipped and pitched roof form clad in terracotta tiles with decorative ridge capping. Two overpainted rendered brick chimneys project above the roof line to the front and rear of the building (the front chimney being most visible). A return timber posted verandah with a fretwork frieze to the south-west corner of the building is a prominent feature. The verandah sits below an extension of the principal roof form, however the flooring appears to have been replaced as it is now a concrete finish and a door has been infilled adjacent to the main entrance (Figure 27). A curved bay to the south-west corner of the building (beneath the verandah) and various projecting bays to the west and south elevations are also features of the building. The gable ends of the bays incorporate timber strapping and roughcast rendering,

together with timber-framed square bay windows set beneath terracotta tiled awnings. The casement and highlight glazing to the bay windows consists of lead-light to the circular bay and a combination of clear and lead-light glazing to the square bays.

46. The 1995 addition was designed to largely mimic the detailing of the original dwelling, and incorporates a relocated original curved bow window to the southern end of the west elevation. The wing is constructed on a red face brick plinth, with timber strapping and rough-cast rendered elevations incorporating projecting bay windows with variously clear glazing or lead-light glazing. The roof of the southern wing adopts a similar complex arrangement of hipped and pitched forms with terracotta tile cladding and decorative ridge capping. The rear of the wing adopts a similar presentation to the visible west elevation in terms of design, however incorporates some balcony and covered terrace elements (Figure 28). Beneath the southern wing is a cellar and garaging which is accessed from the driveway (Figure 29 and Figure 30).
47. The street frontage of the property is bounded by a timber picket fence which incorporates a centrally located recessed timber picket pedestrian gate and vehicle entrance to the south. The gravel and brick driveway along the southern boundary of the site was introduced as part of the 1995 works, while the existing pedestrian pathway and landscaping arrangement to the front (west) of the property was introduced more recently in 2009-10 (refer Figure 19 and Figure 20). Some trees around the boundaries of the property are more mature specimens and date from earlier landscaping schemes, however the majority of the landscaping is of more recent origins. To the rear of the property is a tennis court and swimming pool surrounded by hard paved terrace areas (Figure 31).
48. In terms of the surrounding area, a vacant property (formerly occupied by units) is located to the north, while a block of late 1960s flats is located to the south (Figure 32 and Figure 33).

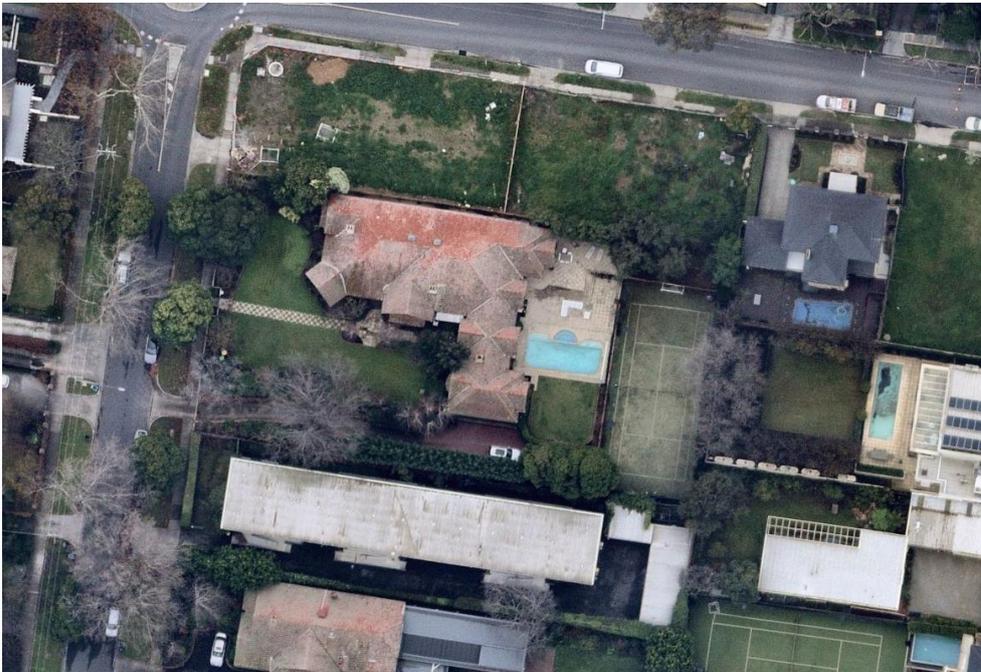


Figure 21 Recent aerial photograph of the subject property
Source: Nearmap



Figure 22 57 Berkeley Street as viewed from the street



Figure 23 Original wing of the existing dwelling



Figure 24 West (street) elevation of the projecting southern wing showing the close imitation of the style and design of the 1995 addition and the relocated bow window to the right



Figure 25 Presentation of the building from the front gate showing the extent of the original dwelling and visible southern wing addition to the right



Figure 26 Main entrance to the dwelling to the south-east of the verandah, note the non-original door infill to the right of the entrance



Figure 27 View of the non-original verandah flooring and the door infill adjacent to the main entrance



Figure 28 Rear (east) elevation of the southern projecting wing



Figure 29 Driveway access to the site along the southern boundary



Figure 30 Garage entrances (left) and driveway alignment looking toward the street (right)



Figure 31 Tennis court and swimming pool to the rear of the property



Figure 32 Vacant allotment at 55 Berkeley Street



Figure 33 1960s flats located at 63 Berkeley Street

ASSESSMENT OF HERITAGE SIGNIFICANCE

Introduction

49. Planning Practice Note 1: Applying the Heritage Overlay (August 2018) provides guidance in relation to the application of the Heritage Overlay. It indicates that the following recognised heritage criteria are used for the assessment of the heritage value of heritage places:
- 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 understanding 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).²⁷
50. In this instance, given consideration is given to inclusion in the Schedule to Clause 43.01 (Heritage Overlay), the thresholds to be applied in the assessment of significance is 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality, in this instance the City of Boroondara.²⁸ Following the recent translation of the Boroondara Planning Scheme into the new format, the definition of 'significant heritage places' is no longer included in a local policy. The definition provided on the City of Boroondara's website is reproduced below:
- Significant: places that are individually important. They also contribute to the heritage significance of their precinct.²⁹
51. The Practice Note continues:
- To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other

²⁷ DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018, p. 1, accessed online: https://www.planning.vic.gov.au/_data/assets/pdf_file/0030/96555/PPN01-Applying-the-Heritage-Overlay.pdf

²⁸ DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018, p. 2.

²⁹ City of Boroondara, Find Heritage Overlays and gradings webpage, accessed on 10 September 2022: <https://www.boroondara.vic.gov.au/planning-building/heritage/find-heritage-overlays-and-gradings>

similar places within the study area, including those previously included in a heritage register or overlay.³⁰

52. Additionally, the Practice Note states:

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.³¹

Comment regarding Amendment documentation

53. The background document and statement of significance prepared by Peter Andrew Barrett to support the inclusion of the property at 57 Berkeley Street, Hawthorn in the Schedule to Clause 43.01 (Heritage Overlay), have been prepared with regard to the Practice Note and includes a comparative analysis, consideration of the recognised criteria and a statement of significance in the recommended format. This is not disputed. The conclusions drawn by Peter Andrew Barrett from the comparative analysis and the assessment against criteria, however, are questioned and are the subject of my assessment below. Accordingly, the detailed discussion provided below has been prepared in response to the identified representative and aesthetic significance ascribed to the property in the exhibited background document and statement of significance. No comment is provided in relation to the remainder of the criteria which are not considered to apply to the property.

54. With regard to the previous assessments which have been undertaken in relation to 57 Berkeley Street, Hawthorn, a brief comment is provided in the background document prepared by Peter Andrew Barrett, as follows:

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. 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.

The recent 'Hawthorn Heritage Gap Study' was of the view that Chesney Wolde had potential to be a contributory house within a precinct, but did not warrant a site-specific heritage control.³²

55. While the background document, which includes the comment above, was prepared after the re-assessment of the subject property by Context in 2019, the commentary regarding the earlier

³⁰ DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018, p. 2.

³¹ DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018, p. 2.

