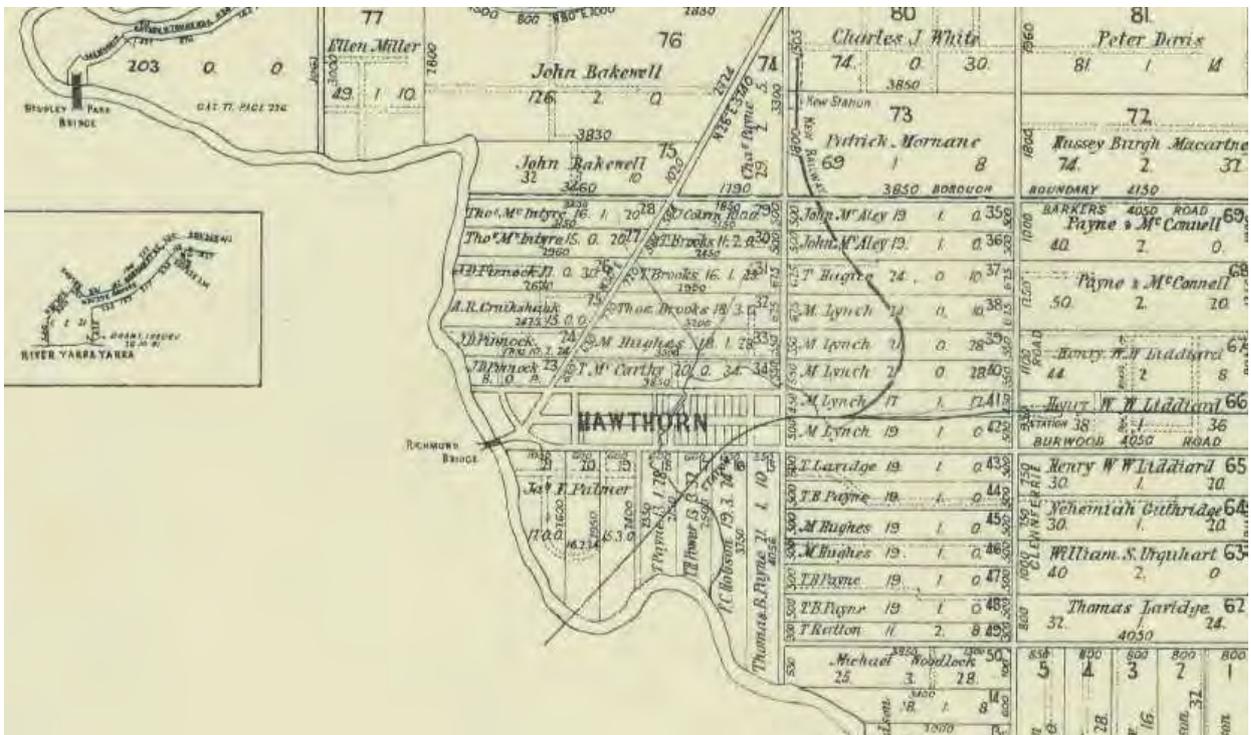


## Boroondara Planning Scheme Amendment C284

Statement of evidence by Natica Schmeder

Report prepared for City of Boroondara

6 August 2019



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**Context**

## 1.0 Introduction

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### 1.1 Purpose

I, Natica Schmeder, have prepared this statement of evidence for Boroondara City Council in relation to Amendment C284 to the Boroondara Planning Scheme (the Amendment).

The Amendment proposes to implement the recommendations of the 'City of Boroondara Municipal-Wide Heritage Gap Study, Volume 3. Hawthorn', prepared by Context in 2017 and revised in 2018 and 2019.

### 1.2 Instructions

This statement of evidence was prepared in accordance with the following instructions issued by John Rantino of Maddocks:

- To prepare a brief of evidence and appear as an expert witness before the Planning Panel;
- To address in my evidence those submissions which concern properties you (or others at Context) have provided expert assessment of. These include:

Individual Properties:

- 556-558 Glenferrie Road;
- 20-26 Liddiard Street

Heritage Precincts:

- Cranmore Estate and Environs Precinct
- Glenferrie and Riversdale Roads Commercial Precinct
- Riversdale Village Precinct
- Rookery Estate Precinct
- Violet Grove and Environs Precinct
- HO149 Glenferrie Hill Precinct Extension
- H0220 West Hawthorn Precinct Extension

As well as Submission 29, which is general in nature.

Note that, as Trethowan Architecture & Design carried out the assessment of interwar and post-war individual places, their expert, Director Mark Stephenson, has prepared a separate expert statement addressing their part in the Hawthorn Gap Study and responding to submissions regarding places they assessed.

### 1.3 Preparation of this report

This statement has been prepared by myself, Natica Schmeder, of Context. The views expressed in it are my own.

### 1.4 Reports relied upon

In preparing this report, I have relied upon the Hawthorn Gap Study report. It was prepared by a team of heritage consultants at Context and Trethowan Architecture & Design ('Trethowan'). I was the project lead.

## 1.5 Relevant expertise

My area of expertise relevant to this Panel hearing is the assessment of the cultural heritage significance of buildings, structures and precincts in the Melbourne metropolitan area and country Victoria, with reference to current heritage assessment criteria and within the framework of local historical themes.

I have been retained by a number of councils to appear as an expert witness on heritage-related matters at Independent Panel Hearings, including: City of Boroondara (Amendments C116, C177, C178, C183, C236, C243, C263 Pt 2, C266, C274 & C276), City of Brimbank (Amendment C125), Shire of Cardinia (Amendment C161), City of Moonee Valley (Amendments C142, C143 & C164), City of Moreland (Amendment C149), City of Stonnington (Amendments C233, C238, C248 & 249) and City of Yarra (Amendments C149, C173, C177, C183 & C198), as well as by the National Trust (City of Yarra Amendment C163).

I have an excellent understanding of the historic development and heritage of Boroondara through my involvement in the following projects for the City of Boroondara:

- Glenferrie Oval & Grace Park CMP, 2006.
- Hawthorn Heritage Precincts Review, 2008.
- Provision of in-house strategic heritage advice to the City of Boroondara's Strategic Planning Department, Aug. 2012 to the present. This includes, among other things, heritage assessment of individual places and precincts.
- Peer review of Surrey Hills South Residential Precincts Heritage Study, Lovell Chen, 2014. As part of the implementation of Amendment C177 I peer reviewed all precinct and place citations in this study and revised them where I thought necessary. I then acted as Boroondara Council's expert witness at the panel hearing.
- Peer review of Balwyn and Balwyn North Heritage Study, Built Heritage, 2015. I have reviewed all citations in this study and responded to all submissions to the proposed Amendment C276 to implement recommendations from this study. I then acted as Boroondara Council's expert witness at the panel hearing.
- Municipal-Wide Heritage Gap Study, ongoing, commenced 2016. Suburb-wide gap studies have been completed for Canterbury, Camberwell, Hawthorn, Kew, Kew East, Hawthorn East, Glen Iris and Ashburton. I have led this project as well as carrying out the initial suburb-wide surveys and assessing some of the places and precincts. I have acted as Council's expert witness at the Amendment C266 Panel hearing (for the Canterbury Heritage Gap Study) and the C274 Panel hearing (for the Camberwell Heritage Gap Study).

## 1.6 Qualifications and experience

*MSc (Building Conservation); Grad Dip (Architectural Conservation); BA (Architectural & Urban History)*

I am an architectural historian and buildings conservator with over 15 years' experience in architectural research and assessment, materials conservation, heritage studies, conservation management plans and heritage advice, in Australia, the United States, England and Poland.

