

3 Presentation of officer reports

3.1 Roseberry Street Heritage Assessment

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the heritage consultant's further consideration and assessment of Roseberry Street, Hawthorn for heritage protection as part of the existing Brickfields Environs Precinct (HO841). Council's heritage consultant has reviewed the existing precinct citation and prepared a revised draft that includes a portion of Roseberry Street as an extension to the existing precinct (**Attachment 1**).

The report also seeks a resolution to commence a preliminary consultation process with owners and other stakeholders in the existing Brickfields Environs Precinct and the proposed Roseberry Street precinct extension on the revised draft citation and proposed Roseberry Street extension to the Brickfields Environs Precinct.

Background

The Brickfields Environs Precinct was included in the Heritage Overlay as part of the Hawthorn East Heritage Gap Study in 2021. At the time, properties on Roseberry Street were not considered to meet the requisite threshold for inclusion in the Heritage Overlay.

In July 2021, Council engaged two heritage consultants to undertake further reviews of Roseberry Street, in response to community requests. Both consultants concluded that Roseberry Street did not meet the threshold for inclusion in the Heritage Overlay as a standalone precinct or an extension to the existing Brickfields Environs Precinct.

In early 2022, further information was received relating to the history of Roseberry Street. This information carried some significance, to the extent that a further assessment of Roseberry Street in the context of the existing Brickfields Environs Precinct was deemed warranted. This further assessment, carried out by Landmark Heritage, centred on changing the strategic justification for the existing Brickfields Environs Precinct to include Roseberry Street (or part of it) as an extension to the precinct.

Key Issues

The assessment by Landmark Heritage found that numerous properties on Roseberry Street, Hawthorn East met the criteria for inclusion under the Heritage Overlay, primarily due to their relationship with the neighbouring former Fritsch Holzer Brickworks (the current Fritsch Holzer Park).

The heritage assessment considered preservation under the Heritage Overlay be facilitated via the integration of the identified Roseberry Street precinct into the adjacent existing Brickfields Environs Precinct. This assessment did not suggest a stand-alone precinct.

The proposed extension to the Brickfields Environs Precinct would be facilitated by a revised heritage citation and Statement of Significance. This alteration places an increased importance on the operations of the former brickworks during the late 19th

century when the Hawthorn Black Bricks were produced at the factory and the majority of housing in Roseberry Street was established. As the historical research incorporated by Landmark Heritage into the draft revised citation demonstrates, there is significant association between Roseberry Street and the former brickworks (**Attachment 1**).

The draft extension into Roseberry Street does not seek to include all properties on the street. Two sections of the street are excluded from the precinct extension, as they have limited intactness with a high proportion of non-contributory properties. One section omitted is the south side of Roseberry Street, from number 28 through to 60b. The other section comprises both the northern and southern sides, moving east from numbers 83 and 72 respectively, through to Camberwell Road.

The draft extended Brickfields Environs Precinct includes an additional sixty (60) properties on Roseberry Street, Hawthorn East. Forty-eight (48) of the additional properties are graded as contributory, and twelve (12) are non-contributory. A copy of the draft revised Brickfields Environs Precinct heritage citation is included at **Attachment 1**.

It is recommended to undertake preliminary consultation to test the revised draft citation. As the revised citation changes the strategic justification for the existing Brickfields Environs Precinct, consultation with owners and occupiers within the entire precinct (rather than just Roseberry Street) is necessary to ensure transparency. It is noted that this opens the entire precinct to scrutiny and property owners and occupiers in the existing precinct might seek to challenge the whole precinct (not just the extension).

There also remains the risk that if the matter proceeds to a planning scheme amendment process, the existing precinct and proposed extension are likely to be considered by an independent panel. While Council's heritage consultant is confident that no changes to the existing precinct (such as downgrading or even removing properties) are necessary to facilitate the Roseberry Street extension, this view may not be accepted by an independent planning panel.

It should be noted that following preliminary consultation, the UPDC still has the ability to resolve not to proceed further with a formal planning scheme amendment process.

Next Steps

Should the UPDC resolve to commence preliminary consultation, a report on the outcomes of preliminary consultation would be presented at a UPDC meeting in early 2023.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the heritage advice received and documentation provided, including the draft revised Brickfields Environs Precinct citation, as part the Roseberry Street Heritage Assessment.
2. Commence preliminary consultation with relevant stakeholders on the draft revised Brickfields Environs Precinct citation, as provided in **Attachment 1**.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Inform the Urban Planning Delegated Committee (UPDC) of the preparation of a draft revised citation for the existing Brickfields Environs Precinct, to now include an extension of the Precinct into Roseberry Street, Hawthorn East.
- Seek a resolution to commence a preliminary consultation process with relevant stakeholders including, but not limited to, owners in the existing Brickfields Environs Precinct and the proposed Roseberry Street precinct extension.

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

Council and Community Plan

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

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

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

Heritage Action Plan 2016

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

The assessment is consistent with the following action of the Heritage Action Plan 2016:

- Knowing – which seeks to identify, assess and document heritage places.

Boroondara Planning Scheme

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

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

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

The Planning Policy Framework seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara. Initial heritage assessments are an integral step in this process.

Plan Melbourne 2017-2050

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

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

The heritage assessment is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

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

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

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Municipal Wide Heritage Gap Study

On 25 July 2016, Council resolved to engage heritage consultants, Context Pty Ltd, to commence the Municipal Wide Heritage Gap Study (MWHGS). The MWHGS was a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage Overlay.

The study had two components: a street-by-street assessment of properties not currently included in the Heritage Overlay; and implementation of heritage controls to properties recommended for heritage protection by the assessment.

The Heritage Overlay is the mechanism which allows Council to protect heritage places of local significance. Inclusion of properties and precincts in the Heritage Overlay triggers planning permit requirements for demolition, alterations and additions, and new buildings.

At the time of its assessment under the MWHGS, Roseberry Street Hawthorn East was found to not meet the requisite threshold for inclusion under the Heritage Overlay - largely due to a low level of intactness. However, the neighbouring Brickfields Environs Precinct was found to meet the threshold for inclusion, substantially due to its connection with the former adjacent Fritsch Holzer Brickworks. The Brickfields Environs Precinct was included Heritage Overlay in 2021 under HO841 (Amendment C308).

Further assessments from community nominations

In July 2021, Council received a community request to include Roseberry Street, Hawthorn East in the Heritage Overlay. Heritage consultant Context considered Roseberry Street for inclusion in the Heritage Overlay both as a standalone heritage precinct, and as part of the Brickfields Environs Precinct identified through the Hawthorn East Heritage Gap Study. Context did not recommend Roseberry Street be included in the Heritage Overlay.

Subsequently, Council officers engaged Extent Heritage to undertake a peer review of the advice provided by Context and to prepare an independent assessment of the community nomination. Both Context and Extant Heritage were provided with all material submitted by community members.

Both consultants agreed in their assessments that Roseberry Street did not meet the threshold for inclusion in the Heritage Overlay either as a standalone precinct or as an extension to the adjoining Brickfields Environs Precinct (introduced through the Hawthorn Heritage Gap Study in 2021).

These assessments were considered by the UPDC on 4 October 2021, and the Committee resolved to seek a further assessment to “address the viability of including the more intact section of Roseberry Street” in the Heritage Overlay.

Additional supporting information – Gary Vines and Nigel Lewis

In early 2022, Council officers received additional supporting documentation from interested parties, including from Gary Vines (archaeologist; Biosis) and a report from Nigel Lewis, heritage consultant. This additional information was provided to both Context and Extent Heritage for further review.

Both Extent Heritage and Context (now renamed to GML Heritage) reviewed the additional information and reiterated their respective positions, that Roseberry Street did not meet the threshold for heritage protection as a standalone precinct, nor as an extension to the Brickfields Environs Precinct.

However, GML Heritage (formerly Context) also formed the view that if the strategic basis for the existing Brickfields Environs Precinct were to be changed, then the inclusion of (some) properties in Roseberry Street in the Heritage Overlay could potentially be justified.

This would require a change the citation to place increased importance on the late 19th century era of the Fritsch Holzer Brickworks, when Hawthorn Black bricks were manufactured at the factory, as the most important period of its existence (rather than the entire period of its existence as set out in the current precinct citation).

GML Heritage (formerly Context) outlined that such a shift in the consideration of why the adjoining Brickfields Environs Precinct is of heritage value it might elevate the significance of housing built in the late nineteenth century (when the majority of Roseberry Street was developed) and justify their inclusion in the Heritage Overlay as an extension to the existing precinct.

However, there is a risk a review of the strategic basis for the adjoining Brickfields Environs Precinct might result in some properties within the existing precinct either being downgraded or no longer warranting inclusion in a HO. Further, changes to the existing citation would also require notification of all property owners within the existing precinct and re-invite potentially opposing submissions and challenges through the amendment process.

This change to the citation and strategic basis would also not address the issue of low integrity of the dwelling stock within Roseberry Street with many houses still considered to be non-contributory.

These findings and concerns were presented to the UPDC on 21 February 2022, and council officers advised the UPDC to take no further action on the matter. The UPDC resolved to “defer consideration of the item to enable officers to further explore the risks associated with revising the precinct heritage citation and Statement of Significance”.

4. Outline of key issues/options

Outcomes of further assessment

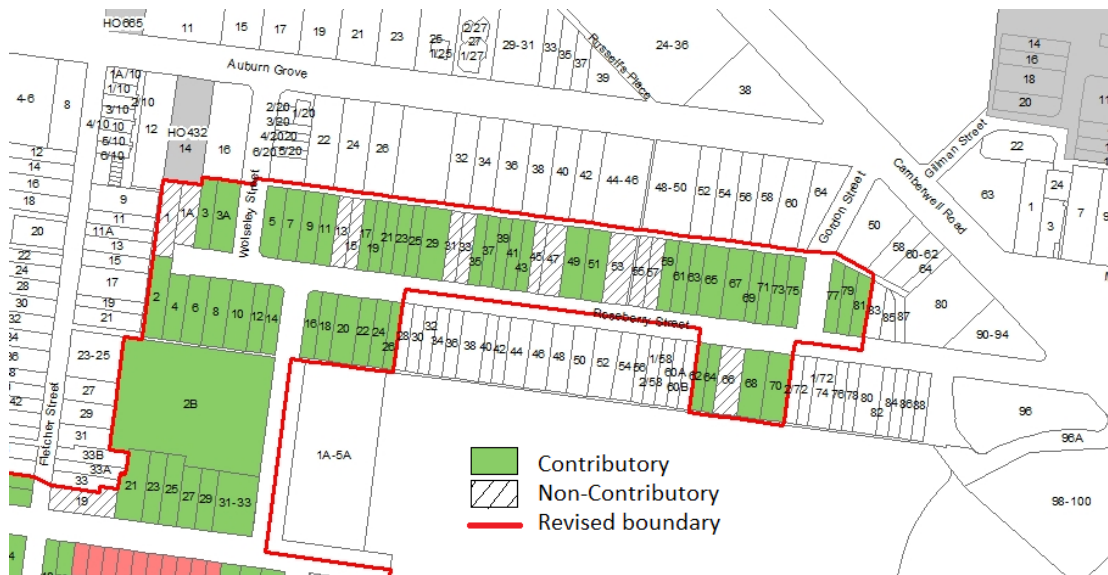
Council’s heritage consultant Landmark Heritage has carried out a review of the existing precinct citation, considering the further information provided by community members. The review was undertaken to determine whether the citation could be changed in a way that would allow the inclusion of Roseberry Street while also not resulting in any grading or boundary changes within the existing precinct.

The outcome of Landmark Heritage’s assessment was that the citation Brickfields Environs Precinct citation could be amended to include an extension to Roseberry Street, without undermining the existing Precinct. Accordingly, Council’s heritage consultant has prepared a draft revised Brickfields Environs Precinct citation (**Attachment 1**).

The proposed extension to the Brickfields Environs Precinct would be facilitated by a revised heritage citation and Statement of Significance. The revised heritage citation places a greater level of importance on the operations of the former brickworks during the late 19th century when the Hawthorn Black Bricks were produced at the factory. As this coincides with the period when the majority of housing in Roseberry Street was established it provides the necessary justification for extending the precinct into Roseberry Street.

As the historical research incorporated by Landmark Heritage into the draft revised citation demonstrates, there is significant association between Roseberry Street and the former brickworks (**Attachment 1**).

The properties in the proposed Roseberry Street Precinct extension are as per the below map:



In addition to the properties identifies, the proposed precinct extension also covers sections of the bluestone laneway, parallel to Roseberry Street to the north, and the bluestone drainage channel parallel to the south.

Preliminary consultation

Following Landmark Heritage's draft revised Brickfields Environs Precinct citation, it is proposed to undertake a preliminary consultation process on the revised Brickfields Environs Precinct heritage citation.

The preliminary consultation process will assist Council to make an informed decision regarding future steps for the potential inclusion of Roseberry Street in the Heritage Overlay. Engagement with owners in the existing Brickfields Environs Precinct will be required given the existing citation is proposed to be changed. This will ensure transparency and afford property owners the right to provide feedback.

However, it is important to consider that preliminary consultation provides the opportunity for property owners and occupiers in the existing precinct to challenge the existing precinct.