³² Boroondara Planning Scheme, Amendment C367boro, *57 Berkeley Street, Hawthorn Heritage Assessment (Background Document)*, exhibited 12 May 2022, pp. 12-13 : <https://planning.schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

studies does not acknowledge or address the conclusion of the detailed Context heritage assessment (refer Appendix C). The Context assessment also considered that the property was not of sufficient significance to warrant inclusion in the Schedule to Clause 43.01 (Heritage Overlay) and identifies the building as ‘a substantial, though typical, example of its type’, before going on to state:

It does not have any design features that are notable amongst the many fine Federation Queen Anne villas in Hawthorn that are already protected in the Heritage Overlay. Furthermore, the very visible rear extension detracts from its intactness.³³

56. On the basis of the site inspection, historical research, an understanding of the development context and giving consideration to its period and style, I have also concluded that the property does not meet the threshold for inclusion in the Schedule to Clause 43.01 (Heritage Overlay) on the basis of its representative or aesthetic values. This is a conclusion which is consistent with the findings of the *Review of C* Grade Buildings in the Former City of Hawthorn* prepared by Lovell Chen, the recommendations of the *City of Boroondara Municipal-wide Heritage Gap Study* and the specific assessment of the property prepared by Context in 2019.

Representative value

57. As identified in the Practice Note, the recognised criterion which relates to representative value states:

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

58. With particular regard to the subject property, the statement of significance provides the following assessment in relation to this criterion:

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).³⁴

59. The assessment against criteria included in the background document, is similar:

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

³³ Boroondara City Council, Urban Planning Special Committee Agenda, 17 February 2020, *Item 3.3 Heritage Protection for 5 Trumper Street, Camberwell and 57 Berkeley Street, Hawthorn*, Attachment 1, p. 4.

³⁴ Boroondara Planning Scheme, Amendment C367boro, *57 Berkeley Street, Hawthorn Statement of Significance*, exhibited 12 May 2022: <https://planning-schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

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 class, and their desire for comfortable living in a garden suburb setting.³⁵

60. In considering whether a place would meet the threshold of representativeness, and accordingly hold representative significance, the criterion requires a place to have a level of ‘importance in demonstrating’ the characteristic of a particular group or theme of cultural significance. In other words, this criterion relates to the ability of a building or place to demonstrate, or represent, a particular historical period, aesthetic style or typology through the remaining fabric or appreciation of the place.
61. In general, most buildings can reasonably be considered representative of their period of development and, if intact, of a particular style or type of building form. For a building or place to be considered to meet the threshold for representativeness, however, the place needs to be distinguishable and clearly demonstrative of a particular theme or class of significance, and of a higher order of heritage value when compared with a more typical example. Typically, the place would also be largely intact.

Analysis

62. The assessment prepared in relation to Criterion D which supports the significance of the subject property as a representative place, does not clearly identify how and why the property or building at 57 Berkeley Street is an exemplar of its development period or of its type. Rather, the assessment and statement of significance broadly reflect the typical type of residential development that occurred in the area to the south of Riversdale Road during the early twentieth century.
63. The comparative analysis identifies a number of buildings constructed in Berkeley Street during the early twentieth century, which are already included in the Schedule to Clause 43.01 (Heritage Overlay). However, these examples are typically more substantial and intact villas that are of a higher order of aesthetic and historical significance as associated with the distinctive characteristics of their individual styles. Two of the buildings are also substantially earlier examples than the existing building, further demonstrating that the construction of the building at 57 Berkeley Street is not an early or representative example of the type of buildings constructed in the area. The table below identifies each of these examples and provides a comment with regard to whether the building is a useful comparison.

Property	Heritage control	Commentary
The Gables, 1 Berkeley Street, Hawthorn	HO433 (previously C* graded)	The house was constructed in 1903, and is a substantially intact attic-storey Federation house. This property is not directly comparable as it is a substantially earlier example

³⁵ Boroondara Planning Scheme, Amendment C367boro, 57 Berkeley Street, Hawthorn Heritage Assessment (Background Document), exhibited 12 May 2022, p. 13 : <https://planning-schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

Property	Heritage control	Commentary
(Figure 34 and Figure 35)		of development in the southern portion of Hawthorn, and is a building which adopts distinctive and usual detailing. The property is assessed as being of historical and architectural significance, and identified as being a 'fine exemplar of Federation ideas in house design'. ³⁶
Avondale, 22 Berkeley Street, Hawthorn (Figure 36)	HO15 (previously B graded)	The house, constructed in 1903-4, is a substantially earlier example of a Federation villa which was likely designed by noted architects Ussher and Kemp, who were at the forefront of the establishment of the style and particularly adopted Queen Anne influences in their designs. The existing building appears to be largely intact and is more substantial when compared with the original extent of 57 Berkeley Street. The heritage citation for the property notes the unusual form and Queen Anne style of the building as being elements of significance, with the garden setting also making a contribution. ³⁷
54 Berkeley Street, Hawthorn (Figure 37)	HO446 (previously C* graded)	The house was constructed in 1918, and is a substantially intact Arts and Crafts bungalow. This property is a later example and is not directly comparable in terms of its architectural design or its style (tending toward an interwar bungalow, rather than a Federation villa). Rather it forms part of the continuing development of the area south of Riversdale Road which occurred during the early twentieth century and into the interwar period. The property is identified as being of historical and aesthetic significance, and it is noted as 'an early example of the emerging bungalow and attic bungalow modes'. ³⁸

64. It is evident in the 1901 MMBW plan that considerable residential development had occurred by that time to the south of Riversdale Road and east of Glenferrie Road. The further intensification of residential construction which had occurred in the early years of the twentieth century, up to 1918, is also evident in the oblique aerial photograph of Scotch College. The substantial growth in residential development at the turn of the twentieth century is also seen more broadly across Hawthorn, following the general slow down of development during the 1890s and the increase in subdivision and associated development of larger estates and undeveloped land in the early

³⁶ Lovell Chen, *Review of C* Grade Buildings in the Former City of Hawthorn*, 2006 (revised 2007, 2009), Volume 2: citation for 1 Berkeley Street, Hawthorn

³⁷ Meredith Gould, *Hawthorn Heritage Study*, 1993, Place Identification Form for 22 Berkeley Street, Hawthorn

³⁸ Lovell Chen, *Review of C* Grade Buildings in the Former City of Hawthorn*, 2006 (revised 2007, 2009), Volume 2: citation for 54 Berkeley Street, Hawthorn

twentieth century. This is reflected in the *Boroondara Thematic Environmental History*, and is a typical trend of suburban development within the municipality and more broadly across metropolitan Melbourne. While the intensification of development during the early twentieth century did occur, it is a theme which would be more appropriately demonstrated by a group of buildings or a streetscape (which could be considered as a heritage precinct), rather than by the construction of a single dwelling which does not exhibit distinctive or defining characteristics or features that provide important evidence of the theme or typology (consider for instance the property at 22 Berkeley Street, Hawthorn, which is noted as an early example of the interwar bungalow style, and is an exemplar which demonstrates the emergence and trend toward a new stylistic approach to residential design).

65. The assessment prepared by Peter Andrew Barrett also states that the building is an early example of a house in this area, however the rate books indicate that the building was under construction in 1915. While the house was constructed shortly after the subdivision of the east side of Berkeley Street, it is incorrect to assert that the building is an early residence in the context of the broader area south of Riversdale Road. Further, the construction of a residence following the subdivision and purchase of the property is not unusual, nor individually representative of a particular or important period of development. Rather, the construction of the building presents as a typical example of the type of residential development which was occurring in this area at the time.
66. With particular regard to the electrification of the tram line along Riversdale Road, while this may have promoted the subdivision and development of residences in the immediate proximity to the tramway, the existing building is not demonstrative or representative of this type of development. The property was subdivided and the residence constructed prior to the electrification of the tramway, at a time when a horse tram operated along Riversdale Road. It is therefore inaccurate to associate the development of the property with the electrification of the tramway.
67. In relation to the overall extent of the property, it is acknowledged that 57 Berkeley Street comprises two of the allotments subdivided in 1914, which were purchased at the same time by a single owner. While the consolidation of the two allotments allows the property to present as larger in scale than other properties in the street, it is not related to a particular subdivision pattern or circumstance associated with the development of housing for the middle and professional classes.
68. It is unknown as to how the original purchaser of the two allotments were intending on ultimately developing the site, and whether the double allotment was purposefully purchased to construct a new villa with an associated garden and tennis court. While this overall arrangement is what occurred, it is not demonstrative of a wider developmental theme nor particularly representative of the evolution of this part of Hawthorn. It is a matter of circumstance only, and does not elevate the significance of this property. It is also notable that the villa which was constructed at 57 Berkeley Street in 1915-16 was sited completely within the bounds of the northern allotment (Lot 6) and adopts a minimal setback from the northern property boundary, rather than being centrally located or set within a landscaped context which surrounded the building. While it is a speculation, this arrangement ensured the southern allotment (Lot 7) was unencumbered by the construction of the residential building and may have allowed for the garden to be potentially sold off at a later stage, if necessary.
69. When considering the overall presentation of the property, it is clear that some substantial change has occurred to both the original Federation style villa and to its landscaped setting. The projecting