I worked at Context from 2005 until June 2018 and was an Associate of that company. Currently, my role there is as a Heritage Specialist. At Context I have worked on numerous municipal heritage studies and reviews, many of which I led and/or acted as the architectural historian, including the *Mornington Peninsula Heritage Review (Areas 1 & 2)*, *Central Richmond Heritage Gaps Study*, *Yariambiack Shire Heritage Study*, *Moonee Valley Thematic Gaps Study*, *Moonee Valley Heritage Study 2015*, *City of Yarra Review of 17 Precincts*, *City of Yarra Central Richmond Gaps Study*, *Lygon Street Heritage Study*, *Cardinia Shire Heritage Studies Review*, *City of Manningham Heritage Study Review*, *Baw Baw Shire Heritage Study*, *Murrindindi Shire Heritage Study*, *Yarra Ranges Shire Heritage Study Review*, *Moreland North of Bell Street Heritage Study*, *Stonnington Victorian Houses Study*, *Stonnington Federation Houses Study*, *Stonnington Churches and Halls Study*, *Stonnington Residential Flats Study*, and *Hawthorn Heritage Precincts Study*.

I am a Member of the Heritage Council of Victoria, a member of the Built Environment Committee of the National Trust of Australia (Victoria) and was Chair 2012-17, and served as Membership Secretary for the Executive Committee of Australia ICOMOS (International Council on Monuments and Sites) 2009-12. I have also tutored and lectured for architectural conservation subjects at the University of Melbourne (2010-16).

## Declaration

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

Signed,

A handwritten signature in black ink, appearing to read 'Natica Schmeder', is written over a light grey rectangular background.

Natica Schmeder

## 2.0 Strategic basis to amendment C284

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The 'City of Boroondara Municipal-Wide Heritage Gap Study, Volume 13. Hawthorn', dated 17 June 2019, (the "Hawthorn Heritage Gap Study", the "Hawthorn Study", or "the study") should be taken as the strategic basis for Amendment C284. It contains an explanation of the assessment methodology, summarises the findings and recommendations of the Study, and contains the heritage citations for places and precincts recommended for the Boroondara Heritage Overlay.

## 3.0 Methodology of the Study

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In this chapter of my expert evidence I will set out the steps taken and decision-making process around the selection of individual places and precincts to be assessed for their heritage significance, and how these assessments were made. While providing a broad overview of the entire process and its participants, I will focus on my role in the project and how I made specific decisions.

All of this section is underpinned by Chapter 2. Approach and Methodology of the Hawthorn Heritage Gap Study report, which sets out the heritage practice guidance we followed in our assessments. These are predominantly *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2015). (Note that the Practice Note was revised in August 2018, after the draft Hawthorn Study report was completed, but this revision has not altered any of the guidance cited in the report.) I also applied guidance provided in the panel reports for projects in which I have previously been involved. The key guidance for current heritage best-practice, both quotes from the Practice Report and discussions of how this was applied in practice, is set out at length in the study report, so I will not repeat it here.

### 3.1 Background: Municipal-Wide Heritage Gap Study

The *Planning and Environment Act* 1987 places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. The Surrey Hills Study has been implemented by Amendment C177. Some of the recommendations of the Balwyn Study were implemented by Amendment C276 (Balwyn Peer Review Stage 1). Additional places in Balwyn have been assessed in the Balwyn Heritage Study Peer Review Stage 2 which has recently undergone preliminary consultation.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out as a very high priority action the preparation of a Municipal-Wide Heritage Gap Study (MWHGS) for the remaining suburbs of Boroondara. The MWHGS involves the investigation of all properties outside the existing Heritage Overlay in Boroondara in the suburbs of Canterbury, Camberwell, Hawthorn, Kew, Kew East, Mont Albert, Hawthorn East, Glen Iris and Ashburton. All of these suburb-based heritage studies have been completed.

I have been the project leader for the entire MWHGS, leading a team of heritage consultants from Context and Trethowan Architecture & Design. This chapter of my evidence supplements the Hawthorn Study report in discussing my role and decision-making both in leading the study and in assessing some of the places and precincts myself, as well as noting the roles played by other consultants in this work.

## 3.2 Stage 1: Preliminary identification of places and precincts

### 3.2.1 Field survey

The first stage of the Hawthorn Study was a survey of the entire suburb, with the exception of those areas already in the Heritage Overlay.

I carried out this survey over a number of weeks in March 2017, riding a bicycle along all streets in Hawthorn that sit outside of the Heritage Overlay.

I worked from a base map that indicated any previous heritage recommendations or nominations. For the most part, these were:

- Individual places identified by the 'Hawthorn Heritage Study' (M Gould, 1993);
- Places recorded by successive Boroondara Heritage Advisors as worthy of further investigation;
- Places used as examples for themes covered in the 'Boroondara Thematic Environmental History' (Built Heritage, 2012);
- Places nominated by community members and organisations.

On this base map, I recorded the following:

- An indication whether a property or streetscape had any apparent heritage value, either as an individual place or as (part of) a precinct.
- For those places and streetscapes of potential heritage value:
  - The built-era(s): Victorian, Edwardian, Interwar (early or late), post-war (early and later); and
  - A tentative grade for the best individual properties, indicating the architectural quality and intactness.
- If there were several streetscapes of notable architectural quality and/or visual cohesion grouped together, I drew tentative precinct boundaries on the base map, to be revisited later with my colleague Louise Honman.

This survey revealed that there were a number of highly intact areas of small-to-medium-scale Victorian and Edwardian residential development, both adjacent to existing HO precincts and in different areas of the suburb (particularly the north-east corner). In addition, there were a number of mainly Victorian-era commercial centres not yet protected in the Heritage Overlay. The area with the strongest interwar character, to the south of Riversdale Road (between Glenferrie and Auburn roads), however, was found to have undergone extensive redevelopment so no predominantly interwar precincts were identified.

### 3.2.2 Delineating proposed precinct boundaries

As noted above, while carrying out the property-by-property survey of Hawthorn, I noted streetscapes that stood out in terms of their visual cohesiveness, design quality, and/or unusual character in Hawthorn.

Both in the field, and once back in the office, I drew preliminary precinct boundaries to encompass standout streetscapes in proximity to one another, in an attempt to balance the following goals:

- Include as many properties of high heritage value (usually meaning high architectural quality and high intactness);
- Include streetscapes of high integrity (low number of Non-contributory properties and/or much altered buildings) and high visual cohesion (depending on the area, this could be buildings of a similar era, similar setbacks and scale, and/or unusually high architectural quality).

In addition, I identified areas of development of a very similar character and quality to adjacent HO precincts, and earmarked these areas as potential extensions to four precincts.

I returned to all of the areas earmarked as possible precincts (or precinct extensions) with colleague Louise Honman. We viewed them all by car on a single day, allowing us to compare them amongst themselves and discuss which ones should be recommended for further assessment in Stage 2.

### 3.2.3 Preliminary research

At this point I made further investigations, as I saw fit, into places earmarked for individual assessment if the site visit had raised any questions.

This included searching for recent or historical images of places difficult to see from the street; checking if it was intact and trying to identify the designer (searching historic plans and Council's building permit records); determining built date for places believed to be early for their area; and seeking out the original use to determine if this was of historic significance. Some preliminary comparative analysis was carried out in some cases.

In addition, for those properties shaded on the survey map (indicating a previous assessment or other mention), I returned to those sources and noted any pertinent information (historical information, why it was listed, etc.).

Previous citations were also sought for all individual places shortlisted. In many cases, they had been assessed and rejected as part of the Review of C\* Grade Buildings in the Former City of Hawthorn (Lovell Chen, 2066 rev. 2009). In these cases, the 'rejection' citations were reviewed, and the rejections confirmed.

Due to these processes, a number of places identified in the Stage 1 survey were removed from the shortlist.

### 3.2.4 Consultant workshops

The decisions to proceed with place and precinct assessments were a collaborative process which I coordinated and contributed to.