While Council's heritage consultant holds the view that the Brickfields Environs heritage citation can be amended to include a Roseberry Street extension while maintaining the integrity of the basis for its inclusion in the Heritage Overlay, this view will be open to challenge through the consultation and exhibition process. This means, there remains a risk that a new interrogation of the revised citation for the Brickfields Environs Precinct may result in a planning panel forming a new opinion on the heritage value of the Brickfields Environs Precinct. This has the potential to undermine the existing Brickfields Environs Precinct.

5. Consultation/communication

The proposed preliminary consultation process will involve sending letters to:

- owners and occupiers within the existing Brickfields Environs Precinct and within the proposed Roseberry Street Precinct extension, as well as adjacent properties.
- parties involved in the process of nominating Roseberry Street for further assessment.
- other relevant stakeholders, including local historical groups.

All relevant documentation will be available on Council's website and at the planning counter. Preliminary consultation will run for one month. Subsequent to preliminary consultation, all those who provide written feedback may address the UPDC at a future meeting, to make comment on the preliminary consultation process.

Consultation is expected to be completed in late November/early December with a report on the outcomes to be presented to UPDC in early 2023.

Should the UPDC resolved to proceed to a planning scheme amendment, further opportunities to provide formal submissions will be provided through the formal exhibition process (including consideration of submissions by an independent planning panel).

6. Financial and resource implications

Costs associated with the preliminary consultation process will be funded through the Strategic and Statutory Planning Department operational budget for the 2022/23 financial year.

7. Governance issues

The officers responsible for this report have no direct or indirect interests requiring disclosure.

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

8. Social and environmental issues

The proposed expansion of the existing heritage precinct would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

9. Evaluation and review

The evaluation of the proposed preliminary consultation process, by way of an officer report to the UPDC, will allow Council to make a transparent and informed decision regarding potential appropriate next steps for the Roseberry Street Precinct.

This evaluation would take place at a future UPDC meeting, likely in early 2023.

Manager: **David Cowan, Manager Planning and Placemaking**

Report officer: **Emil Dickson, Strategic Planner**

**Version from 10 May 2021 Municipal-Wide Heritage Gap Study, Vol. 6
Hawthorn East; revised ~~June~~ September 2022**

Brickfields Environs Precinct

Prepared by: Context, revised by Landmark Heritage PL

Address: 3-23 & 2-24 Aberdeen Street; 1-33 & 2A-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street; 1-81, 2-26 & 62-70 Roseberry Street, Hawthorn East

Name: Brickfields Environs Precinct	Survey Date: March 2018 <u>& 2022</u>
Place Type: Residential	Architect: A.A. Fritsch <u>& others</u>
Grading: Significant	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1870s-88- c.1940s37



GRADING

- SIGNIFICANT
 CONTRIBUTORY
 NON-CONTRIBUTORY
 EXISTING HERITAGE OVERLAY
 PRECINCT BOUNDARY

**GRADING**

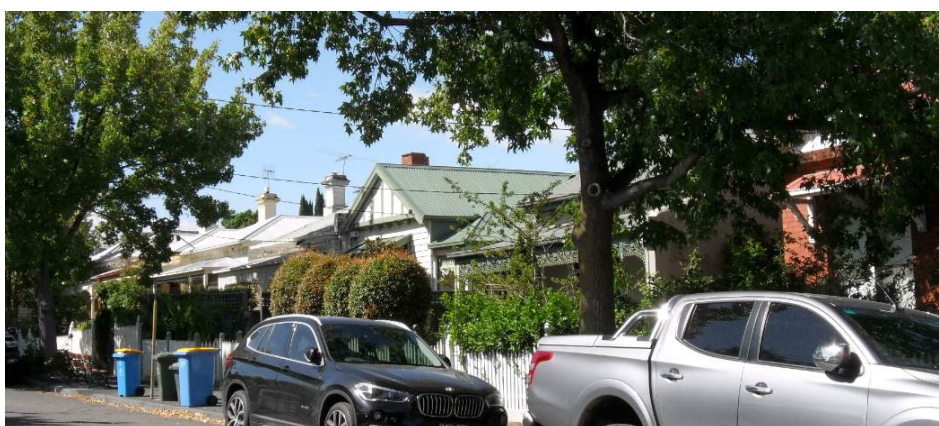
- SIGNIFICANT
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 EXISTING HERITAGE OVERLAY
 PRECINCT BOUNDARY



West side of Fletcher Street. (Source: Context, 2018)



East side of Loch Street. (Source: Context, 2018)



South side of Caroline Street. (Source: Context, 2018)



North side of Roseberry Street (Landmark Heritage 2022)

Historical Context

Hawthorn East developed in an area bounded by today's Auburn Road, Barkers Road, Burke Road and Toorak Road in two broad phases. The northern portion (also referred to as Upper Hawthorn and Auburn), bounded by Auburn Road, Barkers Road, Burke Road and Riversdale Road, from the 1880s; and the southern portion, bounded by Auburn Road, Riversdale Road, Burke Road and Toorak Road, mostly from the first decades of the twentieth century. Auburn Primary School (1890) and Auburn South Primary School (1925), both in Hawthorn East, mirror the different stages of the area's residential development (*Victorian Places* 2015).

Development to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Land sales in the Parish of Boroondara in 1853 included land to the east, bounded by Barkers Road (then known as Main Road) on the north, Riversdale Road on the south, Auburn Road on the east, and Glenferrie Road on the west. Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:29-31,35 and *Victorian Places* 2015).

In 1854, John Robert Murphy subdivided allotment 70 into the Village of Rathmines, creating Harcourt Street and Kildare Street, and in 1863, Rathmines Road, in an area that was to become known as Upper Hawthorn. The Upper Hawthorn Common School opened in 1862 and the Upper Hawthorn Hall had opened by 1890. By the early 1900s, the area was commonly referred to as Hawthorn East (McWilliam 2002:1).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became the Borough of Hawthorn. Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from the Yan Yean Reservoir in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861, Hawthorn municipality's population was 2342, and, by 1881, it had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

By 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields, whose clay pits were made into parks in later years. Hawthorn became so strongly associated with the brickmaking industry that the term 'Hawthorn bricks' was used to refer to the distinctive product that emerged from the area (Built Heritage 2012:87). Hawthorn East was the centre of the clay and brick industry, with a large brickmaking site, the Hawthorn Brick Works, established in 1883 by the family of the brickmaker and architect, Augustus Fritsch, and the Holzer family, after they amalgamated adjacent brickmaking operations (see Figure 1). The brickworks are shown on a 1903 MMBW plan as a large complex of buildings, with clusters of small timber houses and some brick cottages in the nearby streets (*Victorian Places* 2015 and Gould 1993:49-52).



Figure 1. The Fritsch Holzer Hawthorn Brick Works, date unknown. (Source: Fowler 1969)

In 1882, as part of the construction of the Hawthorn-Lilydale railway line, the northern area of Hawthorn East between Riversdale Road and Rathmines Road was connected by an extension of the train service from Hawthorn to Camberwell, which included the construction of two railway stations known as 'Glenferrie Road' and 'Auburn Road'. Consequently, this area was subdivided and sold from the early 1880s, and a shopping centre (shared with Camberwell) established at the junction of Burke, Camberwell and Riversdale roads (*Victorian Places* 2015). A horse tramway opened in 1890, running from Hawthorn Bridge via Burwood Road, Power Street and Riversdale Road to Auburn Road.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911) (*Victorian Places* 2015).

In 1908, former Mayor of Hawthorn City and MLA for Hawthorn in 1901-08, engineer George Swinburne established the Eastern Technical College in Burwood Road, Hawthorn. In 1913, the school was renamed Swinburne Technical College, and became the Swinburne University of Technology in 1992. Swinburne University continues to operate at the same site today (Swinburne Online 2017).

Interwar and post-war development

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road, including Hawthorn East (Gould 1993:61).

The area of Hawthorn East, south of Riversdale Road, was not adequately serviced with public transport until the first decades of the twentieth century. By 1916, the Hawthorn Tramways Trust had established an electric tramline along Riversdale Road to Camberwell and Wattle Park, and

in 1917, the Prahran and Malvern Tramways Trust extended the Gardiner line north along Burke Road to Camberwell Station. The Melbourne and Metropolitan Tramways Board established a new tram depot at Hawthorn East, just west of Camberwell Junction, in 1929 (Built Heritage 2012:70).

In 1918 the three Hawthorn railway stations at Hawthorn, Glenferrie and Auburn were rebuilt in brick as part of the extensive railway line upgrade between Hawthorn and Camberwell, making the area of Hawthorn East and its shopping centre more attractive and accessible. The electrification of the railway line was completed in 1922. As a consequence, new subdivisions opened up land for both residential and commercial development in the interwar years and reflected the increasing popularity of off-street parking for motorcars. Late Edwardian or Californian Bungalow style houses replaced earlier buildings, or were built beside them (Gould 1993:56, 60, 62). The Art Deco Rivoli Cinema was built in Camberwell Road in 1940.

From the 1940s, industrial development intensified in Hawthorn East, with factories established along Camberwell Road, Auburn Road and Tooronga Road. In 1955, for example, clothing manufacturers Sportcraft Pty Ltd opened a skirt factory in Redfern Street, Hawthorn East. The factory has since been demolished (Built Heritage 2012:95).

The Hawthorn Brick Works closed in the early 1970s, and Hawthorn Council purchased the 14-acre site, including a clay pit, in 1972, which it used for landfill until 1989. The site became the Fritsch Holzer Park in 1995.

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. Recent trends to higher density living have resulted in flats and row houses comprising 57.9 per cent of dwellings in Hawthorn East in 2011 (*Victorian Places*, 2015).

History

The precinct of interest is located on Crown Allotments 99, 100 and 103, Section 7, in the Parish of Boroondara (Parish Plan Boroondara 1931). By 1866, the land was bounded on two sides by Auburn Road and Riversdale Road ('Plan of the Borough of Hawthorn' 1866).

The precinct is the result of ~~two-three main-large and multiple small~~ subdivisions developed from ~~1888-1884 shortly~~ after the railway line was extended from Hawthorn to Camberwell in 1882. The precinct is located on land ~~situated on two sides of~~ surrounding the former Fritsch Holzer Upper Hawthorn Brick Works on the north, west and south sides.

The brickworks

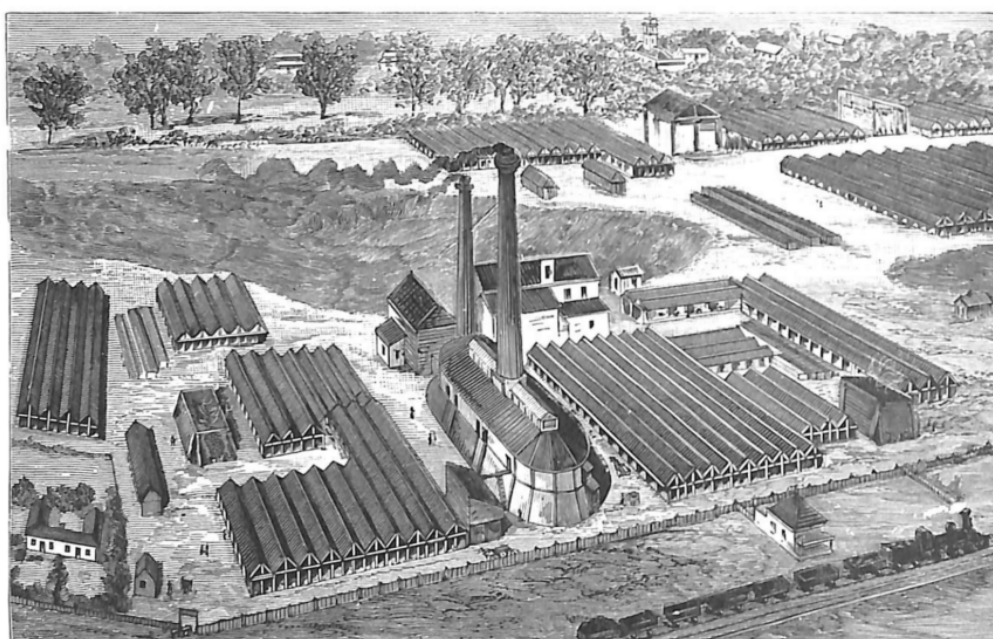
In the early 1870s, much of Hawthorn's brick production was centred on Victoria Road, Hawthorn East, in what is now a public reserve, and on William Street, Hawthorn, where today's Central Gardens is located. By the late 1860s, Augustus Fritsch, Frederick Spear and others were producing bricks on Victoria Road, while John and Anton Holzer had a brickfield on William Street. Other members of the Holzer family, Martin Holzer Senior and Junior, made bricks at a pit on Burnley Street, Richmond (S&McD 1870). Around 1870, Henry Holzer, Thomas Spear and John Morrison set up new brickworks on Camberwell Road at the site surrounded by the subject precinct (S&McD 1872). Henry Holzer was soon joined by Martin Holzer Junior, and Thomas Spear by Frederick Spear (S&McD 1875). In 1871, Henry Holzer let tenders for the erection of a three-roomed brick cottage on Camberwell Road, presumably adjacent to his brickworks (Argus, 4 Oct 1871:3).

Frederick Spear Senior had begun brickmaking in 1857 in Victoria Road, and later managed the City Brickworks on Camberwell Road until his death in 1884. He was succeeded by his son, Frederick Junior, who worked there until at least 1915 (Vines 2013).