southern wing, which mimics the style and detailing of the original villa, presents as a prominent addition that detracts from an appreciation of the original building form. While the garden retains some earlier plantings to the property boundaries, the landscaping treatment, together with pathways and driveway access, has also been modified and, other than the existence of the garden extent to the south, does not represent the original or early setting to the villa. As identified above, for a place to be understood as an exemplar or representative of a particular development period or style, there needs to be a level of intactness exhibited in the fabric and understanding of the place to elevate it above a lesser or more typical example. The lack of intactness, which has also been considered in previous assessments, does impact on the importance of the place to demonstrate its development period. Due to its level of change, it is not an exemplar of early twentieth century residential development to the south of Riversdale Road and individually is not demonstrative of this theme of development.

70. In summary, my assessment of significance for the representative value of the building concludes that the place does not meet the threshold for significance on the basis of the following points:

- The existing building is not an early example of the residential development which occurred to the south of Riversdale Road.
- As an individual residence, the existing building is not demonstrative of the broader theme associated with the development of housing in Hawthorn for the middle classes.
- The subdivision and construction of the building predated the electrification of the tramway and accordingly the property is not related to the intensification which may have been associated with this new transport link.
- The existing building and its garden setting has been substantially altered over the twentieth century which detracts from the original extent of the dwelling and its setting.



Figure 34 1 Berkeley Street, Hawthorn, note the verandah has been reconstructed and added to the façade



Figure 35 1 Berkeley Street, Hawthorn, as surveyed during the C* Review undertaken by Lovell Chen in 2006

Source: *Review of C* Grade Buildings in the Former City of Hawthorn*



Figure 36 22 Berkeley Street, Hawthorn



Figure 37 54 Berkeley Street, Hawthorn

Aesthetic value

71. As identified in the Practice Note, the recognised criterion which relates to aesthetic value states:

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

72. The statement of significance for the property at 57 Berkeley Street, Hawthorn, provides the following assessment of the property in relation to this criterion:

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).³⁹

73. Further, the assessment against criteria included in the background document, provides a similar assessment:

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.⁴⁰

74. When considering a building, the assessment against Criterion E generally focusses on the architectural design and characteristics of a building, and the criterion requires that there be a level of importance in the aesthetic characteristic(s) identified. While the design or characteristics exhibited in a building do not need to be unique or rare to meet the threshold for significance against this criterion, the design language and visible architectural characteristics or detailing of the building should be of a high standard or particularly distinctive to elevate a place above the more typical examples of an architectural period or style. As with the consideration of representativeness, a level of intactness of the original building form and fabric would also generally be expected.

³⁹ Boroondara Planning Scheme, Amendment C367boro, 57 Berkeley Street, Hawthorn Statement of Significance, exhibited 12 May 2022: <https://planning-schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

⁴⁰ Boroondara Planning Scheme, Amendment C367boro, 57 Berkeley Street, Hawthorn Heritage Assessment (Background Document), exhibited 12 May 2022, p. 14 : <https://planning-schemes.app.planning.vic.gov.au/Boroondara/amendments/C367boro>

Analysis

75. The assessment prepared by Peter Andrew Barrett in relation to Criterion E, does not clearly identify how and why the property or building at 57 Berkeley Street is of a higher order of importance in exhibiting the particular characteristics of the Federation style when compared with other more typical examples which are prevalent throughout Hawthorn. By way of background, the following extract from *Melbourne Architecture* by Philip Goad provides some context in relation to the development of the style:

What the distinctive Australian domestic style which developed between 1890 and 1920 should be called has bothered architectural historians for years. Characterised by asymmetrical planning, gabled and hipped roofs often with projecting dormers, half timbering and roughcast render infills, red bricks, turned timber columns and timber fretwork, and terracotta for tiles, ridge capping, finials and gargoyles, the Federation house is the unique product of English Domestic Queen Anne Revival of the 1870s and 1880s (as practised by Richard Norman Shaw and others), transformed and adapted to Australian conditions. The return verandah, in particular where its roof is contiguous with the sweeping hip of the main house, gives a special quality to these Arts and Crafts-inspired suburban villas.⁴¹

76. The assessment prepared by Peter Andrew Barrett specifies that the building is a 'fine and intact example of a Federation style villa'. While it is acknowledged that the original component of the existing building is demonstrative of the Federation style, albeit a late example, and incorporates the typical characteristics which would be expected in a villa of this style, the assertion that the building is 'fine and intact' is not accurate.
77. The original building has been significantly modified through the construction of a substantial addition that projects to the south of the dwelling and which is visible from the street. The construction of this addition required the modification of the roof form which appears to have resulted in the recladding of the roof. Further modifications include alterations to the flooring of the verandah, the installation of a new window adjacent to the main entrance, and the relocation of an original bay to the new addition. It cannot be concluded that the original building is intact. It is also considered that the visibility of the substantial projecting southern wing, together with its imitation detailing, has a detrimental impact on the overall appreciation and understanding of the original villa. The projecting southern wing effectively doubles the size of the original villa and its level of visibility competes with and overwhelms what would have been (in 1993) a largely intact Federation style dwelling, which at that time might have been considered 'fine and intact'.
78. It is also noted that the assertion that the design of the building incorporates Arts and Crafts influences is not fully explored in the background document. These influences are not identified in the description of the building, however are briefly mentioned in the comparative analysis in the context of a discussion of whether the building's design adopts Queen Anne influences. There is no clear identification or analysis that provides the basis for the assertion that the design of the building incorporates Arts and Crafts influences such that the significance of the place is elevated or derived from these influences. Further, the unglazed terracotta tiles to the roof as an element of note is not considered to be accurate as it appears that the roof has been reclad on the basis of recent aerial photographs of the property which indicate that the roof tiles to the original extent of

⁴¹ Philip Goad, *Melbourne Architecture*, 1999, p. 93.

the building and the 1995 addition are aging at a consistent rate and there is no differentiation in terms of colouration which would be evident if the original roof tiles remained.

79. In relation to the garden setting of the property as enhancing the aesthetic significance of the building, this matter is largely addressed in my analysis of representative significance. While it is acknowledged that a garden setting remains to the south of the dwelling, the existing landscape is of a contemporary design and fabric and does not provide an appreciation of the original or early setting of the building. There are a number of mature trees located around the property boundaries which date from earlier landscape schemes, however tree controls are not proposed for the property.
80. The comparative analysis provided in the supporting documentation notes that ‘few other comparable houses of the Federation-style exist in the immediate environs of Chesney Wolde’, however this circumstance does not automatically result in elevating the significance of the property on this basis alone and is largely irrelevant.⁴² The comparative analysis includes a number of properties which are all earlier examples, and are of a higher order of aesthetic significance when the relevant statements of significance are referenced. The table below provides a list of those properties which are identified, the relevant heritage control that applies and a comment regarding their aesthetic significance.

Property	Heritage control	Comment
Rosetta, 43 Clive Road, Hawthorn East (Figure 38)	HO853 (previously C graded)	Constructed in 1912-14, this is a red brick and render villa that incorporates a return verandah flanked by projecting gables and box bay windows. It is largely intact as it presents to the street, albeit a modest example of the style. As an earlier brick dwelling, and one which is more intact, this building is of limited value in terms of a comparison. The statement of significance indicates that the building is of historic, representative (architectural) and aesthetic significance, and notes that the building is ‘a good representative example of an Edwardian house that is highly intact in form and detail...’. ⁴³
Merledon, 16 Beaconsfield Road, Hawthorn East (Figure 39)	HO851 (previously C graded)	Constructed 1913-14, this is a more modest example of the larger Federation houses prevalent throughout the municipality, but it is no less elaborate in terms of its presentation and has a high degree of integrity as viewed from the street. The building incorporates front and side porch forms that are framed by extravagantly ornamented curved friezes. It is a much more visually interesting example of a smaller Federation villa typology.