As a first step, I presented all of the identified individual places to my Context colleague, Director Louise Honman. For each place I showed her the photos and any information gathered, as well as

explaining why I felt this place stood out in the Hawthorn context. The exercise of comparing all of the photos together, in groups by built-era for houses as well as commercial and community-use places, made their relative merits clearer, as did our discussion during this process. By the end, we decided that a number of them were likely to fall short of the threshold of local significance, and removed them from deliberation.

I held a second “workshop” with Trethowan Architecture team members Director Bruce Trethowan and Consultant (now Director) Mark Stephenson at their offices. I brought photos of all interwar and post-war places that I had identified during the field survey, both those that Ms Honman and I agreed were good candidates for further assessment, and those we had rejected. I presented the photos, and information gathered, and explained the rationale behind each choice.

After this workshop, Trethowan Architecture made the enquires they considered necessary before presenting me with a final list of places they had found worthy of assessment, along with an outline of the reasons they were likely to be of individual significance.

In this process, they rejected three more places.

### **3.2.5 Stage 1 recommendations**

The final step in Stage 1 of the Hawthorn Heritage Gap Study was the compilation of Context’s and Trethowan’s final recommendations for the places and precincts to assess in the next stage, along with brief rationale for each recommendation. This comprised the reporting for Stage 1 of the study.

## **3.3 Stage 2: Assessments and recommendations**

During the assessment stage, Trethowan Architecture carried out all of the steps set out below for the individual places they assessed, with two exceptions. Context provided the initial locality history, which could be cut down or added to depending on the place assessed, and in addition, I reviewed all first draft citations and provided feedback to Trethowan Architecture. The revised drafts were then provided to the client (the Boroondara Strategic Planning Department).

Context assessed all of the precincts, all of the Victorian and Edwardian-era places (including dwellings, commercial buildings and community-use buildings). Trethowan assessed all individual interwar and post-war places (dwellings, commercial and community-use buildings).

### **3.3.1 Site visits**

At the end of Stage 1, my Context colleagues and I decided on the division between us of the precincts and individual places to be assessed. Director Louise Honman was to assess three precincts with a dominant Victorian or Victorian-Edwardian character, and three individual places. I was to assess four precinct extensions, four new precincts, and four individual Victorian and Edwardian places. Note that, after this date in June 2017, Senior Consultant Dr Christina Dyson returned to Context after completing her PhD, and she took over the assessment of three of “my” precincts - two commercial precincts and one interwar-era residential precinct.

I carried out my fieldwork in April 2017, revisiting all of the places, precincts and precinct extensions I was assessing (including the precincts later assessed by Christina). At this time, I viewed all properties from the public domain (generally the footpath).

## **Context**

While in the field, I took photos showing each place and its setting, as well as details of note. For each individual place, I took notes recording such things as the style, distinguishing features and any alterations of each property.

For precincts, I took photos of streetscapes as well as each property within the preliminary boundaries. For each property, I noted the construction era, external alterations, and any standout design features. During this exercise I also confirmed precinct boundaries, as discussed further, below.

### **3.3.2 Determining final precinct boundaries**

Final precinct boundaries were confirmed during the Stage 2 site visits, based on the same considerations as their initial delineation in Stage 1. For the most part, the precinct boundaries were the same as those proposed for assessment, with minor adjustments to the outer edges.

Note that I determined the final boundaries for the precincts that Christina Dyson assisted me in assessing, being: Glenferrie and Riversdale Roads Commercial Precinct, Riversdale Village Precinct, and Victory Estate Precinct.

### **3.3.3 Historical research**

The histories for the places and precincts assessed by Context consultants were prepared under my direction by a number of Context consultants. Senior Consultant Robyn Ballinger prepared a locality history and the precinct histories. Consultants Evelina Ericsson and Chairim Byun prepared the place histories.

Once each history was done, it was reviewed by the person who was the principal assessor of that place or precinct (Louise Honman, Christina Dyson or me), and then revised by the historian in response to our feedback.

### **3.3.4 Documentation**

Apart from the histories, I prepared the remainder of the citations for the precinct, precinct extensions and places I was assessing. This included a description. For individual places, I described the setting and any contributory elements (such as fences, outbuildings, trees), the principal façade(s) and any other visible elevations of the building, comparing its form, details and materials against what was typical of that architectural style. External alterations were also noted, including alterations visible from the public domain, extensions visible in aerials, and in some cases, alterations documented by past building permit plans. For the precinct, I described the public domain and any contributory elements in it, the street layout, the major building periods and styles present with mention of specific examples of such buildings in the precinct, and an indication of alterations to them visible from the public domain.

Louise Honman and Christina Dyson carried out a similar process for the places and precincts they assessed.

For the four precinct extensions I took a somewhat different approach. The existing documentation for Hawthorn precincts first identified and assessed by the 'Hawthorn Heritage Study' (1993) is very brief. Each precinct has a citation about a half a page long, plus a current statement of significance (prepared by Lovell Chen in 2006). For each precinct to be extended, I referenced the text from both of these sources, then a description of the built-form character of the proposed extension, some history notes, and a discussion of its similarities with the current precinct and its valued character. In all cases,

care was taken to only propose extensions that contribute to the themes that make the precinct significant, so no changes would be necessary to the extended precinct's statement of significance.

### **3.3.5 Comparative analysis**

As part of the preparation for the comparative analysis of precincts and places in Hawthorn and the other suburbs in the Municipal-Wide Heritage Gap Study, Context prepared a number of reference documents.

For the precincts, Ms Honman and I wrote a brief summary of the character and reasons for significance for each existing precinct in the Boroondara Heritage Overlay. These were a short paragraph each, and were based mainly on the precinct statements of significance then found in Clause 22.05 Heritage Policy of the Boroondara Planning Scheme (they have since been moved to a separate reference document). We sorted these precincts by the principle built-era(s) in them, and their residential or other (commercial, civic) character. This document provided a starting point for the preparation of precinct comparative analyses.

For individual places, I assigned a built-era (Victorian, Edwardian, interwar, post-war) in the HERMES heritage database to each place of individual significance in the Boroondara Heritage Overlay. This included both places with individual HOs and those in precincts. Doing so allowed me to generate lists of all individually significant Victorian and Edwardian residential properties in the Heritage Overlay.

My colleague, Context Consultant Giselle Harris, then prepared two illustrated documents for each suburb in the municipality (including Balwyn and Surrey Hills): one of Significant Victorian houses and the other of Significant Edwardian houses. (Note that as Trethowan Architecture was assessing all interwar and post-war houses, we did not prepare documents for these two eras.) Ms Harris recorded each house's details (address, HO number, and built date and architect if recorded) and added a photo. Some photos were obtained from HERMES, but where they were not available (or of very poor quality) she sought images from real estate advertisements or Google Streetview.

These compiled documents were invaluable to me when preparing comparative analyses of individual places. First, they provided an indication of where similar houses were located in the suburb and municipality, and whether the design quality (and intactness) of the place under assessment compared well to other examples in the same and other suburbs.

When assessing non-residential buildings, such as St Joseph's Catholic School, I relied both on my prior knowledge of Boroondara's buildings as well as searches in the HERMES database. When a designing architect was identified for a building, the researcher identified their other designs, which also provided useful comparators, some outside of Boroondara. In all cases the places I assessed compared well to comparable examples (in building-type, building-era, level of architectural pretension) across the municipality.

### **3.3.6 Assessment of significance**

All assessments of significance were carried out in relation to the HERCON criteria. This provided a structure to consider the ways that an individual place or precinct might stand out within Hawthorn and Boroondara more widely.

For the most part, I drew this information from the place history (sometimes as it related to the locality history) in relation to the various types of historical significance (Criteria A, B or H) and social

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significance related to community use (Criterion G), and from the comparative analysis and description in relation to architectural design (Criteria D, E or F).

For the most part, I did not include a discussion for the criteria I did not think the place/precinct met, but simply made the note “NA” (Not Applicable).