The third key figure in establishing brickworks near the subject precinct, was Augustus Fritsch. Reportedly he opened his brickworks in 1873, reached by Bowler Street (then Fritsch's Road) (McWilliam 2004:7). His first land purchase within the precinct was in May 1876. This was three acres at the north-west corner of what is now Fritsch-Holzer Reserve, and land along the north

side of what is now Bowler Street (Nos. 27-33) and the future site of the Auburn Bowls Club (CT V853 F453). In April 1881, he also bought land on the south side of Bowler Street (around the future Munro Street) (CT V1295 F809). This included the semi-detached brick dwellings at what is now 44-46 Bowler Street, which had previously been owned by Donald McGregor.

The Fritsch and Holzer families were united not only by proximity at the Camberwell Road brickfields, but also family ties. Martin Anton Holzer and his family took up brickmaking on William Street, Hawthorn. Between 1870-1873 Martin's sons John and Anton worked with brickmaker Daniel Dixon and had adjacent properties in William Street. Dixon was their brother-in-law – his wife Clara Walsdorf and Anton Holzer's wife, Anne Walsdorf, were sisters. (Gustav) Augustus Fritsch was another brother-in-law, having married their sister Ottilie Christiane Holzer (Hawthorn Historical Society 2021). Brothers Johann, Martin and Anton Holzer and Augustus Fritsch merged their two brickworks in 1883, forming Fritsch, Holzer, and Co., the largest brickmaking company in Victoria (Victorian Collections). Spear's City Brickworks remained just to the south.



THE UPPER HAWTHORN BRICK COMPANY'S YARDS (FRITSCH, HOLZER AND CO.).

Figure 2. Artist's impression of the brickworks in 1888, looking south. Note the Hoffman kiln with its oval plan, surrounded by brick drying sheds. There were also drying sheds south of the brick pit. (Source: Sutherland 1888:638)

In 1888, Fritsch, Holzer, and Co. publicly floated the company with 150,000 shares, and formally changed its name to the Upper Hawthorn Brick Company Ltd, though it was still commonly referred to by the old name. Augustus Fritsch was made managing director. At that time, the company occupied a 20-acre site and had at its disposal brick presses and other mechanised equipment, one continuous-firing Hoffman kiln as well as six open kilns. The output in October 1888, at the height of the building boom, was reported as nearly one million bricks a month.

One of the key selling points of the company shares were its 'speciality being the black bricks', also frequently referred to as dark bricks. They noted that 'there is no competition' for this popular product as 'no other brickworks in or around Melbourne have the class of clay required' (*Argus*, 15 Oct 1888:6). This statement seems to disregard the other source of brown bricks made by the Northcote Brick Company, which advertised their new 'Patent Dark Spotted Facing Bricks' in 1885 (*Age*, 11 Jul 1885:3). Even so, the Fritsch, Holzer and Co products, including black, red and white

(cream) bricks, were dominant and popular for state government buildings, particularly black bricks for schools and other Gothic Revival government buildings (Sutherland 1888:638).

The 'black bricks', often referred to as Hawthorn black bricks, were the mottled dark brown bricks that formed the basis for the polychrome brick buildings which came into fashion in the late 1860s. The Camberwell Road site had a deposit of blue-black mudstone at its centre which was the raw material for these bricks. Both Fritsch, Holzer and Co. and Frederick Spear's City Brickworks produced black bricks using these deposits, but Spear had a much smaller operation producing handmade bricks, while Fritsch, Holzer and Co. was mechanised with brick presses and Hoffman kilns allowing them to have a far higher output.

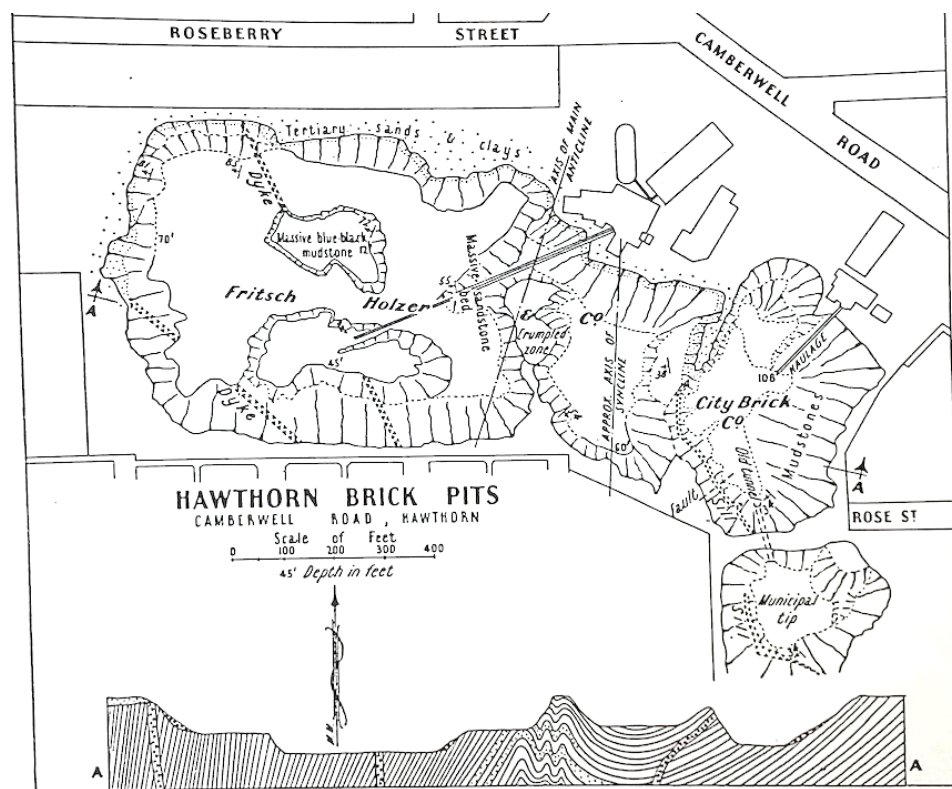


Figure 3. Geological map of the Hawthorn Brick Pits in 1952, showing the Fritsch, Holzer pits with a deposit of 'Massive blue-black mudstone' at its centre. The City Brick Co. pit is located to the east. (Victorian Department of Mines, 1952:10)

Shortly after floating the Upper Hawthorn Brick Company Ltd, Victoria was beset by the 1890s depression, with a price war between brickmakers selling at a loss. They managed to retain their strong position in the market by creating the Cooperative Brick Company of Melbourne with the other large, mechanised manufacturers to share the available work between them and control prices and brick quality. They also eliminated competition by leasing other brickyards and halting their work. There was still a small amount of outside competition, including from Spear's City Brickworks Co. next door (Stuart 1987). Company shareholders agreed that it was worth continuing supporting the company during those difficult years as 'There was no doubt as to the intrinsic value of the property, which was equal to any known, especially for the production of dark bricks' (Age 14 Oct 1892:6).

Fritsch, Holzer & Co. continued to advertise under this name for their 'well-known Hawthorn Dark Facing and Pressed Bricks' in the mid-1890s (Age 24 Mar 1896:3), which they sold along with 'red

facing [and] common pressed' bricks (*Age* 12 Jun 1894:7). The 'special dark bricks' would become a less important part of their production when architectural tastes of the early 1900s turned to red face bricks with render dressings.

The first decade of the twentieth century saw a slow recovery of brick manufacturing, with the Cooperative Brick Company of Melbourne continuing to fight for the survival of its member companies. The State government threatened to establish its own brickworks to supply the construction of the new Flinders Street Station, but were able to come to an agreement with the Cooperative for bricks provided by Upper Hawthorn and other brickworks (*Age* 22 Sep 1905:4). A later government review of the Cooperative found that it had 'not abused its dominating position' as it sold bricks at lower prices than some other manufacturers (*Argus* 2 Aug 1920:9). The following year, 1906, saw a building trade strike, and the Cooperative decided to close down brickworks, including Upper Hawthorn, in response (*Sydney Morning Herald* 14 Dec 1906:6).

During the following decade, the company again appeared in news reports due to unfortunate circumstances. In 1913, fitter Henry Dixon was crushed to death by a two-ton iron pan, witnessed by his brother Joseph, an engineer in charge of the brickworks (*Herald* 15 Jan 1913:3). Henry lived on Loch Street at the time, and was part of the family with long-standing ties to the brickworks. Restrictions on electricity and gas, which were imposed the winter of 1919, saw temporary closure of the brickworks again, putting the 80 employees out of work (*Herald*, 4 Jun 1919:1). Sixty employees went on strike for several days in 1924, in response to the dismissal of a union member (*Daily Standard* 21 Mar 1924:6).

Friction with Hawthorn City Council and surrounding residents also arose from time to time. In 1916, the company appealed to Council to reconsider new restrictions on blasting in the clay pit (*Camberwell and Hawthorn Advertiser* 4 Mar 1916:4). After complaints by residents in 1933, Council considered prosecuting the brickworks due to 'dangerous blasting operations' (*Age* 20 Oct 1933:15).

The Upper Hawthorn Brickworks continued manufacturing during World War II. Along with the output of other major manufacturers, the maximum price of their bricks was set by the Commonwealth Prices Commissioner (*Commonwealth of Australia Gazette* 2 Sep 1942:2167). After the war, the company's name was formally changed back to Fritsch Holzer & Co. Ltd., with shareholders including four members of the Holzer family along with HT and SW Johannsen. By that time, they manufactured bricks, tiles and other ceramics (*Herald* 23 Dec 1948:6).

The Fritsch Holzer brickworks continued to operate until early 1972, employing new brick truckers and burners to operate the kilns as late as 1970 (*Age* 2 Feb 1970:17 & 21 Oct 1970:41). By that time the company was owned by housing developer AV Jennings. The closure in 1972 was largely due to pollution concerns, with coal smoke pouring from the kiln smokestacks when bricks were fired (*Herald*, 27 Oct 1971). The City Brickworks just to the south had already closed, and was leased by the City of Hawthorn as a rubbish tip (*Age* 22 Dec 1971:11).

Hawthorn City Council purchased the 15-acre quarry area (*Age* 7 Jul 1972:3). Once the clay hole was filled in with rubbish, today's Fritsch Holzer Park was created.

---Brick polychromy

Architect Joseph Reed is credited with introducing brick polychromy to Victoria. When travelling Europe in 1862 and '63, Joseph Reed was deeply impressed by the polychrome brick architecture known as the Lombardic Romanesque style. He felt it was eminently suitable for Victoria because of the similar climate and lack of good building stone in the two regions. He single-handedly introduced this style to Melbourne, the best-known works being the Independent Church in Collins Street (1866-7) and Rippon Lea mansion in Elsternwick (1869). The two known polychrome brick works by Reed and Barnes before these two were Euro-Reko in St Kilda (1866, demolished) and Canally, 160 George Street, East Melbourne (1864) (*Goad* 2004:26,36, 57). Reed's work popularised the use of black bricks, with cream and/or red brick trim, which characterised

Melbourne domestic and Public Works Department architecture during the 1870s and especially the 1880s. The black bricks in particular are still colloquially known as “Hawthorn bricks”. established in 1883. They employed approximately 50 people and produced 250,000 bricks a week, which were used throughout Victoria (City of Boroondara, 2017).

...Residential development of the precinct

The first major residential subdivision in the precinct area was The Grove Estate, which initially created 81 lots fronting Auburn Grove, Garfield Street (later Roseberry Street) and Camberwell Road. Peter Johns, iron manufacturer, purchased 11 acres of land from the owner of the original crown grant, Robert Hepburn, in September 1881 (CT V54 F744). Peter Johns (1830-99) is best known as an engineer and lift manufacturer. After his arrival from Wales in 1856 he first assembled prefabricated iron houses, then switched to more general construction, before moving to manufacturing of iron for building parts (e.g. gates and verandahs) and structural iron members for bridges and buildings. In the 1880s he expanded to hydraulic lifts, which served Melbourne's wool stores and tall buildings. He floated his business to become Johns' Hydraulic & General Engineering Co., before taking over an English lift manufacturer to become Johns & Waygood – a name still seen in many of the city's elevators (Blainey 1972). Peter Johns lived nearby, on Berkeley Street, and was a vice president of the Auburn Bowls Club shortly after its formation (S&McD 1890; *Argus* 26 Sep 1888:12).

The original subdivision layout was for deeper blocks along Auburn Grove (154 feet), indicating their somewhat higher prestige than those on Garfield (Roseberry) Street (120 and 115 feet deep), but both streets had blocks of the same 40 and 50-foot widths (see Figure 4). The first sale took place in November 1884, with mention of its convenient location near Auburn Railway Station (but no mention of the even nearer brickworks which may have made it seem less desirable) (*Herald*, 14 Nov 1884:2).



Figure 4. The Grove Estate, 1884. (Source: SLV)

The 1896 City of Hawthorn rate book notes the occupation 'brickworker' for some residents within the precinct, indicating that some of the residences that make up the precinct were houses of workers employed at the adjacent Hawthorn Brick Works (RB 1896). In addition, by the mid-1890s a number of houses in Carnarvon Street were owned by either Augustus Fritsch or A Holzer (see below).

Residents of the area in 1896 were mainly working class, with occupations recorded such as carter, laborer, die pinker, painter, blacksmith, coach builder and striker, as well as a few people in white-collar occupations and professions such as a shipping clerk and an engineer (RB 1896).