⁴² Boroondara Planning Scheme, Amendment C367boro, 57 Berkeley Street, Hawthorn Heritage Assessment (Background Document), exhibited 12 May 2022, p. 7.

⁴³ Context, City of Boroondara Municipal-Wide Heritage Gap Study, 2021, Volume 6: Hawthorn East, p. 285.

Property	Heritage control	Comment
		The statement of significance indicates that the building is of historic, architectural and aesthetic significance, and notes that it 'is representative of the translation of high style Federation residential architecture to a more modest market. Its qualities are those of representative form and design but with a high degree of decorative detail complemented by a high integrity...'. ⁴⁴
1 Montrose Street, Surrey Hills (Figure 40)	HO627	<p>Constructed in c.1909, this is a weatherboard dwelling with a slate roof and return verandah constructed in c.1909. While a skillion addition is evident to the side of the building, this building is a more unusual example of an earlier weatherboard villa adopting the characteristics of the Federation style.</p> <p>The building is identified as of local historical and aesthetic/architectural significance. In terms of its aesthetic significance the statement of significance notes that 'it is a lively and inventive example of a large and prominent Federation house, which is substantially externally intact and incorporates some of the most valued elements of Australian Federation architecture'.⁴⁵</p>
44 Denman Street, Glen Iris (Figure 41)	HO898 (interim)	<p>Constructed in c.1912-16, this is a red brick single-storey villa. As an earlier and more modest example in brick, and as a proposed place for inclusion in the Schedule to Clause 43.01 (Heritage Overlay), it is of limited assistance as a comparison.</p> <p>The statement of significance ascribes local architectural significance to the place, on the basis of it being 'a fine, representative example of an Edwardian villa that is highly intact in the Glen Iris context and one of a small number of houses from this era to survive intact in the suburb'.⁴⁶</p>

⁴⁴ Context, *City of Boroondara Municipal-Wide Heritage Gap Study*, 2021, Volume 6: Hawthorn East, p. 265.

⁴⁵ Lovell Chen, *Surrey Hills and Canterbury Hill Estate Heritage Study*, 2014 (revised by Context 2016), p. 169.

⁴⁶ Context, *City of Boroondara Municipal-Wide Heritage Gap Study*, 2021, Volume 7: Glen Iris, p. 249.

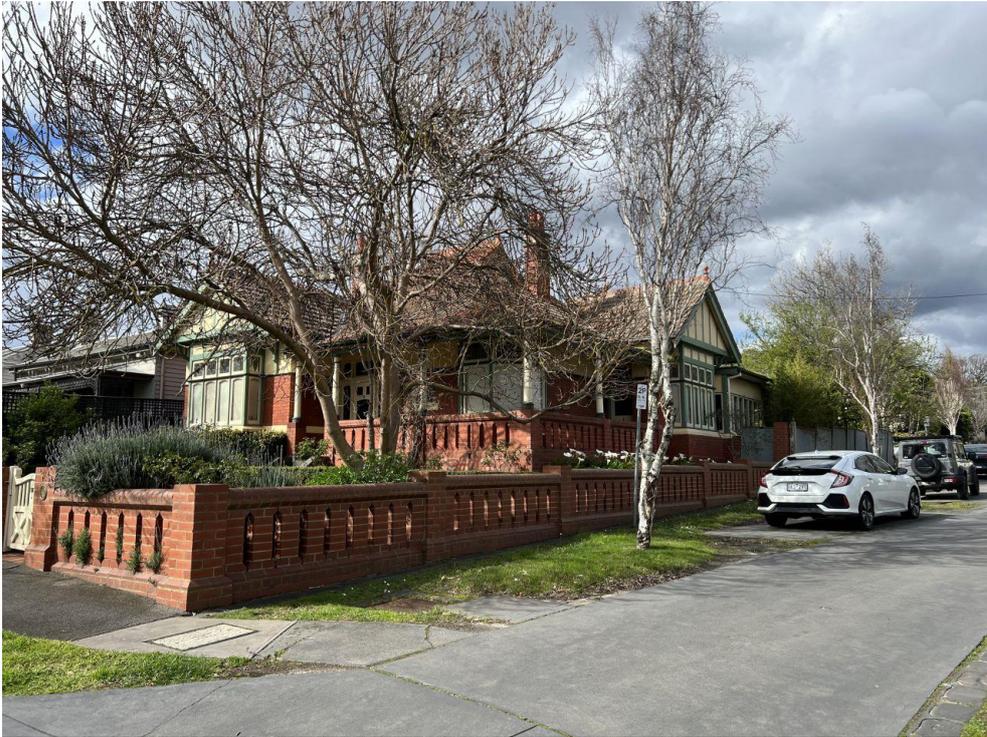


Figure 38 43 Clive Road, Hawthorn East



Figure 39 16 Beaconsfield Road, Hawthorn East



Figure 40 1 Montrose Street, Surrey Hills



Figure 41 44 Denman Street, Glen Iris

81. In identifying comparative examples myself, there are a considerable number of individually significant Federation style villas, variously with either Queen Anne or Arts and Crafts influences, located within Hawthorn, and the broader municipality, which present as more intact, substantial, or unusual examples that exhibit the particular aesthetic characteristics of the style to a higher standard than that seen in the altered building at 57 Berkeley Street. In addition, those examples which are contemporaneous with the development of the original building at 57 Berkeley Street indicate that the design of the building is a considerably late example of Federation styling and characteristics, at a time when domestic architectural designs had begun to transition to the interwar bungalow mode. The table below provides a summary of these comparable examples, however it is noted that this list is by no means exhaustive:

Property	Heritage control	Comment
20 Rae Street, Hawthorn (Figure 42)	HO470 (previously C* graded)	<p>Constructed in 1913-14, this building is of local historical and architectural significance. This is a much more substantial and aesthetically interesting example of a Federation villa, that more successfully addresses its double allotment.</p> <p>The statement of significance notes that the building ‘is a fine representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment....it also takes advantage of its double allotment, with wings and bays projecting to two elevations. If somewhat conservative for its period, the dwelling nevertheless exemplifies the major characteristics of the style: the turn verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings’.⁴⁷</p>
Noorat, 534 Tooronga Road, Hawthorn (Figure 43)	HO477 (previously C* graded)	<p>Constructed in c.1901, this dwelling is of local historic and architectural significance. The building is a much earlier example that employs the Federation style but with half timbering over roughcast rendered walls above a brick plinth.</p> <p>The statement of significance notes that: ‘it is a fine and relatively early example of a Federation era villa influenced by the bungalow movement. Its siting on a comparatively large allotment with a generous garden setback is also reflective of desirable residential development in Hawthorn at the turn of the nineteenth century...’.⁴⁸</p>

⁴⁷ Lovell Chen, *Review of C* Grade Buildings in the Former City of Hawthorn*, 2006 (revised 2007, 2009), Volume 2: citation for 20 Rae Street, Hawthorn

⁴⁸ Lovell Chen, *Review of C* Grade Buildings in the Former City of Hawthorn*, 2006 (revised 2007, 2009), Volume 2: citation for Noorat, 534 Tooronga Road, Hawthorn

Property	Heritage control	Comment
15 Hastings Road, Hawthorn East (Figure 44)	HO452 (previously C* graded)	Constructed in 1915-16, this building is of local historical and architectural significance. In terms of construction date this is a good comparison, but aesthetically 15 Hastings Road is of a far more visually interesting design. The statement of significance notes that the dwelling 'is a fine example of a design which reflects the transition between the Federation and bungalow modes...The house, which is substantially intact externally, is also distinguished by its range and combination of materials and details, including the carefully moulded canted bay/tower, the individual window framing and leadlighting, the rafter expression and the complexity of surface material changes. Its façade presents as lively and varied in composition'. ⁴⁹
Ashcapby, 162 Eglinton Street, Kew (Figure 45)	HO299 (previously B graded)	Constructed in 1915-16, this building is a modest example of a single-storey Arts and Crafts bungalow. The building provides an elegant and intact example of Arts and Crafts detailing following the transition of the Federation style to a bungalow style. It is of local historical and architectural significance, with the statement of significance noting 'it is a well-designed and externally intact example of a single gable-fronted genre within the general 1920s bungalow style...'. ⁵⁰
59 Pakington Street, Kew (Figure 46)	HO817 (previously C graded)	Constructed in 1914 this building is a modest example of a single-storey Arts and Crafts inspired Federation dwelling. For the time it was constructed this building exhibits a more direct influence from the Arts and Crafts movement, and a transition to the bungalow forms. The dwelling is of local aesthetic and architectural significance, and the statement of significance notes: 'As a house of 1914, it illustrates an early and successful combination of the Arts and Crafts transposed onto a modest example of an Edwardian house', and further that it is 'an innovative example of a small Edwardian house with picturesque composition and fine timber details'. ⁵¹

⁴⁹ Lovell Chen, *Review of C* Grade Buildings in the Former City of Hawthorn*, 2006 (revised 2007, 2009), Volume 2: citation for 15 Hastings Road, Hawthorn East

⁵⁰ Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, 2005, Volume 3: citation for Ashcapby, 162 Eglinton Street, Kew

⁵¹ Context, *City of Boroondara Municipal-Wide Heritage Gap Study*, 2020, Volume 4: Kew, p. 387.