The summaries of the criteria for which I judged the place or precinct to meet the threshold of local significance were included in the final statement of significance. For each of these I used the standard three-part approach (What, How, Why), and in the first section attempted to provide enough brief information so that future users of the citation will understand what they are dealing with. For individual places this might mean including a built date, original use, architectural style, designer (if known), and original owner if this was of interest.

### 3.3.7 Thresholds for identifying individually significant places and precinct

As discussed in the sections above, each individual place assessed was assessed against two thresholds during the successive stages of the study.

In Stage 1, I looked at all properties in Hawthorn outside of the Heritage Overlay, and noted all those that stood out. They “stood out” most often due to their notably high architectural quality (sometimes paired with substantial size), or as places likely to be important in the community (either historically or also to the present day) such as churches and halls. By its nature, this was a “long-list” as I was better able to judge the relative architectural quality of places once I’d reached the end of the survey than at the beginning. My decisions at this stage were also informed by the previous five years during which I had been carrying out one-off place assessments for the City of Boroondara. As these required both site visits to every part of the municipality, as well as comparative analysis for each one, I already had a good awareness of the relative quality and nature of Boroondara’s building stock.

The review of the “long-list” with Louise Honman was also a mainly suburb-centric exercise, comparing the places and precincts amongst themselves and the surrounding streets.

In Stage 2, as detailed above, all the places and precincts I assessed were looked at in comparison with the most similar examples I could find across Boroondara (or further afield). If the place under assessment was thought to be of architectural or aesthetic significance, I judged it to meet the threshold of local significance if it was a similar (or better) design quality and intactness as similar buildings already Significant in the Heritage Overlay.

For precincts, I compared the visual cohesion of streetscapes and level of overall integrity (proportion of Non-contributory properties), the average intactness of individual buildings, and the architectural quality of those buildings against precincts with a similar make-up (built era, building use, social class of original owners). The one precinct that I assessed (in full) during the Hawthorn Study was the Rae Street Residential Precinct, comprising 1-23 & 2-22 Rae Street. Based on Stage 2 comparative analysis, I concluded that it did not meet the threshold of local significance, and did not recommend it for the Heritage Overlay. It is a street of relatively large and well-designed Edwardian and interwar houses, the finest of which is 20 Rae Street (already in a site-specific Heritage Overlay). There were, however, a large number of houses had intrusive upper-level extensions, including a number that are visually dominating due to their size and position. In comparison with other precincts in Hawthorn and surrounding suburbs built over a similar period, the overall intactness and integrity of Rae Street was considered too low to reach the threshold of local significance.

### 3.3.8 Thresholds for gradings within precincts and precinct extensions

When assessing properties within a proposed precinct or precinct extension to determine if they are Non-contributory, Contributory or Significant in relation to that precinct, the first thing that needs to be defined is the period of time that is of heritage significance, and if these properties were developed (built) within that period. Note that this may be a single historical era, such as the Victorian era, or multiple eras.

In the case of precinct extensions, the existing statement of significance and gradings of properties already in that precinct were used as the basis to define the “valued period”.

Once the “valued period” is defined, the question is whether the given property/building is able to contribute to an understanding of the development in this period and the reasons the precinct is significant (as expressed in the statement of significance). This comes down to intactness, both in relation to the extent of alterations and their legibility as later interventions.

When viewing an altered building of the “valued period” I consider whether an interested community member could successfully identify it as, for example, a Victorian semi-detached pair, an Edwardian villa, an interwar bungalow. And, secondly, could they understand what its original form was – major aspects such as roof form. In cases where an upper-storey extension is so dominant, and particularly where it subsumes the original roof form, then the answer may be “no”.

I apply this rule-of-thumb differently when dealing with buildings that form part of a larger whole, such as shops or dwellings that form a terrace, halves of semi-detached pairs, or a detached building in an identical row (or row built as a single coordinated scheme). In these cases, I assess the row or terrace as a whole. In the case of an altered building that forms part of a larger whole, the context can provide a strong indication to the passer-by of what it is and what it was like originally. In addition, grading this altered unit Non-contributory would allow its demolition, which would potentially be quite damaging to the whole (terrace, pair, row). In such circumstances there is ample evidence for an accurate reinstatement of the original appearance should a future owner wish to do so (avoiding an unsound speculative “restoration”). Such properties are generally graded Contributory.

Whether a property is Significant in a precinct usually relies on its architectural quality – as compared to the suburb or municipal-wide context, though it may also be related to its historical credentials (e.g., the oldest house in the area).

### 3.3.9 Statutory recommendations

Apart from the decision whether or not to recommend an individual place, precinct or precinct extension to the Heritage Overlay, in this step the other assessors and I determined the appropriate HO boundaries and if any specific controls should be ticked in the draft HO Schedule.

#### HO extents

For the most part, the properties I assessed are on small to medium-sized suburban blocks, containing a front and rear garden setting for the residential properties. In these cases, I recommended the entire cadastral boundaries to the HO, in accordance with accepted practice and the guidance of *Practice Note 1: Applying the Heritage Overlay*.

There were, however, larger properties where the elements of heritage significance only occupied a small part of the site. In these cases, I recommended an HO extent smaller than the cadastral boundaries. In drawing these extents, I sought to include all heritage elements including significant

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elements of its setting if any, and also to protect significant views, particularly from the public realm. So, for example, the HO extent recommended for St Joseph's Catholic School, 571 Glenferrie Road, is drawn around the original school building and extends to the streetfront and north and south side boundaries to support ongoing visibility of its front façade, though built-up areas behind this building have been left outside the recommended extent.

The rationale behind each HO extent that is less than the cadastral boundaries is explained in section 2.3.8 of the Hawthorn Gap Study report.

### Additional HO controls

In the case of specific controls in the HO Schedule, during my site visits I looked out for original front fences, original outbuildings, and mature tree plantings that appeared to be part of an early/original garden layout.

None of the places I assessed required these additional controls. There were, however, a number of original fences in precincts (Riversdale Village, Victory Estate). In addition, Dr Christina Dyson provided advice in regard to tree species and approximate age for a number of Trethowan Architecture's assessments.

Context recommended Fence Controls for specific properties within the Riversdale Village Precinct and the Victory Estate Precinct, where original front fences survive. We did not recommend any Tree Controls or External Paint Controls for the places and precincts we assessed. Trethowan recommended additional controls for several of the places they assessed.

### 3.3.10 Background report

Once all of the place and precinct citations were complete, I prepared a background report to serve as an introduction to and summary of the Hawthorn Heritage Gap Study. It includes the background to the study (previous heritage studies and the place this one sits in the current Municipal-Wide Gap Study), an overview of the current (pre-study) Heritage Overlay coverage in Hawthorn, and a discussion of the major findings of the Stage 1 field survey. The next section sets out the methodology of the study, with reference to the policy guidance adhered to (mainly the VPP *Practice Note: Applying the Heritage Overlay*, v. 2015). The final section of the background report is a summary of the findings of the study – which places and precincts were found to be of local significance and recommended extensions to existing precincts – and recommendations for the implementation of these findings.

Once the background report and all of the citations had been reviewed by the Boroondara strategic planners, and revised in response to this feedback, we assembled them into an overarching final draft study report. This version of the study, dated 31 August 2017, was released for preliminary community consultation.

## 3.4 Preliminary consultation

### 3.4.1 Responding to submissions

Boroondara City Council carried out preliminary consultation following completion of the draft study. Council notified all property owners and occupiers in the suburb of Hawthorn including affected owners as well as those unaffected. All community members were invited to provide feedback on the draft study recommendations. Submitters also provided feedback in which they recommended additional properties to be considered for inclusion in the Heritage Overlay.