Civil servant Charles Symonds owned a portion of Crown Allotment 103 from 1869 to 1887. Promoted as Symonds Paddock estate, "close to the railway station and tramway terminus" (then at the corner of Auburn and Riversdale roads), the land was subdivided into 47 lots, then 58 lots, and put up for auction in March 1888 (see Figure 52). This subdivision created Carnarvon, Loch, Aberdeen and Symonds streets. Symonds lived in a house nearby in Riversdale Road (McWilliam 2004:73).

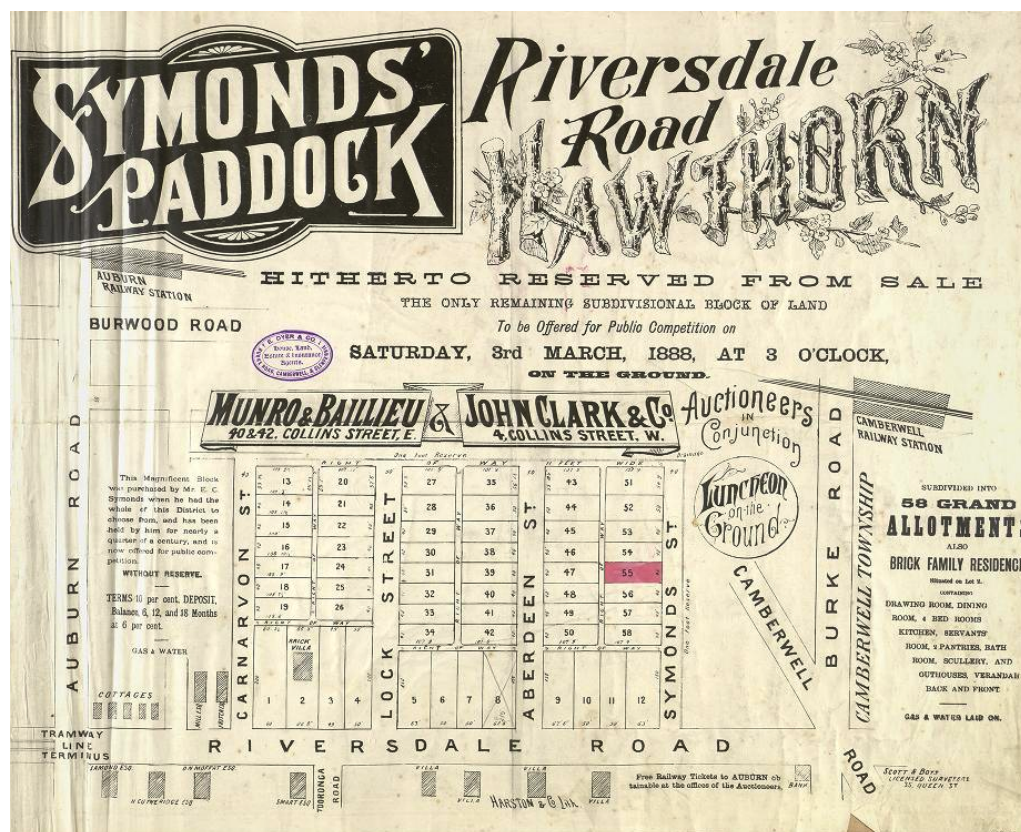


Figure 52. Symonds' Paddock, Riversdale Road, Hawthorn, 1888. (Source: SLV)

Robert Mill subdivided his Troqueer Estate and put up for sale the house and 13 allotments, fronting Caroline Street, Towt Street (later Munro Street) and Riversdale Road in November 1888 (see Figure 63). Close to the horse tram, the allotments were sold by 1890 and homes built soon after (McWilliam 2004:12).

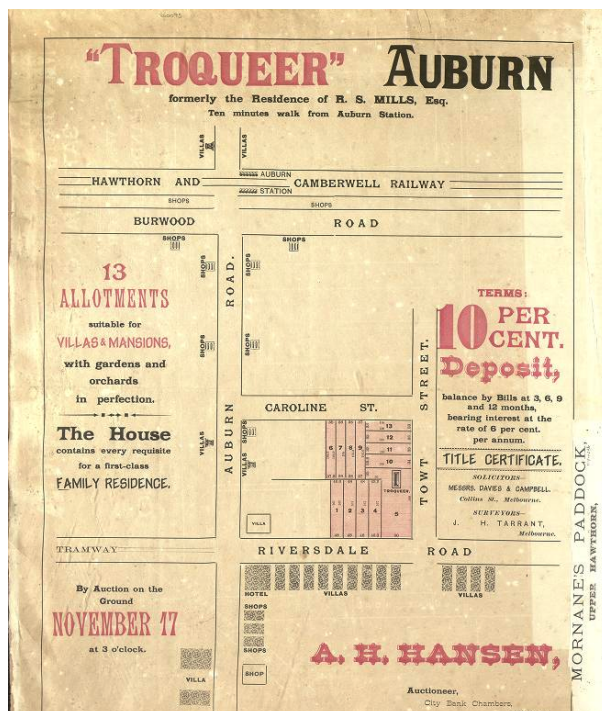


Figure 63. Troqueer Estate subdivision, 1888. (Source: SLV)

Melbourne Metropolitan Board of Works plans show the residences in existence in the precinct by 1903 (see Figures 4 & 57, 8 & 10).

The nearby brickworks had a strong influence on the development and occupation of the houses in the precinct. Generally, the presence of noisy, smoky and unsightly industrial works meant that this was not a desirable residential area so was dominated by working-class housing; smaller lots with smaller houses, many of which were of less-expensive timber construction. In 1915, residents of Roseberry Street complained of mud and dust created by brickworks traffic on their street (Peel 1993:63). A more direct impact was on the ownership and occupation of many houses by those involved in brickmaking, either at the Upper Hawthorn Brick Co or the City Brickworks Co.

Roseberry Street, in particular, was home to many brickworkers from the 1880s to the mid-twentieth century. Many of the first owners were brickworkers, including brickmaker John Elliott at 92 Roseberry Street (outside of the precinct; CT V1821 F080), as well as renters such as brickmaker John Duffy at No. 62, (RB 1898), brickmakers Anthony Dixon at No. 76, George Hicks at No. 78 and later Arthur Little at No. 92 (RB 1901), and brickmaker Morris Dickman at No. 39 (RB 1907). Other residents of the had jobs common to brickworks, such as carters, labourers, and blacksmiths, so may have been employed there as well. There were also die pinkers, painters, coach builders, cab drivers, dairymen, maltsters and strikers, as well as a few people in white-collar occupations and professions such as a shipping clerk and an engineer (RB 1896).

Henry Holzer owned and occupied a house at 73 Roseberry Street for many decades, with brickmaker Daniel Dixon at No. 80 (demolished). Augustus Fritsch, John and Anton Holzer purchased land at 68 Roseberry Street in 1888 where a double-fronted polychrome brick Victorian house was built, which was soon occupied by one of the few white-collar residents of the street – sharebroker John Cockburn (CT V2029 F735; RB 1898). By the mid-1890s a number of houses in Carnarvon Street were owned by either Augustus Fritsch or A Holzer (see below).



Figure 7. Northern part of the precinct, showing Roseberry Street, with the brickworks just to its south. Compare also the average size of houses between the middle-class Auburn Parade (at top) and Roseberry Street with many single-fronted houses. (MMBW Detail Plan No. 1543, 1903, SLV)

Roseberry Street

Originally named Garfield Street as part of the Grove Estate subdivision in 1884. Its name was changed to Roseberry Street by 1893 (RB). The construction of houses in the street commenced in 1887, with six houses built by Edward Heron and eight by Robert Lynch. One of the largest initial buyers was the Melbourne Permanent Building Society, which purchased eight blocks on the north side of the street (Nos. 47-61, 77-79 & 85-87) and seven on the south (Nos. 38, 44-56) in July 1888. All were Italianate in style, most of them timber, in single- and double-fronted forms. They were gradually sold to individual purchasers between 1888 and 1916 (CT V2041 F105). Ratebook records indicate that this and other building societies financed construction of many of the houses, either by providing finance directly to an individual owner, or constructing houses for sale. It appears that the pair of gable-fronted cottages at 62 & 64 Roseberry Street, and the row of single-fronted Italianate cottages at 69-75 Roseberry Street, were built by building societies for sale (RB 1893).

The Fritsch and Holzer families were also involved in the development of the street. Members of the two families owned land at 68, 70, 73 and 82. Augustus Fritsch bought allotments 79 and 57 in 1885 and 1886, now the extension of Munro Street to Roseberry Street and 82 Roseberry Street (CT V1624 F779). Augustus Fritsch, John and Anton Holzer purchased 68 Roseberry Street in 1888, and may have been responsible for the polychrome brick double-fronted house erected there (CT V2029 F735). Brickmaker Henry Holzer was a long-time resident of 73 Roseberry Street, from 1893 or earlier (RB 1893).

When first subdivided, the majority of blocks were 40 feet wide, interspersed with 50-foot blocks, but many were further subdivided into narrow 20- and 25-foot blocks that could only hold a single-fronted house.

There was a right-of-way recorded between 52 and 54 Roseberry Street in 1897 (S&McD 1897). By 1903, an underground sewer was installed along this line and was fenced off from the adjoining

houses though still apparently provided informal access as a footpath into the brickworks (MMBW No. 1543, 1903).

By 1905, 41 homes had been built on the north side and 36 on the south side of Roseberry Street. Numbers 2 and 4 Roseberry Street were built in 1914. Houses at 22 and 24 Roseberry Street date from the early 1940s (McWilliam 2004:66; McWilliam 2007:8).

Caroline Street

In 1887, Caroline Street was "formed, metalled and channelled", and by 1888 houses had been constructed in the street by builders William Thomas, Luff and Fitzgerald (McWilliam 2004:12). By 1900, there were 13 houses on the north side of the street and 17 on the south side (S&Mc).

Fletcher Street

In 1873 farmer Edward Fletcher occupied four hectares of land in Auburn Road South, and by 1879-80, had built a house north of Bowler Street (outside of the precinct). Three houses were constructed on the west side of the street, south of Bowler (then Urquhart) Street in 1895 (S&Mc), and had been joined by a fourth house by 1903 (MMBW). Residents of houses owned by August Fritsch in 1896 include a coachbuilder, labourer and blacksmith (RB).

Land that now forms 61-75 Fletcher Street was sold to a Walter James Lancaster in 1915, and he presumably developed the row of Edwardian brick semi-detached houses on that land, as well as at 4-14 Munro Street (CT V3086 F098).

The row of semi-detached brick houses on the east side was first listed in the 1916 street directory (S&McD).

Bowler Street

Bowler Street was known as Greeves Road in the 1854 subdivision of Crown Allotment 100; the street was named Fritschs Road by ~~the late 1880s~~ 1881 (~~the road as it~~ led to the Fritsch brickworks in 1873), and later Urquhart Street.

Brickworks owner August Fritsch rented a house from Martin Holzer in this street in 1873, and by 1876 owned a house there (RB 1873 & 1876). By 1896, Edward Fletcher was the sole occupant of the north side of the street, and ten houses had been built on the south side (McWilliam 2004:7). Of the houses on the south side, four dwellings were owned by August Fritsch, including a semi-detached pair of brick dwellings, which appear to be Nos. 44-46, as well as two weatherboard cottages (A Fritsch Probate, 1898).

The street was renamed Bowler Street in the early years of World War I, very likely part of the general de-Germanification of street names that took place across Melbourne at that time (S&McD 1917). By 1918, 21 houses existed on the south side of Bowler Street, including the row of fine Edwardian semi-detached pairs at Nos. 18-40. These were the work of builder George William Simpson, who purchased land in 1910 (CT V3086 F098). Simpson was particularly skilled at designing and building semi-detached houses designed to look like a more prestigious detached house. Many examples of his work are in HO702 Parlington Estate Precinct, Canterbury, and at 9-19 Yarra Grove, Hawthorn (in HO778).

The north side was subdivided in 1934 and houses and semi-detached pairs built soon afterward (McWilliam 2004:7). This land had been part of the Auburn Bowls Club, but they made the decision to sell off the southern strip of land on 25 July 1934 in order to pay off their mortgage (Fitzpatrick, 1986:7).

Munro Street

Munro Street was laid out in a number of stages. The southern section of Munro Street was named Towt Street in the 1888 subdivision of the Troqueer Estate (see Figure 63). By 1895, Towt Street had been renamed Munro Street and surveyed as far north as Fritsch Road (later Bowler Street); by the same year four cottages were in existence in the street.

It is not precisely clear when Munro Street was extended north to meet Roseberry Street, but it was certainly by 1905. Augustus Fritsch purchased Lot 79 of the Grove Estate subdivision in March 1885, which is now the location of the north end of Munro Street, between 14 and 16 Roseberry Street. This land was listed as vacant in the 1890s ratebooks. After Augustus' death in 1898, his heirs granted an easement to the MMBW to install a sewer line, suggesting that it was already in use as a roadway. They then sold this, and other large blocks of land on the north and south sides of Bowler Street to nurseryman Richard Ardagh in October 1905, by which time a 'right of carriageway' was shown in this location. The carriageway became a formal road in 1916 when it was transferred to the City of Hawthorn (CT V3086 F098).