Property	Heritage control	Comment
1293 Toorak Road, Camberwell (Figure 47)	HO407 (previously B graded)	<p>Constructed in 1915, this dwelling is a single-storey brick building with a slate clad roof and timber detailing it is of local historical and architectural significance.</p> <p>The statement of significance notes: ‘a fine representative and externally intact example of a villa from the late phases of the Federation period. While relatively conservative for its construction date, the building exemplifies the central aspects of Federation composition: return verandah, major event at the verandah turn, anchorage of the verandah at either end with projecting wings...’.⁵²</p>
Driffield, 13-15 View Street, Canterbury (Figure 48)	HO695 (previously C graded)	<p>Constructed in 1907-1908, this building is identified as being of local historic and aesthetic significance. The building is an earlier and more elaborate example of a Federation villa which incorporates a hexagonal tower to the verandah and it is noted that the condition and integrity of the building as viewed from the public domain is high. The building is set within a landscaped garden setting.</p> <p>The statement of significance notes that architecturally the building ‘combines the elements of picturesque roof massing, free flowing plan, return verandah, multi-faceted bay and bow windows and solid timber verandah posts and fretwork, together with a hexagonal tower as a key element in the composition...’.⁵³</p>
Thule Croft, 24 Albion Street, Surrey Hills (Figure 49)	HO364 (previously B graded)	<p>Constructed in 1911, this building is of local historical and architectural significance. It is an unusual and relatively intact early example of a substantial attic-storey dwelling constructed in concrete masonry with Arts and Crafts influences.</p> <p>The statement of significance notes that the building ‘is an early and clear example of an early twentieth century attic form house, influenced by the Arts and Crafts movement....is a relatively early example of this form, and demonstrates the transition from the Federation villa, with its return verandah, toward a gabled attic form more typical of the 1920s’.⁵⁴</p>

⁵² Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007, Volume 3: citation for House, 1293 Toorak Road, Burwood

⁵³ Context, *City of Boroondara Municipal-Wide Heritage Gap Study*, 2018, Volume 1: Canterbury, p. 347.

⁵⁴ Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007, Volume 3: citation for Thule Croft, 24 Albion Street, Surrey Hills

82. In summary, my assessment of significance for the aesthetic value of the building concludes that the place does not meet the threshold for significance on the basis of the following points:

- The existing building is not an intact example of a Federation style villa.
- The design of the building incorporates the typical characteristics of a Federation style villa, albeit a late example, however these characteristics are not of a higher standard or more distinctive or unusual than other examples already included in the Schedule to Clause 43.01 (Heritage Overlay).
- The garden setting of the property is substantially changed and retains little of its original fabric and overall layout. Some vegetation to the property boundaries appears to date from the early establishment of the garden due to its size, however tree controls are not proposed to be applied and no specific importance or significance is ascribed to these trees.



Figure 42 20 Rae Street, Hawthorn



Figure 43 534 Tooronga Road, Hawthorn



Figure 44 15 Hastings Street, Hawthorn East



Figure 45 162 Eglinton Street, Kew



Figure 46 59 Pakington Street, Kew



Figure 47 1293 Toorak Road, Camberwell



Figure 48 13-15 View Street, Canterbury



Figure 49 24 Albion Street, Surrey Hills

CONCLUSION

83. The property at 57 Berkeley Street, Hawthorn, is an altered Federation style villa, with a substantial and visible projecting southern wing. The original building constructed in 1915-16, and as altered in 1995, is set on a double block which provides a garden setting to the south of the dwelling. A swimming pool and tennis court are located to the rear of the property.
84. The property has been assessed in relation to its heritage significance on numerous occasions since the initial identification of the building as a C* graded place in the *Hawthorn Heritage Study* (1993), which occurred prior to the construction of the addition. Subsequent assessments by Lovell Chen (2006) and Context (2017 and 2019) have determined that the building is too altered and that the visible southern projecting wing addition in an imitation Federation style has resulted in a detrimental impact on the appreciation and understanding of the original villa. Both the Lovell Chen and Context assessments considered that the property would be appropriately identified as a contributory place within a broader heritage precinct, but noted that no such heritage precinct exists in the immediate surrounding area.
85. A further assessment was undertaken by Peter Andrew Barrett in 2020, and it is this assessment which supports the proposed inclusion of the property in the Schedule to Clause 43.01 (Heritage Overlay) as part of Amendment C367boro to the Boroondara Planning Scheme. That assessment identifies the place as meeting the threshold for representative (Criterion D) and aesthetic (Criterion E) significance at a local level.
86. Through my independent assessment of the property and consideration of the assessment of significance prepared by Peter Andrew Barrett, I have concluded that the property is not an intact nor early example of a Federation style villa constructed in the southern portion of Hawthorn.

While the building does exhibit the typical characteristics of the style, the overall integrity of the original villa has been compromised by the later modifications, and the garden setting is also significantly modified. Accordingly, I am of the opinion that the property does not meet the threshold requirement for inclusion in the Schedule to Clause 43.01 (Heritage Overlay). As with the conclusions of the previous assessments, my view is that the building could be considered as a contributory place within a heritage precinct, however that the property is located in a streetscape that does not exhibit a level of intactness that would warrant consideration as a heritage precinct.

**APPENDIX A:
EXHIBITED STATEMENT OF
SIGNIFICANCE & HERITAGE
CITATION**

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

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



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

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

History of Chesney Wolde

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 Ibid

Description & Integrity

Berkeley Street

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

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

Chesney Wolde

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

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

The front, original, portion of Chesney Wolde has a prominent hip and gable roof clad in unglazed terracotta tiles. The terracotta ridge cappings of the roof are 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 *Boorondara Planning Scheme* – HO446 House, 54 Berkeley Street, Hawthorn.



54 Berkeley Street, Hawthorn, diagonally opposite Chesney Wolde, was built c1918 and is another example of the substantial housing in the area, and a fine example of its respective (bungalow) style. It is subject to a site-specific heritage overlay in the Boroondara Planning Scheme. Source of image: Jellis Craig - Boroondara

Chesney Wolde is a Federation villa. It is not, as is sometimes claimed, a Queen Anne-style house. It shares some similarities in detailing and materiality with this other style of housing, such as terracotta roofing, roughcast rendered walls and projecting bay windows with timber casement windows - influences of the Arts & Crafts Movement. Queen Anne-style housing, however, in as far as that found in suburban Melbourne, is more complex in its detailing and in particular its roof forms and massing, resulting in busier architectural compositions. Whereas, a Federation style villa demonstrates more restraint in its massing and detailing, using similar materials and decorative elements. Chesney Wolde is a fine example of the Federation-style of villa in terms of its massing, materiality and detailing.

Few other comparable houses of the Federation-style exist in the immediate environs of Chesney Wolde. In Berkeley Street, north of Callantina Road, there are a few houses of the Federation period. Avondale (No 22), is a larger Federation-style house, has red face brick, and built on a block with a broad frontage to Berkeley Street. It is relatively intact and a fine example of a larger house of this period, but of an earlier origin (1903-4).²⁵ It is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* – HO15 Avondale, 22 Berkeley Street, Hawthorn.