The Boroondara strategic planners prepared an initial response to the general issues raised by objecting submissions, such as property value, zoning and other planning tools, etc. They then highlighted the heritage-related issues raised for our attention. This included submitters who questioned the application of the HERCON criteria, whether thresholds were met, raised possible errors in the citations, or simply questioned whether their property was of heritage significance.

The heritage-related issues in regard to places assessed by Trethowan Architecture were addressed by them in a shared table setting out issues and responses to each submission. Ms Honman and I responded in regard to the places, precincts and extensions that we each assessed. I prepared the responses in relation to the precinct Ms Dyson assessed, with her assistance.

A number of edits were made at this stage. In some cases properties in precincts were downgraded to Non-contributory due to more extensive alterations than previously realised. Several properties were removed from the edges of precincts, while in other cases new ones were added in response to community nominations (336 & 340 Barkers Road added to the Cranmore Estate and Environs Precinct). Historical information about properties in precincts and precinct extensions, provided by the Hawthorn Historical Society, was added to citations.

Edits were made to citations for some individual places, including the removal of 15 Burton Street and 20-26 Manningtree Road from the study, as they had been demolished in the interim.

All associated revisions were made to the study report.

In the cases where I did not agree with the submitter, even after carrying out further investigation as required, I explained the reasons for this in the responses table.

### **3.5 Exhibition consultation**

#### **3.5.1 Pre-exhibition revisions (conditions for authorisation)**

Once Boroondara City Council had adopted the Hawthorn Heritage Gap Study report, revised following the preliminary community consultation (dated 5 April 2018), and a request was sent to the Planning Minister to implement a planning scheme amendment.

Prior to granting authorisation for the amendment, the Department of Environment, Land, Water and Planning of Victoria (DELWP) scrutinised the Hawthorn Study and its recommendations, and pressed for certain areas of potential precincts to be excised. As a condition of authorisation, the following properties were removed from proposed precinct boundaries:

- Cranmore Estate and Environs Precinct: 1-11 Vicars Street (odd numbers only) and 274-300 Barkers Road;
- Riversdale Reserve Precinct: 25 & 27 Robinson Road and 30 Illawarra Road.

#### **3.5.2 Pre-exhibition request for justification**

In addition to the conditions for authorisation noted above, DELWP also recommended that Council 'have regard to the following matters during the amendment process' (letter of authorisation dated 30 Oct. 2018):

1. In the Cranmore Estate and Environs Precinct provide further justification for the Contributory grade of 2 Bowen Street.

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2. In the Violet Grove and Environs Precinct provide further justification for the Contributory grade of 11 Marian Street.
3. Provide justification for the location of precinct boundaries, particularly the inclusion of non-contributory properties on the edge of precincts in the Violet Grove and Environs Precinct and the Riversdale Reserve Precinct.

My further justification is provided below.

### Grading of altered buildings

Attributing a Contributory grade to altered properties is not unique to the Hawthorn study or any of the suburb assessments undertaken as part of the MWHGS. Neither is this a unique situation to Boroondara with many examples in other municipalities where altered buildings have been graded as contributory.

The earlier grading systems in the three former cities, which now form the City of Boroondara, used the definitions below to grade properties. The three letter gradings set out below were all translated into a Contributory grade as part of Amendment C66 to the Boroondara Planning Scheme (2008):

- Kew: 'C' places that contribute to the architectural or historical character and cohesiveness of the City of Kew. Grade C structures are, in the main, **severely altered examples** of typical building types.
- Hawthorn: 'D' places are representatives of particular themes of development which have been **significantly altered** but which stand in an area where that development theme is particularly well illustrated.
- Hawthorn: 'E' places have generally been **substantially altered** and no longer provide a clear illustration of the theme of development of an area. Because of this they are not considered to make an essential contribution to the historic character of the area although retention and restoration may still be beneficial.

In the Hawthorn study we have followed a similar approach when determining whether an altered building still contributes to an understanding of that area's historical development.

Buildings have been graded Non-contributory if they are new, or where there is a combination of unsympathetic changes, including unsympathetic or over-bearing alterations that obscure the ability of the place to be understood as part of the valued period of development of the precinct.

The heritage citations clearly document any alterations to graded buildings. Accordingly, these alterations were taken into consideration in determining whether the precinct meets the threshold for inclusion in a Heritage Overlay. Only those precincts deemed to be equal or better than comparable heritage precincts have been recommended for inclusion in the Heritage Overlay.

Furthermore, upper-level extensions to contributory graded properties in the proposed precincts typically have similar setbacks and visibility when compared to upper-level extensions to Contributory houses in existing heritage precincts. The upper-level extensions in existing heritage precincts were either considered acceptable when a house was originally graded and included in the Heritage Overlay, or the works were considered acceptable as part of a planning permit application following the introduction of a Heritage Overlay.

Contributory houses with upper-level extensions of this type can be seen in H01 Golf Links Estate, such as, 34 Lansell Crescent, 6, 19 and 30 Fairmont Avenue, and 3 Maple Crescent. Further examples are seen in HO227 Great Glen Iris Railway Junction Estate: 16, 17, 19, 27 & 35 Highgate Grove; 8, 14, 28, 33 & 38 Lexia Street; and 11, 14, 25 & 32 Ward Street. A survey of other HO precincts in Boroondara would be likely to yield similar examples, but I have not undertaken this exercise for them.

## 2 Bowen Street



Figure 1. South side of Bowen Street, with 2 Bowen Street at the right. (Boroondara, August 2019)

The house at 2 Bowen Street is a Contributory property in the Cranmore Estate and Environs Precinct. It is a double-fronted timber Victorian Italianate house. An upper-storey extension has been added directly behind its ridgeline. This extension is about half the width of the entire front façade and is centred above it.

I agree that the extension is unsympathetic in its location and very visible from the public domain. For this reason the house is considered near the threshold for what constitutes a Contributory property.

However, the front façade of the house is still largely intact, the original hipped roof form is still legible, and as a whole the house still contributes to an understanding of the Victorian-era development of Bowen Street and the broader precinct.

Importantly, 2 Bowen Street stands at the head of a row of identical double-fronted Italianate houses, comprising 2-16 Bowen Street, constructed as a single development. The presence of the other houses in this row both increase an understanding of the original appearance of 2 Bowen Street, and the house should properly be considered as a single part of the row. The north side of Bowen Street is also characterised by Victorian Italianate development as well.

Accordingly, in my professional opinion, 2 Bowen Street easily meets the past definition of a D-graded building in Hawthorn, a grade which was translated to today's Contributory, namely:

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*Hawthorn: 'D' places are representatives of particular themes of development which have been significantly altered but which stand in an area where that development theme is particularly well illustrated.*

For these reason, I maintain that the house should retain its Contributory grade.

### 11 Marian Street



Figure 2. 11 Marian Street with the upper-storey extension visible behind the parapet. (Boroondara, August 2019)

The house at 11 Marian Street is a Contributory property in the Violet Grove and Environs Precinct. It is a single-fronted brick Victorian Italianate terrace-type house (though freestanding) with a front parapet. Its parapeted, terrace-type form stands in contrast with most of the Victorian houses in the precinct which have exposed front eaves. An upper-storey extension has been built about a half a room back from the front façade, so it is visible in the streetscape. This visibility is reduced somewhat by the use of a jerkin-head roof which minimises the size of the front face of the extension.

While I agree that the upper-storey extension pushes the house so that it is close to the threshold required for a Contributory dwelling, the works have left the front façade of the house including the parapet intact. Furthermore, the parapet works to screen the extension to some degree. The dwelling is still entirely legible as a Victorian house, and the parapet and its ornamentation with cast-cement scrolls and a row of dog-tooth brickwork are unusual and valued elements in the precinct.

Finally, 11 Marian Street stands within and across from rows of Victorian houses, so both enforces that character as well as being supported by it.

For these reason, I maintain that the house should retain its Contributory grade.