It was extended further north by 1914 (McWilliam 2004:57). In 1906, Augustus Fritsch's heirs sold land at the west end of the brickfields to a Frederick Bully (CT V1295 F809). It was not until the 1920s, however, that a row of California Bungalows were built on the west side in the early 1920s at 1-19 Munro Street (S&Mc). In 1915, brickworks owner Anton Holzer owned the Victorian double-fronted house at 26 Munro Street (A Holzer Probate, 1915).

Builder Walter James Lancaster purchased land in 1914 and built the pairs of semi-detached Edwardian houses at 4-14 Munro Street shortly after (CT V3086 F098).

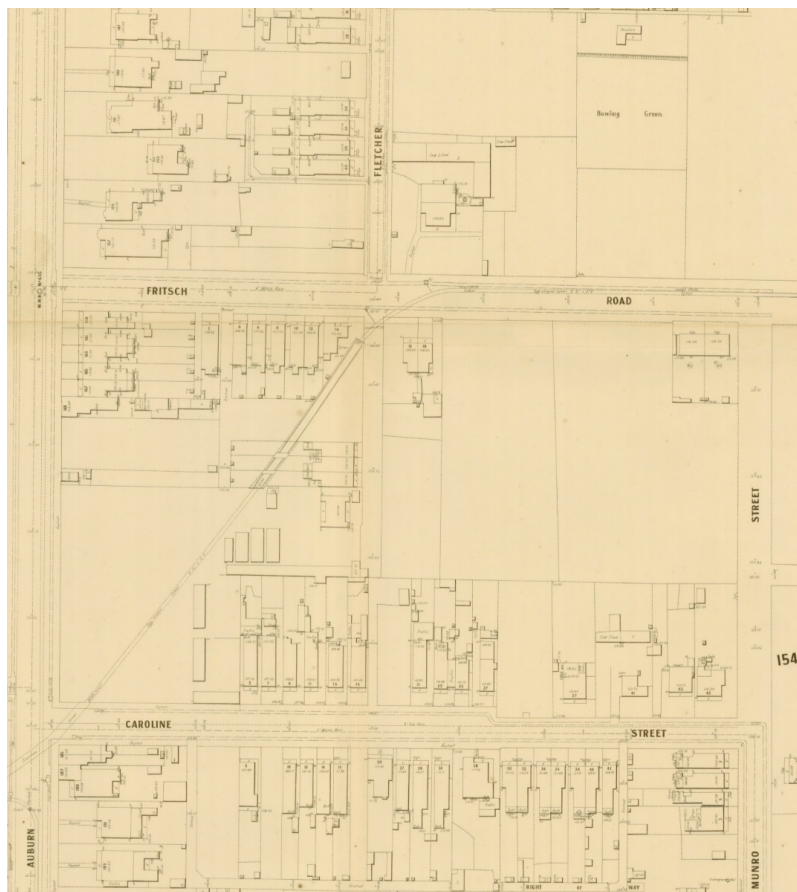


Figure 84. West end of the precinct, including Bowler Street (then Fritsch Road), Caroline Street and Munro Street. The northern part of Munro Street had not yet been created, with the bowling club fronting onto Fritsch Road. The original bowls pavilion is visible at top left. (Source: MMBW Detail Plan No. 1541, 1903, SLV)

The Auburn Bowls Club, which now fronts onto the northern part of Munro Street, was founded in 1886 as an offshoot of the Hawthorn Bowling Club. From the beginning, the Fritsch and Holzer families, as well as other local residents, played an important role in its creation and development. Brickworks owner Augustus Fritsch was a foundation member and he provided the site at a minimal annual lease, which was recorded on the land title from 23 June 1887 (CT V853 F453). In 1901, John Holzer provided a mortgage to the Club so that they could buy the land outright from Augustus Fritsch's heirs. The first clubhouse was constructed by 1888, and it was replaced in 1903 by a new pavilion at the north end of the greens, designed by architect A.A. Fritsch (since demolished), moved to the north end of the greens in 1902-03. Additional land on the west side was purchased in 1928 (Fitzpatrick, 1986: 1-11; Age, 15 Sep 1902:10).

The two families continued their involvement, with Augustus Fritsch the first club member to be selected to represent the Victorian Bowling Association at games in New Zealand in the 1889-90 season (Fitzpatrick, 1986:21). John Holzer's daughter-in-law, Gertrude (Mrs H J) Holzer, was a many-time club (22 times) and state (7 times) champion from about 1916 until the late 1930s. She was known as 'one of the finest women bowlers in Victoria', and also served as the vice-president and then president of the Auburn Ladies' Bowling Club, which was also based here (Fitzgerald, 1986:35; *The Herald*, 28 Feb. 1930:10; *The Argus*, 11 Oct. 1945:20).



Figure 95. The original 1902-03 Auburn Bowls Clubhouse in 1926. (Fitzpatrick, 1986: [20])

The original clubhouse was enlarged a number of times, with staged works in the 1950s and '60s that appear to have entirely replaced the earlier building. A plaque dated September 1966 records the 'completion of the master re-building plan'.

Aberdeen, Loch and Carnarvon streets

Aberdeen, Loch and Carnarvon streets (likely named after parliamentarians in the British House of Lords) were formed as part of the subdivision of Symonds Paddock in 1888 (see Figure 52) (McWilliam 2004:72).

By 1888, two timber houses had been built on the east side of Aberdeen Street, and by 1918, houses had been built on all lots in the street. In Loch Street, two houses were in existence by 1888 (McWilliam 2004:1, 50). In 1896, the estate of Annie Holzer owned seven houses on Loch Street (including her former home), as well as one house owned by architect Augustus A Fritsch (RB).

In Carnarvon Street by 1888, on the east side of the street two houses had been built and, by the mid-1890s, eight were in existence. At this time August Fritsch was the sole occupant of the west side of Carnarvon Street (at the corner of Riversdale Road) (McWilliam 2004:12). Augustus Fritsch designed four brick cottages for A (Anton) Holzer, owner with Fritsch of the Upper Hawthorn Brick Works, in Carnarvon Street c1890, today's 13-19 Carnarvon Street (see Figure 116).

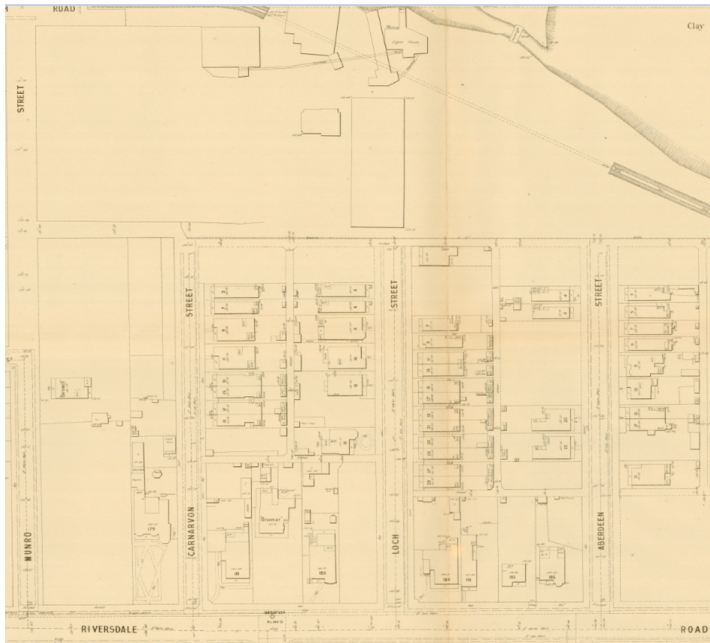


Figure 106. Eastern part of the precinct, including Carnarvon, Loch and Aberdeen streets, with the brickworks visible to the north. (Source: MMBW Detail Plan No. 1542, 1903, SLV)

As shown by the 1903 MMBW plan (No. 1542), the north ends of the three streets were the last parts to be developed. This may have been due to their proximity at the time to brickworks manufacturing buildings such as the engine house with its polluting chimney. As the claypit was gradually expanded westward these facilities were relocated to the north-eastern side, presumably improving living conditions on Carnarvon, Loch and Aberdeen streets.

By 1940, 12 houses had been built on the east side of ~~the Carnarvon s~~Street, and six on the west (McWilliam 2004:12). The timber semi-detached pairs on the west side (Nos. 2-12) were built c1935-37 (S&Mc).

Augustus Andrew Fritsch

Augustus Andrew Fritsch was born in 1866 to Augustus Gustav Fritsch and Christina Holzer, whose fathers were the co-founders of the Hawthorn Brick Works. Articled to the firm of architects Wilson and Beswicke, Augustus A Fritsch opened his own architectural practice in Melbourne in 1888, initially concentrating on residential projects. In 1894, Fritsch designed a Roman Catholic presbytery in Malvern, the first of many Catholic church projects. Fritsch designed other churches at Rochester in 1909, Kyabram in 1919, Bairnsdale in 1913, Flemington in 1923 and Elwood in 1929. He also designed Our Lady of the Victories church in Camberwell in 1918, and was the architect in association with Walter Burley Griffin of Newman College, at the University of Melbourne, in 1915-18. His son, Alfonso A Fritsch, joined him in practice and became a partner in the renamed company, Fritsch and Fritsch, in 1932. The practice continued as the key~~note~~ Catholic architectural office into the 1940s (Reeves 2012:264; SLV 2017).

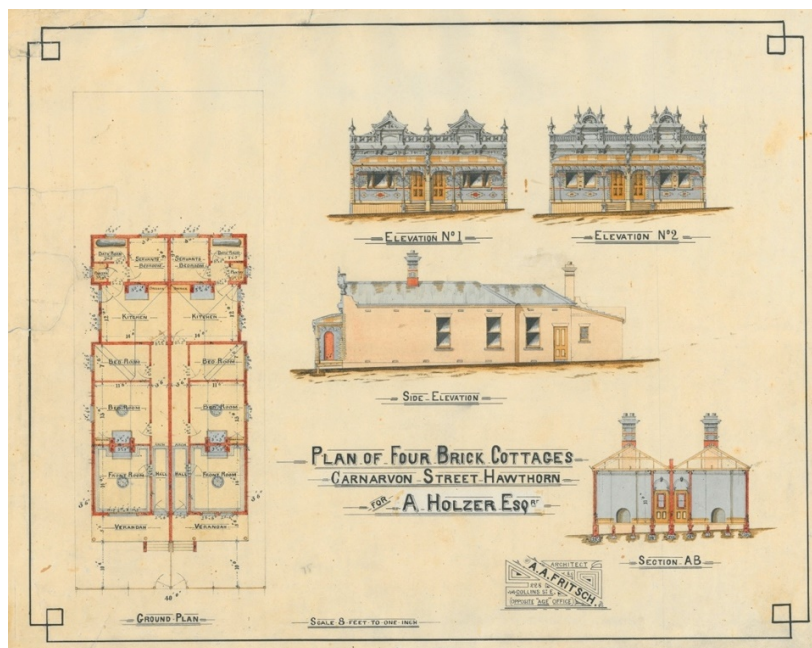


Figure 117. Augustus Fritsch's plan of four brick cottages in Carnarvon Street for A Holzer, c1890. (Source: SLV).

Description & Integrity

Brickworks Housing Environs Precinct is situated between the intersection of Auburn, Camberwell and Riversdale roads, and it surrounds and the former Upper Hawthorn Brick Works site (now Fritsch-Holzer Park). It comprises a number of small, residential streets laid out during over two a number of subdivisions, creating an irregular pattern of development. Allotments sizes are generally small, with many single-fronted and semi-detached dwellings as the result. Parts of the precinct retain the street infrastructure typical of nineteenth-century subdivisions. This includes bluestone pitched kerb and channel to Bowler Street, and Carnarvon Street and Gordon Street (off Roseberry Street), as well as bluestone pitched laneways between Carnarvon, Loch and Aberdeen streets (though the surviving laneway running east of Aberdeen Street has been paved in concrete), and to the north of Roseberry Street. To the rear of the south side of Roseberry Street is a bluestone pitched open drain, measuring five pitches across. It is similar, though wider than the one along the north side of Central Gardens (three pitches wide), which was also a brickfield prior to conversion to parkland.



Figure 12. Deep bluestone pitched open channel to the rear of Roseberry Street, south side (Source: Landmark Heritage, 2022)

The Auburn Bowls Club was created shortly after the brickworks were established. As noted in the history, it originally stretched to what is now Bowler Street which was likely named after it during World War I. The current size and layout of the site was finalised in 1934 when the allotments at 21-31 Bowler Street were subdivided and sold off. The 1960s clubhouse stretches along the northern side of the site, while there are two large bowling greens and small shelters to the south.



Figure 13. Laneway between 21 & 23 Carnarvon Street. (Source: Context, 2018)

The precinct developed in bursts, beginning with the ~~two~~ initial subdivisions in 1884 and two more in 1888 and construction of many late Victorian houses, then groups of Edwardian dwellings many of which are semi-detached, ~~a~~ pockets of 1920s bungalows, and final infill development in the mid to late 1930s which is particularly pronounced on the north side of Bowler Street. Caroline, Loch and Roseberry streets have a strong Victorian character, while there are strong groupings of Edwardian and interwar houses on Bowler, Fletcher and Munro streets which defines their character. Carnarvon and Aberdeen streets are balanced between Victorian and Edwardian (Aberdeen Street) and interwar (Carnarvon Street) eras.