25 Subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* HO15 Avondale, 22 Berkeley Street, Hawthorn.



Avondale, 22 Berkeley Street, is a Federation-style brick house with a broader façade than Chesney Wolde, but is also sited upon a double-block. It is subject to a site-specific heritage overlay in the Boroondara Planning Scheme. Source of image: Peter Andrew Barrett Collection.

The Gables, 1 Berkeley Street, Hawthorn is a two-storey Federation-style house. Its upper level is expressed as an attic in a steeply pitched, dominant and expressive roof form. This, with its bold detailing, results in a dynamic composition, with a vertical emphasis, in contrast to a lower, horizontal oriented composition, more typically found on Federation style housing such as Chesney Wolde and Avondale. The ornamentation on The Gables is described as having ‘richness’, and is ‘unusual’ and ‘inventive’ in its application.²⁶ In contrast, the application of detailing on Chesney Wolde demonstrates more restraint, but still achieves a fine aesthetic. The Gables is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme* – HO443 The Gables, 1 Berkeley Street, Hawthorn.

These other houses demonstrate, with Chesney Wolde, the aspirations of the middle-classes and professional people, living in Hawthorn in the early twentieth century, of a desire for large, comfortable housing, in a garden suburb setting. They are all relatively intact, and fine examples of their respective styles, and can all be considered as contributing to the fine built form environment of early twentieth century housing of which Boroondara is known and valued for.

26 Lovell Chen, ‘Boroondara Heritage Review C* Graded Buildings, volume 2, The Gables, Building Citation.



The Gables, 1 Berkeley Street, is a Federation-style brick house, its upper level expressed as an attic. In contrast to Chesney Wolde, it has more of a vertical emphasis in its composition. Source of image: realestateview.com.au

Federation-style villas that are comparable to Chesney Wolde are found throughout Boroondara. A single-storey weatherboard Federation-style villa on an elevated site is at 1 Montrose Street, Surrey Hills. It has a slate tile, hip and gable, roof relieved with terracotta ridge capping. A verandah returns along one side of the house, as with Chesney Wolde. The original composition of the house has been diminished by what appears to be a skillion addition at one side, however the original asymmetrical massing, a common feature of this smaller type of villa is retained. This house is subject to a site-specific heritage overlay in the *Boroondara Planning Scheme - HO627 House, 1 Montrose Street, Surrey Hills.*

Two houses in Hawthorn East are subject to interim heritage overlays on the Boroondara Planning Scheme, Heritage Overlay Schedule. Rosetta (1912-1914) at 43 Clive Road, on a corner site with a frontage to Campbell Grove, is a brick Federation villa. Another, Merledon (1913-14), situated at 16 Beaconsfield Road, Hawthorn East, is a timber Federation-villa. Both are well detailed, with dominant terracotta tile roofs, asymmetrically massing, with verandahs returning at one side, with detailing on and around their verandahs. Another element shared with Chesney Wolde are timber casement windows, some with leadlight. Rosetta and Merledon are comparable in massing, scale and detailing, and materiality (apart from differing wall finishes) with Chesney Wolde. The interim heritage overlays HO851 Merledon, 16 Beaconsfield Road, Hawthorn East, and HO854 Rosetta, 43 Clive Road, Hawthorn East expire on 11 March 2022.



1 Montrose Street, Surrey Hills, a weatherboard Federation-style villa with a slate tile hip and gable roof.



Rosetta, 43 Clive Road, Hawthorn East. A brick Federation-style villa



*Merledon, 16 Beaconsfield Road, Hawthorn East is a timber Federation-style villa
(Source of photograph: www.realestate.com)*

A brick house at 44 Denman Street, Glen Iris, also subject to an interim heritage overlay, is a fine example of a brick Federation-style house, built around World War I (1912-16). It is set within a context of later (inter-war) housing, making it a distinct element in this street.

Sharing similar characteristics found on the other Federation houses in terms of massing, materiality and detailing, this Glen Iris house shares a similar curved bay on the corner where the verandah changes direction. Some notable differences to Chesney Wolde are the slate tile roof and bolder pattern of the timber fretwork on the verandah. Visible additions including a brick front fence and a double garage at one side, detract from what is otherwise an intact and fine example of a Federation-villa. The interim heritage overlay – HO898 House, 44 Denman Street, Glen Iris, will expire 31 January 2022.



Federation-villa at 44 Denman Street, Glen Iris. Like Chesney Wolde, it has a corner curved window bay where the verandah returns along the side of the house.

Comment on Earlier Studies

Assessments of Chesney Wolde in earlier studies have concluded that the house is not of local significance, and does not warrant protection under the heritage overlay in the *Boroondara Planning Scheme*.

In reaching that conclusion, one study found that the 1995 rear additions were thought to have impacted upon the intactness of Chesney Wolde.²⁷ Rather, on inspection during the course of this assessment, the host building (original part of the house) is found to be largely intact, and remains the prominent element on the site. This assessment found that the addition takes a secondary and recessive role, due to its siting at the rear of the original house. This addition has not prevented the front, original part of Chesney Wolde to be seen and interpreted.

27 Lovell Chen, 'Review of C-graded Buildings in the former City of Hawthorn. Addendum 1, p 4.

The recent 'Hawthorn Heritage Gap Study' was of the view that Chesney Wolde had potential to be a contributory house within a precinct,²⁸ but did not warrant a site-specific heritage control.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, August 2018.

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

Chesney Wolde is not important to the course or pattern of the cultural or natural history of the City of Boroondara.

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

Chesney Wolde does not possess uncommon, rare or endangered aspects of the cultural or natural history of the City of Boroondara.

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

Chesney Wolde does not have any apparent potential to yield information that will contribute to an understanding of cultural or natural history that is of importance to the City of Boroondara.

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

Chesney Wolde is a fine and early representative example of the substantial villas built south of Riversdale Road, during a period of intensive residential development of this area of Hawthorn between the 1910s – 1940s. This residential development was stimulated by improved public transport links, in the form of electric tram lines opened in Riversdale and Glenferrie Roads in the 1910s.

The scale of Chesney Wolde, its grounds on two blocks of a 1914 residential subdivision, demonstrate the evolution of this part of Hawthorn as a select locality for the homes of the middle classes and professional classes, and their desire for comfortable living in a garden suburb setting.

28 Context, 'Hawthorn Heritage Gap Study', 2019, pp 5-6.

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

Chesney Wolde is a fine and intact example of a Federation-style villa. It is well-detailed in its use of materials including terracotta roofing, roughcast render finish walls and half timbering. This includes the L-shaped front verandah with its ornate timber fretwork and its projecting gabled bay on a diagonal where the verandah returns, and a curved corner bay window on the adjacent wall where the verandah returns. The windows on the front of the house retain leadlight glazing. The house is further enhanced by its site's broad frontage to Berkeley Street, and its garden setting typifying the Garden Suburb Movement popular in the early twentieth century.

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

Chesney Wolde does not have any apparent high degree of creative or technical achievement.

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

There are no known associations that are of a level that can be considered to be of importance to any social, cultural or spiritual group within Boroondara.

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

Although Chesney Wolde is associated with being the former home of eminent Orthopaedic surgeon, Bryan Tobin (Tobyn) Keon-Cohen, his service to his profession does not have any direct association with Boroondara, and the association of Keon-Cohen and his family is not evident in the fabric of Chesney Wolde. Nor is the association with the life or work of A A Head, or Oliver John Nilsen and Penelope Dorothy Nilsen, of importance to the City of Boroondara.

Statement of Significance

What is Significant?

The Federation-style villa, Chesney Wolde, and its garden setting on a double-block, at 57 Berkeley Street, Hawthorn is of local significance to the City of Boroondara.

How is it significant?

Chesney Wolde is of representative value (Criterion D) and of aesthetic value (Criterion E) to the City of Boroondara.

Why is it significant?

Chesney Wolde is a fine and early example of a house, which is representative of the substantial villas built south of Riversdale Road during a period of intensive residential development of this area of Hawthorn between the 1910s – 1940s. This residential development was stimulated by improved public transport, in particular the opening of an electric tram line along Riversdale Road to the city in 1916, around the same time Chesney Wolde was built. The house, built on one of two blocks of the site, demonstrates the evolution of this part of Hawthorn as a select locality for the homes of the middle and professional classes and their desire for comfortable living in a garden suburb setting. (Criterion D).