## Boundaries of Violet Grove and Environs Precinct

Generally, Non-contributory properties have been included at the edges of some precincts to ensure that future development does not have a negative impact on heritage values in the precinct, but this has been considered on a case-by-case basis. This is particularly important where the Non-contributory properties face Contributory properties at the edge of the precinct. This is also the case where the proposed precinct sits next to an existing HO precinct. Development at the edge of the new precinct could have a negative impact both on the proposed and the adjoining precinct.

The precinct boundaries for the Violet Grove and Environs Precinct were originally drawn to encompass all properties with a frontage to Marian Street, Violet Grove and Manchester Street, as well as the most cohesive sections of Riversdale Road located at the end of Marian Street and Violet Grove.

This included a total of nine properties at the edge of the precinct:

- 141 and 147 Riversdale Road
- 4 Marian Street (see detailed discussion in section 4.2.4)
- 16 & 1/18 Marian Street
- 19 & 21 Violet Grove
- 17 & 19 Manchester Street

In considering whether to keep or remove these edge properties from the precinct, the primary consideration was the potential impact on the remaining streetscapes. In particular, where Non-contributory properties face another part of the precinct, they have been kept in the precinct. Their inclusion in the heritage precinct is important for the ongoing management of the streetscapes. This applies to the Non-contributory properties on Marian Street, Violet Grove and Manchester Street. Keeping this in mind, I have only recommended that 141 & 147 Riversdale Road be removed from the precinct boundaries.

Also taken into account is the potential impact of future development on the adjacent HO164 Leslie Street Precinct to the north. As shown on the Violet Grove and Environs Precinct map, the HO164 precinct forms the visual boundary to the north. The Contributory properties along the north side of The Boulevard face the Violet Grove and Environs Precinct, and development at the northern ends of these streets would have an impact on the HO164 streetscapes.

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Figure 3. North end of Manchester Street, looking north to The Boulevard in HO164. Note the two Non-contributory properties at 17 & 19 Manchester Street to the right. (Context, July, 2019)

Furthermore, despite the number of Non-contributory properties, this precinct contains some very fine examples of small-scale Victorian and Edwardian houses which are of equal or better quality to other similar houses already in the Heritage Overlay. The streetscapes are considered visually cohesive enough to form a precinct of local significance.

The Non-contributory apartment blocks at 141 and 147 Riversdale Road were also considered. They stand within a row of Contributory properties, but not across from any (as the south side of this part of Riversdale Road is not in the Heritage Overlay). While assessor Louise Honman's first preference was to include these properties in the precinct, considering that they are already large and intrusive and DELWP's emphasis on minimising the Heritage Overlay along main roads, I support the removal of these two properties from the precinct.

### Boundaries of Riversdale Reserve Precinct

When first assessed by Louise Honman, there were three Non-contributory properties at the edges of this precinct, including:

- 30 Illawarra Road – an altered Edwardian villa
- 25 Robinson Road – an altered Edwardian house
- 27 Robinson Road – an altered Victorian house

Ms Honman's rationale for their inclusion was because they provided a buffer to the precinct that is sympathetic to the heritage streetscapes. There was also a hope that they might one day be restored.

In reviewing this precinct, prior to authorisation, I felt that this justification was not strong enough, particularly as this precinct was already quite irregular in form, with some sections already only on a single side of the street, so removing several Non-contributory properties from the edge would not change this characteristic.

For this reason, I support the removal of all three of these Non-contributory properties from the precinct in accordance with the conditions of authorisation.

### 3.5.3 Responding to objecting submissions

Once authorisation was received, the Boroondara City Council began the exhibition of the Amendment. Notices of the amendment were sent to owners and occupiers of the affected and adjoining properties, prescribed Ministers, preliminary consultation submitters and other stakeholders such as heritage interest groups.

Subsequently, Context and Trethowan addressed any new heritage-related issues raised by submissions as part of the response prepared by Council's strategic planners. I addressed the submissions related to the places and precincts that I assessed, while Ms Honman, Ms Dyson and Trethowan Architecture did the same for theirs.

Changes recommended to precincts and precinct extensions assessed by Context (Louise Honman and I) were the following (note: no changes regarding individual places):

- Cranmore Estate and Environs Precinct:
  - Remove 328-340 Barkers Road – due to demolition of the Edwardian house on the corner of Elphin Grove and Barkers Road (328 Barkers Road), combined with the presence of altered Non-contributory dwellings in this row. (This is addressed in detail in Chapter 4.)
  - Remove 1A & 2A Rae Street – two Non-contributory properties on the edge of the precinct, and the only once fronting onto Rae Street, which had been included as they border the bluestone laneway behind Elphin Grove. It was considered acceptable to protect this laneway by including the northern section in the HO precinct but the eastern section in Boroondara Council's register of heritage assets, allowing the removal of these two properties from the precinct.
- Riversdale Reserve Precinct:
  - Remove 23 Robinson Road – the owner provided documentary evidence (photos) as well as access to the site which confirmed that the 19<sup>th</sup>-century house had been entirely rebuilt in a somewhat different form than originally, thereby negating its contribution to the heritage significance of the precinct.
  - Remove 19 Robinson Road – the only other property in the precinct on the east side of this street. The house is a typical timber Italianate villa with a visible two-storey addition at the rear. It was not considered a strong enough building to contribute to the precinct in its isolated position (following the removal of No. 23).
- Violet Grove and Environs Precinct
  - Remove 141 & 147 Riversdale Road – two large apartment blocks originally graded Non-contributory to the precinct. It was agreed that their removal from the precinct would not lower its integrity.
- HO146 Central Gardens Precinct Extension
  - Remove 1A-15 Malmsbury Street – since the assessment of this precinct extension, two Contributory houses (Nos. 9 & 11) were demolished. This left only one-third of properties on the north side of Malmsbury Street as Contributory, and a gap of five Non-contributory properties between Contributory properties at Nos. 1 and 13.

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- HO220 West Hawthorn Precinct Extension
  - Remove 4-12 & 26-40 Lennox Street – since the assessment of this precinct extension one Contributory house had been demolished (No. 28). This left two Contributory properties (Nos. 4 and 34) isolated by the central core by Non-contributory properties. As neither No. 4 nor No. 34 was particularly distinguished (typical Victorian houses, somewhat altered), they and the surrounding Non-contributory properties were removed.

Those submissions where there are unresolved heritage-related issue in regard to places that Ms Honman, Ms Dyson or I assessed are addressed in this expert evidence. Places assessed by Trethowan Architecture that are the subject of unresolved submissions are addressed in Mark Stephenson's expert evidence.

### 3.6 Summary of C284 places and precincts

Once I had completed my assessments, I recommended the following individual places for inclusion in the Boroondara Heritage Overlay:

- Norwood Terrace, 209-217 Auburn Road
- St Joseph's Catholic School, 571 Glenferrie Road (part)
- Farey Brothers' Bakery (former), 20-26 Liddiard Street

As well as the following precinct extensions:

- HO146 Central Gardens Precinct Extension
- HO149 Glenferrie Hill Precinct Extension
- HO164 Leslie Street Precinct Extensions
- HO220 West Hawthorn Precinct Extension

Louise Honman assessed and recommended the following individual places for inclusion in the Boroondara Heritage Overlay:

- Melbourne Croquet Club, 37-41 Glen Street (part)
- Edwardian Shops, 556-558 Glenferrie Road
- Victorian Shops, 817-821 Glenferrie Road

And the following precincts:

- Cranmore Estate and Environs Precinct
- Riversdale Reserve Precinct
- Rookery Estate Precinct
- Violet Grove and Environs Precinct

Dr Christina Dyson assessed and recommended the following precincts for inclusion in the Boroondara Heritage Overlay:

- Glenferrie and Riversdale Roads Commercial Precinct
- Riversdale Village Precinct
- Victory Estate Precinct

### **3.7 Conclusion**

It is my professional opinion that the Hawthorn Heritage Gap Study was undertaken by me and other heritage professionals at Context and Trethowan Architecture with rigour in accordance with current best-practice guidance. The study has been particularly thorough in its initial survey of the suburb to identify places and precinct for assessment, as well as in the comprehensive compilation of comparative examples in the Boroondara Heritage Overlay which served to strengthen the comparative analysis process. Its accuracy was also aided by two reviews of the citations over two rounds of community consultation.