Little survives of the earliest development of Bowler Street, which existed as early as 1854 (as Greeves Road), and provided access to the brickworks from ~~1883~~the 1870s. As noted in the history, August Fritsch resided on this street in the 1870s, but there is no indication that this early

house survives. As noted in the history, the sole brick semi-detached pair of nineteenth-century dwellings, at 44-46 Bowler Street, has been identified as a rental property ~~owned-purchased~~ by Fritsch in 1881. The two were shown on the 1903 MMBW plan without front verandahs. Judging from their identical bullnose verandahs with simple timber brackets, the verandahs were added not long after, c1910.



Figure 149. The brick semi-detached house at 44 Bowler Street, Hawthorn East. (Source: Context, 2018)

The houses constructed by the turn of the century can nearly all be characterised as Italianate in style. The Italianate is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (many with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. The houses can be divided into two basic groups: double-fronted houses which are often more elaborate in detail; and many modest single-fronted examples that are both freestanding and attached. The predominant building material in the precinct is timber, with a number of brick examples of both single and double-fronted houses.



Figure 150. Double-fronted symmetrical timber Victorian Italianate house at 26 Munro Street, Hawthorn East. (Source: Context, 2018)

In keeping with the Italianate style, the double-fronted houses are of two types: those with flat (block-fronted) symmetrical facades, and those with a hipped bay projecting to one side creating an asymmetrical façade. This projecting bay is either rectangular or canted in plan. Most of the houses are of timber construction, clad in boards machined to resemble the more expensive stone ashlar. There are also a few double-fronted houses built of bichrome and polychrome face brick, both semi-detached (44-46 Bowler Street) and freestanding (68 Roseberry Street).



Figure 161. Asymmetrical double-fronted timber Victorian Italianate house with a canted bay and arched windows at 10 Loch Street, Hawthorn East. (Source: Context, 2018)

The double-fronted houses sit on medium sized blocks so most only have front verandahs. There are a few exceptions, on larger blocks with one return verandahs seen at 23 Aberdeen Street, and a fine row at 3A-9 Roseberry Street which have a narrow projecting front room and a return or double-return Z-shaped verandah Hawthorn East.



Figure 17. 3A Roseberry Street, the most substantial in a row of four Italianate houses with substantial return verandahs. (Source: Landmark Heritage, 2022)

Most of the houses have cast-iron lacework with chamfered timber or slender Corinthian columns, though the transition to the early twentieth century is demonstrated by a number that have turned timber posts and timber fretwork. Some houses with detailing of note include those with arched windows (9 Carnarvon Street, 10 Loch Street), canted bay windows (9 Aberdeen Street, 19 Roseberry Street), ~~one with~~ double canted bay windows (13 Aberdeen Street, 3A & 6 Roseberry Street), and one with cast swags and rosettes beneath the eaves (15 Aberdeen Street).



Figure 182. A single-fronted timber Victorian Italianate house with a canted bay window beneath the verandah at 9 Aberdeen Street, Hawthorn East. (Source: Context, 2018)

The large majority of the Italianate houses are single-fronted, either freestanding or semi-detached. Of these, about two-thirds are of timber construction with ashlar-look boards to the front façade. The others are of bichrome or polychrome face brick, for example, the double-fronted house at 68

Roseberry Street. Generally they have the same standard Italianate details as seen on most of the double-fronted houses, including cornices chimneys, bracketed eaves, a front verandah with cast-iron lacework, a four-panelled front door sometimes with side- and highlights, and double-hung sash windows in a variety of configurations. Most common is a single sash window with sidelights, others have single or paired sashes, and one has an elaborate canted bay window (9 Aberdeen Street). The front verandahs of these houses have the same range of posts as seen on the double-fronted houses, including Corinthian columns and chamfered timber posts, as well as some later examples with heavy turned timber posts indicating an Edwardian influence. (Note that many of these houses have slender turned timber posts which are nearly all modern attempts at restoration.)



Figure 19. Gable-fronted Italianate cottages at 62 & 64 Roseberry Street. (Source: Landmark Heritage, 2022)

A less common variant of the Italianate style is seen in two gable-fronted cottages at 62 & 64 Roseberry Street. Their front gables are expressed as a broken-bed pediment. No. 62 may retain its original chamfered verandah posts, while those on No. 64 appear to be Edwardian-era replacements.



Figure 2013. A pair of the Boom-style brick semi-detached dwellings designed by AA Fritsch at 17-19 Carnarvon Street (Significant). (Source: Context, 2018)

The most unusual group of Victorian houses in the precinct demonstrate the Boom era version of the Italianate style, with elaborate cement-rendered parapets instead of exposed eaves. These are the two pairs of semi-detached, single-fronted houses at 13-19 Carnarvon Street designed by AA Fritsch c.1890. The parapets feature very extensive cast-cement ornament, including a cornice with panels, rosettes and brackets, a parapet with bas-relief guilloche (interlocking circle) motif, a raised central triangular pediment with an acroterion at the top, and urns to each end of the parapet. Below the parapet, each has a convex hipped verandah roof, cast-iron lacework and chamfered timber posts. Walls are of polychrome brickwork and windows are simple pairs. The four dwellings are highly intact apart from the overpainting of the brickwork to Nos.13-17, and a double-storey rear addition, well set back, to No. 19. The only other example of this type in the precinct is a single house at 43 Roseberry Street which has bichrome brickwork to the front wall and an elaborate rendered parapet with a broken pediment at the top.



Figure 1421. Example of a classic Edwardian double-fronted timber house at 35 Munro Street, Hawthorn East. (Source: Context, 2018)

Houses of the Edwardian/Federation era, mostly built 1905 to 1915 in this precinct, are nearly all of two types: double-fronted timber houses, and single-fronted semi-detached pairs. Stylistically, they can be called Queen Anne or a simplified version of it. Nearly all of these houses have the distinctive half-timber front gable form, either defining the façade for single-fronted examples, or creating an asymmetrical villa form. Other changes from the Victorian era are the use of red brick (instead of ~~brown~~ "black" bricks), the predominant use of timber fretwork and turned timber posts for verandahs, and the move from corniced chimneys to those of corbelled red brick or red brick with a roughcast rendered cap. There is a return to narrow weatherboards, often with a band of decorative notched boards. Windows continue to be double-hung sashes (in pairs or sometimes with sidelights), or the newer casement windows with coloured-glass highlights. Doors transition to a two or three-panel form with an arched light at the top.



Figure 1522. Double-fronted timber Edwardian house with unusual massing and decorative notched weatherboards at 28 Munro Street, Hawthorn East. (Source: Context, 2018)

Among the classic asymmetrical double-fronted Edwardian houses, with a projecting gable to one side of the façade and a verandah on the other, there are also a few examples that are more unusual in their massing. These include two examples with a projecting central bay (17 Caroline Street, 28 Munro Street), and an elegant block-fronted villa with rough-cast rendered walls above a weatherboard dado (16 Munro Street).



Figure 1623. Pair of brick semi-detached Edwardian dwellings with gable fronts at 6 Munro Street, Hawthorn East. (Source: Context, 2018)

The large majority of Edwardian houses in the precinct are semi-detached pairs. Most of these dwellings have a half-timbered gable dominating their façade. There are, in addition, a few timber pairs that share a hipped roof that continues over the front verandah (5-7 & 2-4 Loch Street).



Figure 1724. Semi-detached Edwardian pair massed to look like a single asymmetrical villa at 22-24 Bowler Street (Significant). Note the corner window at far right. (Source: Context, 2018)

The most interesting group of semi-detached houses is at 22-40 Bowler Street, Hawthorn East designed and constructed by builder George Simpson.—These pairs, built of tuckpointed red brick with a board-broad band of roughcast render above, are all massed to look like a single detached villa. One of each pair has a half-timbered front gable, and both dwellings sit below what appears to be a shared hipped roof. Each dwelling has a verandah with tapered timber posts and solid timber arched friezes with pierced Art Nouveau designs. Two of the pairs both have side verandahs, with a principal feature of two dwellings (Nos. 22 & 26) being a corner window set below a band of notched boards (note that the corner window motif did not become common until the late 1930s). The other pairs have the half-timber gable to one dwelling and a verandah across the other, in a more typical rendition of a single villa.



Figure 1825. Timber California Bungalow with a transverse gabled roof and gabled porch on tapered piers at 5 Munro Street, Hawthorn East. (Source: Context, 2018)

Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Many of them are adjacent to the brickworks, suggesting a release of land at this time conditions

to the west and south of the brickfield improved over time. The 1920s houses can all be described as California Bungalows, and nearly all of them are detached timber dwellings. Of particular note is a row of double-fronted bungalows at 3-19 Munro Street. (NB: 1 Munro Street is also a California Bungalow, but an upper storey addition has been constructed directly in line with its façade, obscuring its original form, so it has been graded Non-contributory.) This row demonstrates the principal features and types of California Bungalows, including gable-fronted and transverse gabled roofs clad in tiles, gable-fronted porches with weatherboards or simplified half-timbering in the gable, and tapered roughcast piers or paired timber posts on a brick plinth supporting them. Windows are simple double-hung sashes in a projecting box frame. There are examples of simple leadlights (19 Munro Street) and multiple panes (1 Carnarvon Street) to upper sashes, but most are plain.



Figure 1926. Late interwar timber bungalow semi-detached pair at 6-8 Carnarvon Street. (Source: Context, 2018)

The California Bungalow style continued to be built in the early 1930s, but with a main hipped roof. There is a fine example of a semi-detached pair massed like one large bungalow at 1-3 Bowler Street. An unusual row of semi-detached pairs at 2-12 Carnarvon Street can also be considered late examples of the style. These double-fronted weatherboard dwellings have a shared tiled hipped roof, pairs of six-over-one sash windows, and small gabled porches with dwarf Tuscan columns resting on brick piers or full-height clinker-brick piers. The front doors have high-waisted proportions typical of the interwar era, with a leadlight at the top. There are also brick double-fronted semi-detached pairs, with projecting hipped bays at either end, creating a U-shaped plan, and stripped Moderne window surrounds (23-25 Bowler Street). There are also detached houses with restrained Moderne details by the same builder at 21 Bowler Street.



Figure 2027. Face brick Old English semi-detached pair massed to look like a single house at 68-70 Fletcher Street, Hawthorn East. (Source: Context, 2018)

One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves. As was typical of the style, all are built of brick with a tiled roof. There are two main types in the precinct: face brick houses of clinker or mixed face brick (e.g., 68-70 Fletcher Street, 2A-2 Munro Street, 23-25 Carnarvon Street) and those that combine render with clinker bricks (72-74 Fletcher Street, 31-33 Bowler Street). In one case, half a semi-detached pair is all face brick and the other mostly render (27-29 Bowler Street). All of these examples are semi-detached pairs, massed to look like a single detached house.



Figure 2128. Surviving post and woven wire fence at 5 Munro Street, Hawthorn East. (Source: Context, 2018)

Interwar houses in the precinct are the only ones to retain original fences and gates. Some retain timber posts and woven wire fences (2 Carnarvon Street, 5 Munro Street), one has a timber picket fence with round-topped pickets and pointed posts (16 Loch Street), while those of the late 1930s have brick and/or rendered dwarf front fences (29-33 Bowler Street).



Figure 2229. Curved brick and render fence to the Old English dwelling at 33 Bowler Street, Hawthorn East. (Source: Context, 2018)

Commonly, alterations to houses in the precinct include the replacement of Victorian (and some Edwardian) verandah posts (some less sympathetic than others) and cast-iron lacework, and the overpainting of face brickwork or even over-rendering in a few cases (29 and 31-33 Munro Street). A smaller number have unsympathetic replacement windows or front doors, or verandahs rebuilt mid-century. A whole row of houses on the north side of Caroline Street have front verandahs that have been extended to the side to form a carport. There are also a few houses with visible upper-storey extensions. Where these extensions are legible as such, and the original roof form of the house is clear, the houses are considered to still contribute to the precinct. In cases where the roof form has been wholly or almost totally demolished to accommodate an upper-level extension, particularly if it comes very close to the front façade, they are graded Non-contributory (e.g. 1 Munro Street, 1-1A Roseberry Street). Another handful of houses have been reclad, both timber houses with vinyl or aluminium cladding installed over the original boards, as well as two houses with new brick cladding applied after World War II (20 & 24 Munro Street). In the case of 24 Munro Street, this single-fronted house retains its original front window and doorway, as well as the overall roof form and a chimney, so is still legible as an Italianate dwelling and contributory to the precinct.

Overall, integrity of the streetscapes is high, apart scattered examples of Non-contributory properties – both contemporary dwellings and extremely altered original houses – and one concentration of Non-contributory flats at the east end of Caroline Street. There are another two blocks of late-twentieth century flats on Munro Street – a development of the kind that characterises Hawthorn's development in this period. On Roseberry Street, there are large groups of Non-contributory houses on the south side of the street, due to redevelopment after the brickworks closed, and these areas have been left outside the precinct.

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn retains several large areas of early residential development which are protected in the Heritage Overlay. While a few of the smallest precincts contain almost only Victorian houses, most have a majority of Victorian houses along with Edwardian and interwar dwellings. Hawthorn East is-was less well represented in the Heritage Overlay, with just three HO precincts in 2018. These are:

HO151 Harcourt Street Precinct, Hawthorn – this precinct features a concentration of nineteenth century mansions many of which retain expansive grounds. These are interspersed with series of

distinctive and substantial Federation designs, and interwar houses in Tudor and related modes. The southern part of the precinct is notable for smaller middle-class houses on Rathmines Road, Auburn Road and in Bayview Avenue and Molesworth Street.