Chesney Wolde is a fine and intact example of a Federation-style villa. It is well-executed in its use of materials and the application of Arts & Crafts detailing. Elements that contribute to its aesthetic value are its asymmetry, both in terms of its siting on its block and the composition of the house. Elements of note on the house include its L-shaped verandah and its detailing, the curved bay window and diagonal projecting gable where the verandah returns along the side of the house, leadlighting in its windows; and materiality including its unglazed terracotta tile roofing, roughcast render finish walls, and half timbering of gable ends. The house, sited on the higher portion of its double block, is further enhanced by its broad site that creates a large garden setting for the house when it is viewed from Berkeley Street (Criterion E).

Grading and Recommendations

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

The following fields are recommended to be included the Schedule to the Heritage Overlay (Clause 43.01) in the *Boroondara Planning Scheme*:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Conservation Guidelines

The general conservation policy for Chesney Wolde is to correctly interpret, represent and conserve the recognised heritage values of this heritage place, as identified in its statement of significance.

A key characteristic of Chesney Wolde is its garden setting, as viewed from Berkeley Street. The house should remain as a freestanding element visible in this garden.

The rear addition of 1995 is of non-contributory value to Chesney Wolde. It can be retained, altered and/or removed as required. The original rear bow window relocated to the west elevation of this addition, should be salvaged and re-used on the house in any future works that remove the 1995 addition.

Development at the rear of the site can be considered if it is recessive and does not impact upon the physical form of Chesney Wolde, or visually impact upon its setting as viewed from Berkeley Street.

Prepared by:

Peter Andrew Barrett

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Herald

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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

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Publication Date: 24 December 2014 23 January 2015

Format: Obituary

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Terms & conditions of the Royal College of Surgeons apply
(<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



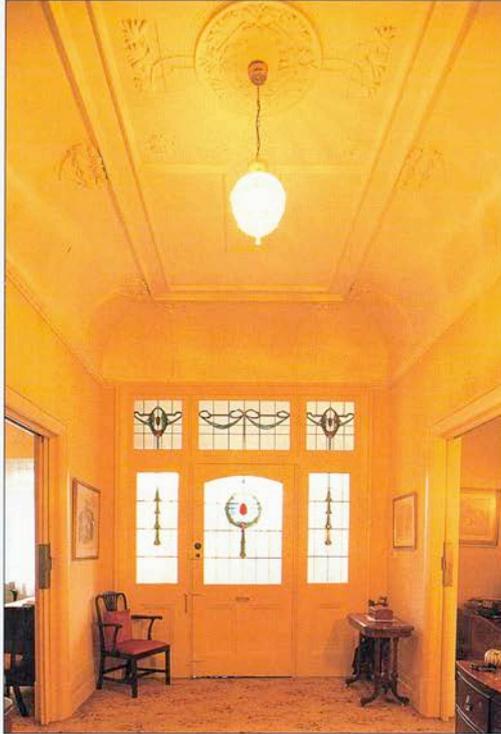
57 BERKELEY STREET, HAWTHORN

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

 **Collins Simms**

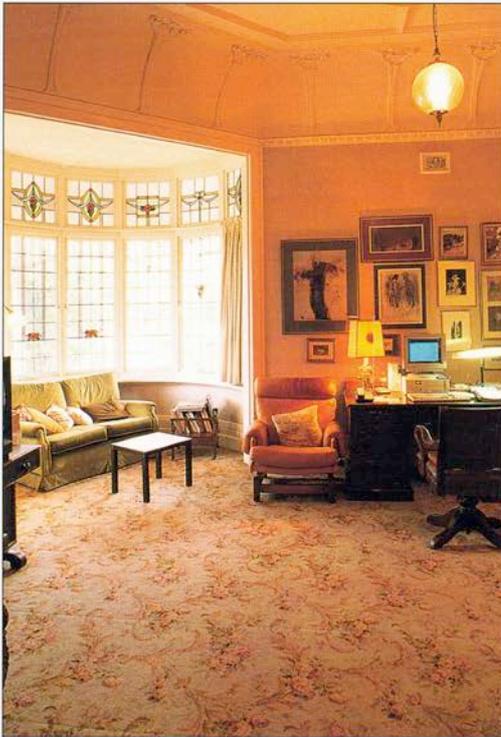
860 Glenferrie Road, Hawthorn
Telephone 819 2233

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:

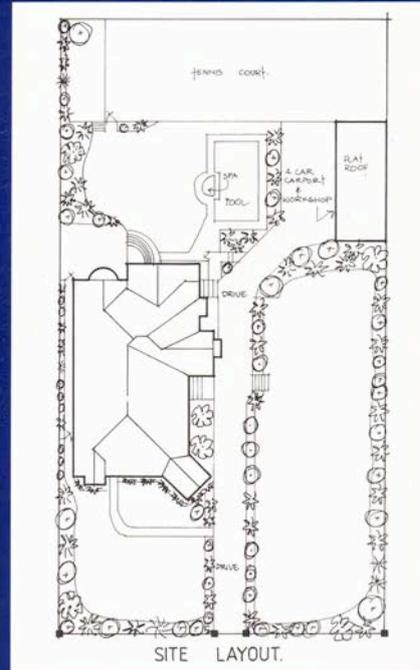
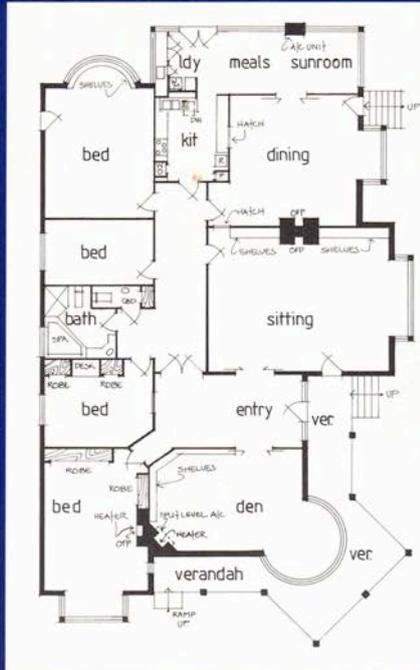
12,630	8871K = 869	15,750	13,800	14,000	7,000	840K = 860
79K	13,800	14,000	15,750	17,000	17,000	17,000
58K	13,800	14,000	15,750	17,000	17,000	17,000
37K	13,800	14,000	15,750	17,000	17,000	17,000
K?	13,800	14,000	15,750	17,000	17,000	17,000

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.



BOROONDARA
City of Harmony

57 BERKELEY STREET, HAWTHORN



SITE LAYOUT.

A U C T I O N

SATURDAY 3RD SEPTEMBER AT 11AM

TERMS:

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

OUTGOINGS:

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

TITLE PARTICULARS:

Certificate of Title Vol. 7269
Fol. 631

LAND SIZE:

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

SOLICITOR:

Best Hooper

INSPECTIONS:

By appointment or at advertised times.

AFTER HOURS ENQUIRY:

Mark Dayman 808 4153 or Bruce Bell 818 2391



860 Glenferrie Road, Hawthorn
Telephone 819 2233

Printed by Rowprint (03) 828 1555

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.

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 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).

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

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)

**APPENDIX B:
UPDC ENDORSED
STATEMENT OF
SIGNIFICANCE & HERITAGE
CITATION**



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

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



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

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

History of Chesney Wolde

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 Ibid



Description & Integrity

Berkeley Street

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

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

Chesney Wolde

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

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

The front, original, portion of Chesney Wolde has a prominent hip and gable roof clad in unglazed terracotta tiles. The terracotta ridge cappings of the roof are 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, asymmetrical 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



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

Context, 'City of Boroondara Municipal-Wide Heritage Gap Study' volume 7, Glen Iris, 2 March 2020.