## 4.0 Response to Submissions - Appearing

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### 4.1 Introduction

This chapter contains information on places where an owner or their representative will be appearing at the Amendment C284 Panel hearing. For each place the heritage-related objections are summarised, and my response provided. They are dealt with generally in accordance with the order the submitter/representative will be appearing at the hearing, though places in a single precinct or precinct extension have been grouped together.

In my evidence, I will respond only to issues related to the heritage significance of the places, such as its intactness (and condition where this impacts upon intactness), history and comparison to other places. I will generally not respond to non-heritage issues, such as maintenance costs, property value or future development plans, as these are properly dealt with at the planning permit stage.

### 4.2 Violet Grove and Environs Precinct (Submissions 17 and 27)

#### 4.2.1 Background

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance, below.

#### 4.2.2 Statement of Significance

The statement of significance Louise Honman prepared for this place, in the citation dated 17 June 2019, reads as follows:

*What is Significant?*

*The Violet Grove & Environs Precinct comprising Manchester Street, Violet Grove, Marian Street & 137-139 & 149-151 Riversdale Road, developed between 1881 and 1930 is significant.*

*How is it significant?*

*The Violet Grove & Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.*

*Why is it significant?*

*The Violet Grove & Environs Precinct is historically significant as part of the expansion of Hawthorn that gained momentum in the 1880s, particularly around the Town Hall precinct of Glenferrie Road, Auburn Road and Burke Road once the railway was extended to these localities in 1882. New subdivisions like the Violet Grove & Environs Precinct came on the back of both train and tramway extensions, including those along Riversdale Road providing an increase in public transport options. Violet Grove is historically significant as the site of the Riversdale Road Omnibus Company of privately operated horse-drawn transport. Historically, the precinct is associated with Dalley's Orchard prior to the sale of allotments in 1884 fronting Riversdale Road, Henrietta Street (outside the precinct) and Marian Street. The precinct reflects the influence of the economic depression in the delay in development in Manchester Street where the first lots were offered for sale in 1892 as the Manchester Estate, but after failing to sell, were offered again in 1909.*

*(Criterion A)*

*Violet Grove & Environs Precinct is representative of a predominantly Victorian-era precinct with consistent streetscapes of single and double fronted houses. The socio-economic status of the precinct is demonstrated through*

*its lower topography in relation to Riversdale Road, when compared with the larger Victorian villas on the rising ground to the south. It is also demonstrated by the existence of timber houses of modest size, mostly detached but with some attached examples. A variety of Victorian residential styles are represented. Manchester Street demonstrates its later development through its examples of Federation houses and mixed brick and timber construction. There are also a number of Federation houses and interwar bungalow on other streets that continue the traditional gabled and hipped massing forms. The precinct also demonstrates the higher status given to houses on the main roads with several Riversdale Road properties situated on larger allotments. The precinct derives part of its value as a Victorian-era precinct from its high degree of integrity. (Criterion D)*

*Violet Grove & Environs is aesthetically significant for its consistent streetscape of Victorian timber small houses in Violet Grove including some high-quality examples with slate roofs at Nos. 8 & 11. The attributes of aesthetic significance include cast iron verandah friezes and feature hipped roofs with bracketed eaves, single, double and triple light sash windows and stuccoed chimneys. Similar features are found in Marian Street including three similar double-fronted houses at 6, 8 & 10 Marian Street. the precinct derives aesthetic value from Federation houses at 2, 3 and 9-11 Manchester Street with No.3 featuring a return verandah, angled box window with a gablet projecting above the terra-cotta tiled roof; and 2 Manchester Street having a bow window, terra-cotta tiled hipped roof and geometric timber fretwork. The semi-detached pair of houses at 137-139 Riversdale Road, in particular the elevation with verandah fronting Marian Street (of No. 137), provide a fine entry to the precinct. (Criterion E)*

#### 4.2.3 139 Riversdale Road, Hawthorn (Submission 17)



Figure 4. 139 Riversdale Road, Hawthorn. (Context, April 2019)

#### Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study. It is part of a semi-detached pair with 137 Riversdale Road, which is also graded Contributory.

## Context

### Response to Submission

The submitter opposes the proposed inclusion of 139 Riversdale Road, Hawthorn, as a Contributory property in the Heritage Overlay. I have reviewed the grading of this property and confirm that it is correctly graded as Contributory. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of description of the property & lack of heritage features***

*The draft report only refers to the features of the property at 137 Riversdale Road and that it is an 'entry to the precinct'. The study does not describe any features of the property at 139 Riversdale Road other than noting it is next to the property at 137 Riversdale Road.*

*The submitter suggests that ... the property at 139 Riversdale Rd should be immediately removed from Planning Scheme Amendment C284 or at the very least be downgraded to Non-Contributory as it has no features that contribute to the heritage of the area.*

The semi-detached pair at 137-139 Riversdale Road is massed as a cohesive design. In my professional opinion it should be properly treated as a single building when considering its architecture and aesthetic contribution to the precinct. This includes a roof form whose two halves emulate that of a single detached villa. Both halves share a number of distinctive design features. This has been made clearer in the precinct citation.



Figure 5. The semi-detached pair at 137-139 Riversdale Road. The large projecting front gable at far left belongs to No. 137. A discrete party wall is visible between it and a smaller projecting gable of No. 139. The tapered roughcast chimney is shared between the dwellings.

No. 139 is slightly more intact than No. 137, as it retains its original roof cladding of slate with terracotta ridgecappings (though the slates require repair), while that of No. 137 has been replaced with corrugated steel. The only external alteration noted to No. 139 is the overpainting of the brickwork plinth of the house and verandah posts (note that this could be removed using appropriate gentle means). Both halves of this semi-detached pair have the same fine design details, such as tapered roughcast-rendered chimneys with inset slots at the tops (a typical Arts & Crafts motif), cladding in a

range of colours and textures (brick, roughcast render, timber shingles), bold timber fretwork with an Arts & Crafts influence, and a variety of window forms, most with leadlight windows. The most interesting windows are banks of three small casements atop elongated timber brackets, which are seen at both dwellings.



Figure 6. Bank of leadlight casements on elongated brackets beneath the verandah of 137 Riversdale Road.



Figure 7. Similar bank of casement windows below a timber shingled cap on the front façade of 139 Riversdale Road. Note also the Arts & Crafts curved eaves brackets.

### **Limitations of the study**

*It is also important to note the limitations of review as defined in the study. Places were only investigated externally and most often from the public domain only, therefore only the front facade and partial side elevations were viewed. The property at 139 Riversdale Road is hidden by a large brown brick wall that was rendered about 15 years ago in a Spanish mission style, as was popular in the 2000s. No attempt was made to make it a heritage look.*

I agree that all places in the Violet Grove and Environs Precinct, and in the Hawthorn Study in general, were investigated only from the public domain, and this is noted in the background section of the Study. In my professional experience carrying out heritage studies in Victoria over the past 15 years, this is standard practice which is accepted as appropriate by planning panels. The only exception would be cases where Internal Controls are proposed, and also in the case that Outbuilding Controls are proposed it is very desirable that the form of outbuildings not visible from the public domain be understood. Neither of these are the case for 139 Riversdale Road, where no additional controls have been recommended in the draft HO Schedule for this precinct.