HO161 Ryeburne Avenue Precinct, Hawthorn East— A predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes Victorian Italianate double-fronted houses and brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn.

HO160 Rathmines Grove Precinct, Hawthorn East— is a highly intact, single storey, Victorian timber precinct of generally timber block fronted houses with cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

In comparison to these three existing HO precincts in Hawthorn East, the Brickfields Environs Precinct contains more modest dwellings – with a majority of single-fronted examples – which were home to mostly working-class residents. The integrity of the streetscapes, however, is similar to that seen in HO161 and HO160.

In its representation of working-class housing of the Victorian, Edwardian and interwar periods, the Brickfields Environs Precinct is more closely comparable to two precincts further west in Hawthorn:

HO146 Central Gardens Precinct, Hawthorn— Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants. Like the Brickworks Environs Residential Precinct, this precinct is centred on Central Gardens, which was originally a brickmaking site where John and Henry Holzer had their works before relocating to Camberwell Road. Hawthorn City Council began buying parcels here in 1888, consolidating enough land for a park by 1900. Housing in this precinct is mostly single-fronted Victorian Italianate cottages, with a high proportion of brick construction particularly on the south side of Falmouth Street which borders the former brickfields to the north. Timber cottages characterised the north side of Falmouth Street and Allen and Selbourne streets. Henry Street has a mix of single and double-fronted timber Italianate houses. Intactness of individual houses is comparable to those in the subject precinct, with a group of Non-contributory apartment buildings at the north end of Henry Street.

HO220 West Hawthorn Precinct, Hawthorn— comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland in order to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats. There were at least two brickfields within the precinct area, since converted to parkland (Smart Street Reserve and Mason Street Reserve; see MMBW Detail Plans Nos. 1076 & 1081, 1901). Houses adjacent to these two brickpits are mostly single-fronted timber Victorian Italianate cottages, detached and semi-detached, for example at 39-49 Hill Street and 8-48 Melville Street. They are very similar in form and intactness to housing seen on Caroline and Roseberry streets.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised January 2018, modified for the local context.

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

The Brickfields Environs Precinct is of historical significance as tangible evidence of the influence of both public transport and employment centres on the construction of housing in Hawthorn East. As noted in the advertisements for the Grove Estate and Symonds' Paddock subdivision, both the 1882 Auburn Train Station and the nearby tram terminus, at the corner of Auburn and Riversdale roads, was aware drawcards for new residents. Brickworks, first established around The Hawthorn Brickworks, which operated from 1883-1870 and in operation until 1972, also drew residents who were employed at the brickworks there. The brickworks also made the area less desirable for middle-class residents, due to their noise and pollution, as demonstrated by the marked difference in character between Auburn Grove and Roseberry Street in the Grove Estate. The resultant housing stock housed many working-class residents when built, such as brickmakers, carters, laborers, die pinkers, painters, blacksmiths, coach builders and strikers, with the allotments and houses smaller and more modest than the Hawthorn East standard.

The Brickworks Environs Precinct is historically significant for its associations with the brickworks at its centre. The Fritsch and Holzer families merged their brickworks in 1883, and in 1888 formed a public company, the Upper Hawthorn Brick Company, which was one of the most important in the state due to its massive output of handmade and pressed bricks. Their "black" bricks, made from the blue-black mudstone deposits at this site, were one of the most distinctive and significant building materials in late Victorian-era Melbourne, and were featured in polychromatic brickwork, state school buildings and Gothic Revival buildings designed by the Public Works Department. Black bricks were also handmade at the smaller City Brick Co. also on this site.

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

N/A

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

N/A

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

The Brickfields Environs Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II. The more modest finances of the original occupiers are visible in the small allotment sizes – leading to a very high proportion of single-fronted houses and timber-framed houses of all eras, as well as many semi-detached dwellings. The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. Some of the most elaborately decorated houses of this era are Augustus Andrew Fritsch's pair of semi-detached polychrome brick houses at 13-19 Carnarvon Street, which feature highly ornamented front parapets. The Edwardian/Federation houses, both single-fronted and double-fronted, are recognisable by their half-timbered front gables and/or high hipped roofs with corbelled brick chimneys. Those brick houses shift from the Victorian brown-black (dark brown) brick to red brick. The most striking group from this era are the brick semi-detached row at 22-40 Bowler Street, which are massed to look like asymmetrical Queen Anne villas, and have unusual details such as corner windows. Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Those of the 1920s are California Bungalows, almost all of them built of timber, one of which retains an original post and woven wire fence. They have gabled roofs (front-facing or transverse) with gabled front porches

supported on tapered piers or paired posts on a pier. And unusual row of late 1930s double-fronted semi-detached timber houses survives on Carnarvon Street. One of the most common styles of the late 1930s, Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves, and are built of face brick on its own or paired with textured render. The fashion to mass semi-detached pairs to look like a single house continues in this period. A number of the 1930s houses retain their original front fences, usually of masonry to match the house.

The houses are enhanced by the retention of the original nineteenth-century street infrastructure, including bluestone pitched laneways and kerb and channel, and the open channel that separated the Roseberry Street houses from the brick pits.

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

N/A

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

N/A

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

The Auburn Bowls Club, founded in 1886, is socially significant for its very long and ongoing use as a venue for community sporting and recreational activities, for both the women and men of this area.

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).

The Brickfields Environs Precinct is significant for its associations with the Fritsch and Holzer families, who owned the Upper Hawthorn Brickworks and were influential in the development of housing around it. Augustus Fritsch resided on the then Fritschs Road (now Bowler Street) in the 1870s, before the rest of the precinct was subdivided, and owned a number of rental properties by the 1890s. The Fritsches were responsible for extending Munro Street northward to meet Roseberry Street in the 1890s. Henry Holzer owned and lived at 73 Roseberry Street for many years, as did other members of the extended family also involved in the brickworks, such as the Dixons. The Holzer and Augustus Fritsch owned 68 Roseberry Street and may have been responsible for the polychrome brick house there. Another of the brickworks founders, Anton Holzer, owned land on Carnarvon Street and commissioned the son of his business partner, architect AA Fritsch, to design two pairs of semi-detached Boom-style cottages in 1890 (Nos. 13-19). AA Fritsch and Annie Holzer owned a number of properties on Loch Street and resided there in the 1890s. Both families were also involved in the creation of the Auburn Bowls Club, with Augustus Fritsch providing the land in 1887 and John Holzer providing a mortgage for its purchase in 1901. During the interwar era, Mrs Gertrude Holzer was a many-time club and state champion, as well as vice-president and president of the Auburn Ladies' Bowling Club.

Statement of Significance

What is Significant?

The Brickfields Environs Precinct, comprising 3-23 & 2-24 Aberdeen Street; 1-33 & 4-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street; and 1-81, 2-26 & 62-70 Roseberry Street, Hawthorn East, is significant. These streets were largely created by in 1884 and two 1888 subdivisions around what was then the Upper Hawthorn Brick Works (now Fritsch-Holzer Park); established in 1883 and operated until 1972. The streets retain modest working-class housing from the late Victorian, Edwardian and interwar eras. A number of the interwar houses retain their original front fences, which are also contributory (at 29-33 Bowler Street, 2 Carnarvon Street, 16 Loch Street and 5 Munro Street). The nineteenth-century infrastructure, including bluestone pitched laneways, and bluestone kerb and channel to Bowler, and Carnarvon and Gordon streets, and bluestone open channel to the south of Roseberry Street, are ~~is~~ also contributory. The Auburn Bowls Club site is contributory, particularly the bowling greens, while the built elements are all non-contributory.

The row of semi-detached brick dwellings at 13-19 Carnarvon Street and at 22-40 Bowler Street are Significant.

The following properties are Non-contributory to the precinct: 20 & 21 Aberdeen Street; 2 & 19 Bowler Street; 14, 16, 18 and 20 Carnarvon Street; 23, 27, 28 (all units), 29, 31-33 and 35 Caroline Street; 56 & 58 Fletcher Street; 1, 6 & 9 Loch Street; ~~and~~ 1, 20, 21-23 & 33 Munro Street, and 1, 1A, 13, 15, 31, 33, 45, 47, 53-57 & 66 Roseberry Street. The rest are Contributory.

How is it significant?

The Brickfields Environs Precinct is of local historical, architectural and social significance to the City of Boroondara.

Why is it significant?

The Brickfields Environs Precinct is of historical significance as tangible evidence of the influence of both public transport and employment centres on the construction of housing in Hawthorn East. As noted in the advertisements for the Grove Estate and Symonds' Paddock subdivision, both the 1882 Auburn Train Station and the nearby tram terminus, at the corner of Auburn and Riversdale roads, was ~~aware~~ drawcards for new residents. The Hawthorn Brickworks, which operated from 1883 first established around 1870 and in operation until 1972, also drew residents who were employed at the brickworks there. The brickworks also made the area less desirable for middle-class residents, due to their noise and pollution, as demonstrated by the marked difference in character between Auburn Grove and Roseberry Street in the Grove Estate. The resultant housing stock housed many working-class residents when built, such as brickmakers, carters, laborers, die pinkers, painters, blacksmiths, coach builders and strikers, with the allotments and houses smaller and more modest than the Hawthorn East standard. (Criterion A)

The Brickworks Environs Precinct is historically significant for its associations with the brickworks at its centre. The Fritsch and Holzer families merged their brickworks in 1883, and in 1888 formed a public company, the Upper Hawthorn Brick Company, which was one of the most important in the state due to its massive output of handmade and pressed bricks. Their "black" bricks, made from the blue-black mudstone deposits at this site, were one of the most distinctive and significant building materials in late Victorian-era Melbourne, and were featured in polychromatic brickwork, state school buildings and Gothic Revival buildings designed by the Public Works Department. Black bricks were also handmade at the smaller City Brick Co. also on this site.

The Brickfields Environs Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II. The more modest finances of the original occupiers are visible in the small allotment sizes – leading to a very high proportion of single-fronted houses and timber-framed houses of all eras, as well as many semi-detached dwellings. The predominant style in the late nineteenth century and the first years of the twentieth

century was the Italianate. These houses display characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. Some of the most elaborately decorated houses of this era are Augustus Andrew Fritsch's pair of semi-detached polychrome brick houses at 13-19 Carnarvon Street, which feature highly ornamented front parapets. The Edwardian/Federation houses, both single-fronted and double-fronted, are recognisable by their half-timbered front gables and/or high hipped roofs with corbelled brick chimneys. Those brick houses shift from the Victorian black (dark brown) brick to red brick. The most striking group from this era are the brick semi-detached row at 22-40 Bowler Street, which are massed to look like asymmetrical Queen Anne villas, and have unusual details such as corner windows. Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Those of the 1920s are California Bungalows, almost all of them built of timber, one of which retains an original post and woven wire fence. They have gabled roofs (front-facing or transverse) with gabled front porches supported on tapered piers or paired posts on a pier. And unusual row of late 1930s double-fronted semi-detached timber houses survives on Carnarvon Street. One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves, and are built of face brick on its own or paired with textured render. The fashion to mass semi-detached pairs to look like a single house continues in this period. A number of the 1930s houses retain their original front fences, usually of masonry to match the house. The houses are enhanced by the retention of the original nineteenth-century street infrastructure, including bluestone pitched laneways and kerb and channel, and the open channel that separated the Roseberry Street houses from the brick pits. (Criterion D)

The Brickfields Environs Precinct is significant for its associations with the Fritsch and Holzer families, who owned the Upper Hawthorn Brickworks and were influential in the development of housing around it. Augustus Fritsch resided on the then Fritschs Road (now Bowler Street) in the 1870s, before the rest of the precinct was subdivided, and owned a number of rental properties by the 1890s. The Fritsches were responsible for extending Munro Street northward to meet Roseberry Street in the 1890s. Henry Holzer owned and lived at 73 Roseberry Street for many years, as did other members of the extended family also involved in the brickworks, such as the Dixons. The Holzer and Augustus Fritsch owned 68 Roseberry Street and may have been responsible for the polychrome brick house there. Another of the brickworks founders, Anton Holzer, owned land on Carnarvon Street and commissioned the son of his business partner, architect AA Fritsch, to design two pairs of semi-detached Boom-style cottages in 1890 (Nos. 13-19). AA Fritsch and Annie Holzer owned a number of properties on Loch Street and resided there in the 1890s. (Criterion H)

The Auburn Bowls Club, founded in 1886, is a Contributory place in the precinct for its social values as a very long and ongoing venue for community sporting and recreational activities, for both the women and men of this area, and for its associations with the Fritsch and Holzer families. Augustus Fritsch provided the land in 1887 and John Holzer providing a mortgage for its purchase in 1901. During the interwar era, Mrs Gertrude Holzer was a many-time club and state champion, as well as vice-president and president of the Auburn Ladies' Bowling Club. (Criteria G & H)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	2	Aberdeen Street	Contributory	c.1920-25
	3	Aberdeen Street	Contributory	c.1920-25
	4	Aberdeen Street	Contributory	c.1905
	5	Aberdeen Street	Contributory	c.1887-1900