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

Meredith Gould, 'Hawthorn Heritage Study', 1993

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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

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Publication Date: 24 December 2014/23 January 2015

Format: Obituary

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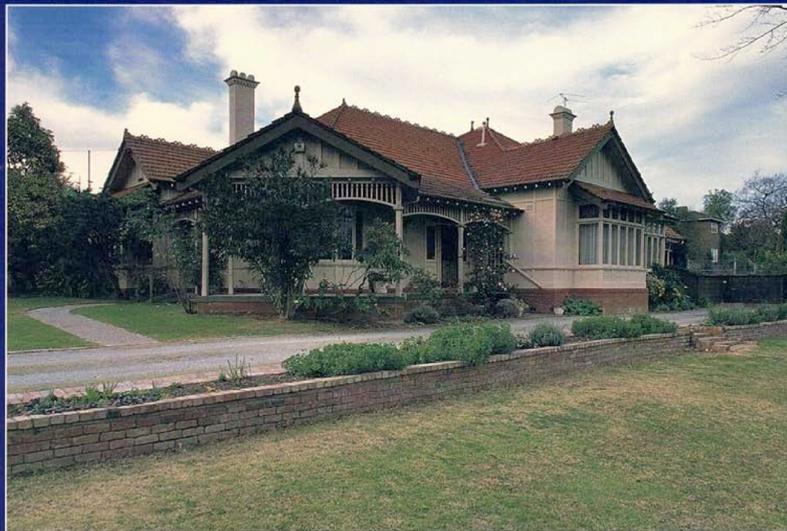


Appendix 2

A U C T I O N

ON THE PROPERTY

**SATURDAY 3RD SEPTEMBER 1994
AT 11AM**

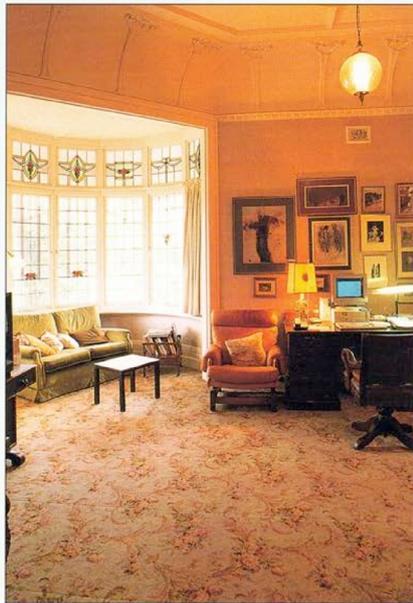
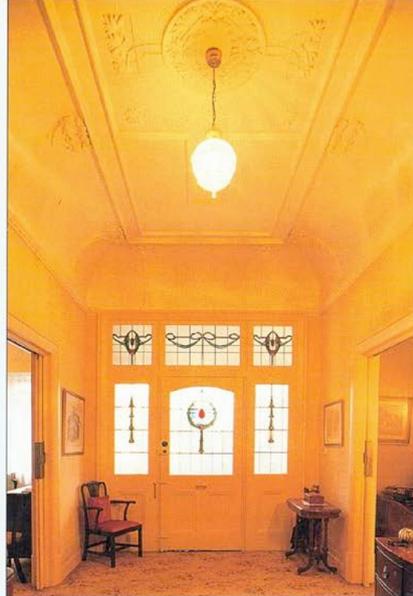


57 BERKELEY STREET, HAWTHORN

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

 Collins Simms

860 Glenferrie Road, Hawthorn
Telephone 819 2233



**57 BERKELEY STREET
HAWTHORN**

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

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

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

Handwritten notes and calculations:

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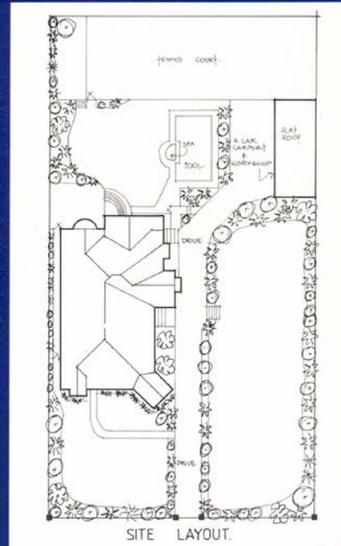
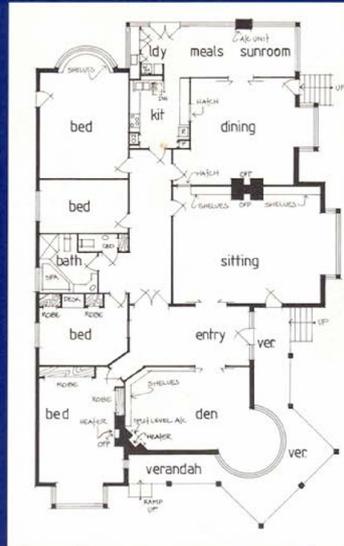
FEATURES

- 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



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)

**APPENDIX C:
CONTEXT 2019
ASSESSMENT**



57 Berkeley Street, Hawthorn, assessment

Prepared by: Context

Grading Assessment Date: 13 August 2019

Address: 57 Berkeley Street, Hawthorn

Name: House

Place Type: Residential

Existing Grading: none

Recommended Grading: not of individual significance

Extent of Recommended Grading: N/A





Reasons for Recommended Grading

The house at 57 Berkeley Street, Hawthorn, is a large Federation Queen Anne villa. It was viewed during the 'Hawthorn Heritage Gap Study' Stage 1 survey and noted as a high quality Edwardian dwelling that would likely be Contributory to an HO precinct. As it was not considered to be of potential local (individual) heritage significance, it was not investigated further.

The house is not shown on the 1907 MMBW plan of this area, indicating that it was built afterward.

The house is timber framed, with timber panelling to the dado (below window sill level) and roughcast render divided by vertical cover straps above. Its plan is that of a classic Queen Anne villa with a return verandah terminating at projecting gabled bays, and strong emphasis to the diagonal axis created by a corner gable to the verandah and an angled bay window beneath this. The high hipped roof form, clad in (renewed) terracotta Marseille tiles with decorative ridgecapping and finials, is also typical of the style. While a large house, the decorative details are subdued, comprising leadlight highlights to the casement windows, a porthole window with leadlight, half-timbering to the gables, and an arched ladder frieze with square timber posts to the verandah. The chimneys are unusual for this style of house with a rendered shaft and dentils below a narrow moulded cornice. The chimneys were in this form in 1993, so are probably original.

The house has been altered externally by the construction, in 1995, of a large rear wing. It is set behind the principal roof of the house, but projects to the south side, visually doubling the width of the house as seen from the street.

The house was given a C* (C-star) grade, and the streetscape graded '3' (low quality), by the Hawthorn Heritage Study, 1993. A place identification form was prepared for it, which gave a c1918 built date. Its integrity and condition were recorded as 'good' (the highest ranking).

Lovell Chen carried out an assessment of C* places not already in HO precincts in the 'Review of C* Grade Buildings in the Former City of Hawthorn' (2006, rev. 2009). In this study, several houses on Berkeley Street were assessed and recommended for site-specific Heritage Overlays: 1, 6, 9 and 54 Berkeley Street. In turn, a number of the C* places assessed were assessed by Lovell Chen 'as not being of sufficient heritage significance to warrant an individual Heritage Overlay' (p. 21). These rejected places included a number on Berkeley Street, including the subject building at No. 57.

Re-examination of this house in 2019 confirmed the preliminary assessment made during the Stage 1 survey, as well as Lovell Chen's earlier assessment. It is a substantial, though typical, example of its type. It does not have any design features that are notable amongst the many fine Federation Queen Anne villas in Hawthorn that are already protected in the Heritage Overlay. Furthermore, the very visible rear extension detracts from its intactness.

The possibility of including 57 Berkeley Street in a heritage precinct, as a Contributory property, has also been considered as part of Stage 1 of the Hawthorn Heritage Gap Study. A potential precinct was considered further north along Berkeley Street, but not assessed in Stage 2 due to many properties that would be Non-contributory. That part of Berkeley Street south of Callantina Road had undergone an even greater level of redevelopment, so was not even given initial consideration as part of a larger precinct.

In conclusion, the house at 57 Berkeley Street does not meet the high threshold of local significance for Edwardian-era houses in Hawthorn and Boroondara more generally, so it



does not warrant protection in a site-specific Heritage Overlay. This has been confirmed in the 2006 Lovell Chen study, as well as the more recent Hawthorn Heritage Gap Study. While it would make a fine Contributory property to a heritage precinct, the area around it does not form a precinct of local significance.

References

M Gould, Hawthorn Heritage Study, 1993.

Lovell Chen, Review of C* Grade Buildings in the Former City of Hawthorn, 2006, rev. 2009.

Context Pty Ltd, Hawthorn Heritage Gap Study, 2016.