Name	Number	Street	Grading	Built Date
	6	Aberdeen Street	Contributory	c.1887-1900
	7	Aberdeen Street	Contributory	c.1887-1900
	8	Aberdeen Street	Contributory	c.1887-1900
	9	Aberdeen Street	Contributory	c.1887-1900
	10	Aberdeen Street	Contributory	c.1912-14
	11	Aberdeen Street	Contributory	c.1887-1900
	12	Aberdeen Street	Contributory	c.1912-14
	13	Aberdeen Street	Contributory	c.1887-1900
	14	Aberdeen Street	Contributory	c.1912-14
	15	Aberdeen Street	Contributory	c.1887-1900
	16	Aberdeen Street	Contributory	c.1912-14
	17	Aberdeen Street	Contributory	1888-90
	18	Aberdeen Street	Contributory	c.1905
	19	Aberdeen Street	Contributory	1888-90
	20	Aberdeen Street	Non-contributory	Contemporary
	21	Aberdeen Street	Non-contributory	c.1912-14, altered
	22	Aberdeen Street	Contributory	c.1887-1900
	23	Aberdeen Street	Contributory	c.1887-1900
	24	Aberdeen Street	Contributory	c.1905
	1	Bowler Street	Contributory	c.1935
	2	Bowler Street	Non-Contributory	Contemporary
	2A	Bowler Street	Contributory	c.1935-37
	3	Bowler Street	Contributory	c.1935
	4	Bowler Street	Contributory	c.1888-96
	6	Bowler Street	Contributory	c.1888-96
	8	Bowler Street	Contributory	c.1888-96
	10	Bowler Street	Contributory	c.1888-96
	12	Bowler Street	Contributory	c.1888-96
	14	Bowler Street	Contributory	c.1888-96
	18	Bowler Street	Contributory	c.1910
	19	Bowler Street	Non-contributory	Post-war
	20	Bowler Street	Contributory	c.1910
	21	Bowler Street	Contributory	c.1935
	22	Bowler Street	Significant	c.1910
	23	Bowler Street	Contributory	c.1935
	24	Bowler Street	Significant	c.1910
	25	Bowler Street	Contributory	c.1935
	26	Bowler Street	Significant	c.1910
	27	Bowler Street	Contributory	c.1935
	28	Bowler Street	Significant	c.1910
	29	Bowler Street	Contributory	c.1935
	30	Bowler Street	Significant	c.1910
	31-33	Bowler Street	Contributory	c.1935
	32	Bowler Street	Significant	c.1910
	34	Bowler Street	Significant	c.1910
	36	Bowler Street	Significant	c.1910
	38	Bowler Street	Significant	c.1910
	40	Bowler Street	Significant	c.1910
	42	Bowler Street	Contributory	c.1915-20
	44	Bowler Street	Contributory	c.1888-96
	46	Bowler Street	Contributory	c.1888-96
	1	Carnarvon Street	Contributory	c.1925
	2	Carnarvon Street	Contributory	c.1935-37

Name	Number	Street	Grading	Built Date
	4	Carnarvon Street	Contributory	c.1935-37
	5	Carnarvon Street	Contributory	c.1888-1900
	6	Carnarvon Street	Contributory	c.1935-37
	7	Carnarvon Street	Contributory	c.1888-1900
	8	Carnarvon Street	Contributory	c.1935-37
	9	Carnarvon Street	Contributory	c.1888-1900
	10	Carnarvon Street	Contributory	c.1935-37
	11	Carnarvon Street	Contributory	c.1888-1900
	12	Carnarvon Street	Contributory	c.1935-37
	13	Carnarvon Street	Significant	c.1890
	14	Carnarvon Street	Non-contributory	Contemporary
	15	Carnarvon Street	Significant	c.1890
	16	Carnarvon Street	Non-contributory	Contemporary
	17	Carnarvon Street	Significant	c.1890
	18	Carnarvon Street	Non-contributory	Contemporary
	19	Carnarvon Street	Significant	c.1890
	20	Carnarvon Street	Non-contributory	Contemporary
	21	Carnarvon Street	Contributory	c.1920
	23	Carnarvon Street	Contributory	c.1935
	25	Carnarvon Street	Contributory	c.1935
	1	Caroline Street	Contributory	c.1935
	2	Caroline Street	Contributory	c.1910
	3	Caroline Street	Contributory	c.1935
	4	Caroline Street	Contributory	c.1910
	5	Caroline Street	Contributory	c.1888-1900
	6	Caroline Street	Contributory	c.1888-1900
	7	Caroline Street	Contributory	c.1888-1900
	8	Caroline Street	Contributory	c.1910
	9	Caroline Street	Contributory	c.1888-1900
	10	Caroline Street	Contributory	c.1888-1900
	11	Caroline Street	Contributory	c.1888-1900
	12	Caroline Street	Contributory	c.1888-1900
	13	Caroline Street	Contributory	c.1888-1900
	14	Caroline Street	Contributory	c.1888-1900
	15	Caroline Street	Contributory	c.1888-1900
	16	Caroline Street	Contributory	c.1888-1900
	17	Caroline Street	Contributory	c.1910
	18	Caroline Street	Contributory	c.1888-1900
	19	Caroline Street	Contributory	c.1888-1900
	20	Caroline Street	Contributory	c.1900-05
	21	Caroline Street	Contributory	c.1888-1900
	22	Caroline Street	Contributory	c.1900-05
	23	Caroline Street	Non-contributory	Contemporary
	24	Caroline Street	Contributory	c.1900-05
	25	Caroline Street	Contributory	c.1888-1900
	26	Caroline Street	Contributory	c.1888-1900
	27	Caroline Street	Non-contributory	Contemporary
	1-3/28	Caroline Street	Non-contributory	Contemporary
	29	Caroline Street	Non-contributory	Contemporary
	30	Caroline Street	Contributory	c.1888-1900
	31-33	Caroline Street	Non-contributory	Contemporary
	32	Caroline Street	Contributory	c.1888-1900
	34	Caroline Street	Contributory	c.1888-1900
	35	Caroline Street	Non-contributory	Contemporary

Name	Number	Street	Grading	Built Date
	36	Caroline Street	Contributory	c.1888-1900
	37	Caroline Street	Contributory	c.1915
	38	Caroline Street	Contributory	c.1888-1900
	40	Caroline Street	Contributory	c.1888-1900
	42	Caroline Street	Contributory	c.1888-1900
	52	Fletcher Street	Contributory	c.1905
	54	Fletcher Street	Contributory	c.1905
	56	Fletcher Street	Non-contributory	Contemporary
	58	Fletcher Street	Non-contributory	Contemporary
	60	Fletcher Street	Contributory	c.1905
	61	Fletcher Street	Contributory	1915
	62	Fletcher Street	Contributory	1895
	63	Fletcher Street	Contributory	1915
	64	Fletcher Street	Contributory	1895
	65	Fletcher Street	Contributory	1915
	66	Fletcher Street	Contributory	1895
	67	Fletcher Street	Contributory	1915
	68	Fletcher Street	Contributory	c.1935
	69	Fletcher Street	Contributory	1915
	70	Fletcher Street	Contributory	c.1935
	71	Fletcher Street	Contributory	1915
	72	Fletcher Street	Contributory	c.1935
	73	Fletcher Street	Contributory	1915
	74	Fletcher Street	Contributory	c.1935
	75	Fletcher Street	Contributory	1915
	1	Loch Street	Non-contributory	c.1888-1900, façade rebuilt
	2	Loch Street	Contributory	c.1912-14
	3	Loch Street	Contributory	c.1912-14
	4	Loch Street	Contributory	c.1912-14
	5	Loch Street	Contributory	c.1905
	6	Loch Street	Non-contributory	Contemporary
	7	Loch Street	Contributory	c.1905
	8	Loch Street	Contributory	c.1888-1900
	9	Loch Street	Non-contributory	Contemporary
	10	Loch Street	Contributory	c.1888-1900
	11	Loch Street	Contributory	c.1888-1900
	12	Loch Street	Contributory	c.1888-1900
	13	Loch Street	Contributory	c.1888-1900
	14	Loch Street	Contributory	c.1888-1900
	15	Loch Street	Contributory	c.1888-1900
	16	Loch Street	Contributory	c.1920
	16A	Loch Street	Contributory	c.1920
	17	Loch Street	Contributory	c.1888-1900
	18	Loch Street	Contributory	c.1888-1900
	19	Loch Street	Contributory	c.1888-1900
	21	Loch Street	Contributory	c.1888-1900
	23	Loch Street	Contributory	c.1888-1900
	25	Loch Street	Contributory	c.1888-1900
	27	Loch Street	Contributory	c.1888-1900
	29	Loch Street	Contributory	c.1888-1900
	31	Loch Street	Contributory	c.1888-1900
	1	Munro Street	Non-contributory	c.1920-24
	2	Munro Street	Contributory	c.1935

Name	Number	Street	Grading	Built Date
	2A	Munro Street	Contributory	c.1935
Auburn Bowls Club	2B	Munro Street	Contributory	Est. 1886
	3	Munro Street	Contributory	c.1920-24
	4	Munro Street	Contributory	c.1912-14
	5	Munro Street	Contributory	c.1920-24
	6	Munro Street	Contributory	c.1912-14
	7	Munro Street	Contributory	c.1920-24
	8	Munro Street	Contributory	c.1912-14
	9	Munro Street	Contributory	c.1920-24
	10	Munro Street	Contributory	c.1912-14
	11	Munro Street	Contributory	c.1920-24
	12	Munro Street	Contributory	c.1912-14
	14	Munro Street	Contributory	c.1912-14
	16	Munro Street	Contributory	c.1912-14
	19	Munro Street	Contributory	c.1920-24
	20	Munro Street	Non-contributory	c.1888-1900
	21-23	Munro Street	Non-contributory	Contemporary
	22	Munro Street	Contributory	c.1888-1900
	24	Munro Street	Contributory	c.1888-1900
	25	Munro Street	Contributory	c.1905
	26	Munro Street	Contributory	c.1888-1900
	27	Munro Street	Contributory	c.1905
	28	Munro Street	Contributory	c.1905
	29	Munro Street	Contributory	c.1905
	31	Munro Street	Contributory	c.1905
	33	Munro Street	Non-contributory	Contemporary
	35	Munro Street	Contributory	c.1905
	37	Munro Street	Contributory	c.1905
	39	Munro Street	Contributory	c.1905
	41	Munro Street	Contributory	c.1905
	<u>1</u>	<u>Roseberry Street</u>	<u>Non-contributory</u>	<u>c.1905, altered</u>
	<u>1A</u>	<u>Roseberry Street</u>	<u>Non-contributory</u>	<u>c.1905, altered</u>
	<u>2</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1903-15</u>
	<u>3</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>3A</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>4</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1903-15</u>
	<u>5</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>6</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>7</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>8</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>9</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>10</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>11</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>12</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>13</u>	<u>Roseberry Street</u>	<u>Non-contributory</u>	<u>Contemporary</u>
	<u>14</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>15</u>	<u>Roseberry Street</u>	<u>Non-contributory</u>	<u>Contemporary</u>
	<u>16</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>17</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>18</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>19</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>20</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>
	<u>21</u>	<u>Roseberry Street</u>	<u>Contributory</u>	<u>c.1887-1900</u>

	22	Roseberry Street	Contributory	c.1940
	23	Roseberry Street	Contributory	c.1887-1900
	24	Roseberry Street	Contributory	c.1940
	25	Roseberry Street	Contributory	c.1887-1900
	26	Roseberry Street	Contributory	c.1887-1900
	29	Roseberry Street	Contributory	c.1887-1900
	31	Roseberry Street	Non-contributory	Contemporary
	33	Roseberry Street	Non-contributory	Contemporary
	35	Roseberry Street	Contributory	c.1887-1900
	37	Roseberry Street	Contributory	c.1887-1900
	39	Roseberry Street	Contributory	c.1887-1900
	41	Roseberry Street	Contributory	c.1887-1900
	43	Roseberry Street	Contributory	c.1887-1900
	45	Roseberry Street	Non-contributory	Contemporary
	47	Roseberry Street	Non-contributory	Contemporary
	49	Roseberry Street	Contributory	c.1887-1900
	51	Roseberry Street	Contributory	c.1887-1900
	53	Roseberry Street	Non-contributory	Contemporary
	55	Roseberry Street	Non-contributory	Post-1945
	57	Roseberry Street	Non-contributory	Contemporary
	59	Roseberry Street	Contributory	c.1887-1900
	61	Roseberry Street	Contributory	c.1887-1900
	62	Roseberry Street	Contributory	c.1887-1900
	63	Roseberry Street	Contributory	c.1887-1900
	64	Roseberry Street	Contributory	c.1887-1900
	65	Roseberry Street	Contributory	c.1887-1900
	66	Roseberry Street	Non-contributory	Contemporary
	67	Roseberry Street	Contributory	c.1887-1900
	68	Roseberry Street	Contributory	c.1887-1900
	69	Roseberry Street	Contributory	c.1887-1900
	70	Roseberry Street	Contributory	c.1887-1900
	71	Roseberry Street	Contributory	c.1887-1900
	73	Roseberry Street	Contributory	c.1887-1900
	75	Roseberry Street	Contributory	c.1887-1900
	77	Roseberry Street	Contributory	c.1887-1900
	79	Roseberry Street	Contributory	c.1887-1900
	81	Roseberry Street	Contributory	c.1887-1900

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes — Front fences (5 Munro Street, 2 Carnarvon Street, 16

	Loch Street, 29-33 Bowler Street)
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By Context

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