The dwelling at 139 Riversdale Road was observed and described based on the extent that can be determined from the public domain (Riversdale Road). It was clear to me during my inspection from the footpath, in April 2019, that the house is still highly intact as viewed from the front. While the non-original brick fence obstructs views to some extent, the shared form of the semi-detached pair is still

## Context

visible and legible from the street/footpath. Furthermore, the front fence a reversible change that does not impact on the heritage value of the house itself.

### **Lack of typical features**

*There is no elevated verandah on the property at 139 Riversdale Road facing onto Marian Street as mentioned in the study.*

The text in question is the following: *The semi-detached pair of houses at 137-139 Riversdale Road, in particular the elevation with verandah fronting Marian Street (of No. 137), provide a fine entry to the precinct.*

There appears to have been a misunderstanding of the word “elevation” in this context. In the precinct citation, the standard architectural meaning of this word was used: *The external faces of a building* (Penguin Dictionary of Architecture, 1984, p. 105). So in the statement of significance it was intended to mean the ‘side of the house’ with a verandah facing Marian Street.

There was no intention to suggest that the verandah is raised or elevated above the street.

### **Aesthetic significance**

*With regards to the ‘fine entry point’ to the heritage precinct, 139 Riversdale Rd is on Riversdale Rd and is not an entry point to the precinct under any reasonable interpretation of the term ‘entry point’. Whilst some part of the property does in fact form part of Marian Street, it is only a crumbling concrete driveway that is used for storing rubbish bins. As Criterion E is defined in the report as “importance in exhibiting particular aesthetic characteristics (aesthetic significance)”, this driveway shouldn’t be considered as meeting Criterion E. Council would be creating a dangerous precedent if any property closely located to a heritage area could be considered as an “entry point”, especially when one does not need to drive past the property to enter the area. If “entry points” are now a consideration then the number of properties that should be considered in this draft report should be greatly expanded to include every single property in Boroondara.*

The inclusion of the four Edwardian houses (137, 139, 149 and 151 Riversdale Rd) in the Violet Grove and Environs Precinct recognises that they contribute to the entry to the precinct from the main road. Riversdale Road has undergone much redevelopment and these four houses are all that remain to anchor the precinct to Riversdale Road. Each of the houses is graded Contributory as they are of the threshold quality and integrity, and the corner houses provide appropriate entries to the precinct. Nos. 137-139 and 151 also strengthen the boundary to the precinct and are similar buildings to their immediate neighbours.

As discussed above, this semi-detached pair was designed and massed as a cohesive whole, and should be treated as such in the precinct. It is this semi-detached pair as a whole that turns the corner from Riversdale Road into Marian Street. While I acknowledge that the articulated east side elevation of 137 Riversdale Road that is the most important element making this transition to the rest of the precinct, that dwelling cannot be treated in isolation from its other half (No. 139). Unlike more basic attached Victorian and Edwardian housing where each dwelling has an identical front façade that is expressed as an independent entity with its own roof form, 137-139 Riversdale Road is a far more sophisticated and integrated design. The loss of either half would have a far greater impact on the heritage value of the remaining half than would be the case for identical rows of detached dwellings.

With regards to the driveway on Marian Street leading to the rear yard of 139 Riversdale Road, I note that the citation does not state that the driveway is of aesthetic significance (Criterion E). It does,

however, cite the semi-detached pair of dwellings at 137-139 Riversdale Road as a notable contributor to the aesthetic significance of the precinct as a whole.

### Conclusion and Recommendations

It is my opinion that:

- The semi-detached pair at 137-139 Riversdale Road was designed as and should be considered as a single cohesive design and place.
- Both dwellings of the semi-detached pair have fine Arts & Crafts design features, many of which are shared.
- 139 Riversdale Road is correctly graded as a Contributory place in the proposed Violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

#### 4.2.4 4 Marian Street, Hawthorn (Submission 27)



Figure 8. 4 Marian Street, Hawthorn. (Context, April 2019)

### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

## Context

### Response to Submission

The submitter opposes the proposed inclusion of 4 Marian Street, Hawthorn as a Non-contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of intactness and significance***

*Two storey dwelling additions and alterations were made to the property in 1992 with the present dwelling bearing little relation to its original form.*

*The property has been graded as Non-contributory, as having no identifiable cultural heritage significance.*

I agree that the house at 4 Marian Street has been extensively rebuilt, hence the Non-contributory grading. This has been confirmed by consulting Council's building permit records.

Because of these alterations, it was graded as a Non-contributory element of the precinct. It is, however, largely in keeping with the scale of Contributory buildings in the precinct so it is not an intrusive element.

#### ***Location of the property in the HO precinct***

*The property is not central to the Precinct but rather is at the edge of the Precinct.*

While 4 Marian Street is located on the edge in the south-western corner of the precinct, it stands at the southern end of a row of Contributory dwellings and across from the east side of Marian Street, which is included in the proposed precinct in its entirety. Future development at 4 Marian Street will have an impact on the overall streetscape of Marian Street and on nearby Contributory properties of the precinct.



Figure 9. South-west end of Marian Street, with 4 Marian Street to the left and 6 Marian Street to the right.

In my professional experience, it is accepted practice to include Non-contributory properties in the Heritage Overlay. This is particularly the case where they form part of an otherwise cohesive

streetscape, and their future redevelopment will impact on Contributory properties next to or across the street from them. By including this Non-contributory property in the precinct, Council will be able to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

### **Conclusion and Recommendations**

It is my opinion that:

- While 4 Marian Street is a very altered Victorian house and thus Non-contributory, it is not intrusive in its scale or setbacks.
- It is appropriate to retain 4 Marian Street in the proposed Violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

## 4.3 HO149 Glenferrie Hill Precinct Extension (Submission 51)

### 4.3.1 Background

The Glenferrie Hill Precinct was first identified by the 'Hawthorn Heritage Study' (M Gould, 1993), originally as a larger precinct that included the entire grounds of Scotch College on the west side of Glenferrie Road (Scotch College has recently been added to the Heritage Overlay as HO608). The preliminary precinct was known as 'Scotch College/Glenferrie Road' with the subtitle 'Representative of Changing Patterns 1920-1990' (section 4.2.9, Vol. 1, page 87).

In the end, the precinct extent comprised a long length of Glenferrie Road (from just south of Riversdale Road to Gardiner Road) and the north side of Callantina Road west of Glenferrie Road. Both streetscapes contain residential development. This area was named the Glenferrie Hill Precinct.

### 4.3.2 Statement of Significance

A stand-alone statement of significance was prepared for the Glenferrie Hill Precinct (HO149) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*Glenferrie Hill Precinct, Hawthorn, is an area of heritage significance for the following reasons:*

- *The place contains a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats.*
- *Anchored by the visually prominent boulevard-like stretch of Glenferrie Road climbing past Scotch College, the place is representative of the changing patterns of development from the second half of the nineteenth century through to the interwar period.*
- *The southern edges of the precinct are reinforced by the Callantina Road housing, and Scotch College and the HA Smith Reserve which border the precinct.*

### 4.3.3 1 Wellesley Road, Hawthorn (Submission 51)



Figure 10. Early interwar bungalow at 1 Wellesley Road, Hawthorn. (Source: Context, March 2017)

#### Recommendations and Amendment C284

This property has a Contributory grade in the precinct extension proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the proposed inclusion of 1 Wellesley Road, Hawthorn, as a Contributory building in the Heritage Overlay. The submitter has also provided a 'Heritage Assessment' memo prepared by John Briggs Architect & Conservation Consultant, dated 11 June 2019. The points raised by the submission are provided below in *italics*, with my response to each issue provided below.

#### **Architectural quality**

*The subject house is an unremarkable expression of its period without features or composure that elevate it above others of similar design and period. It would appear that the house has been included in order to have continuous mapping extending to take in the adjacent "Glenard" Flats (3 Wellesley Rd) rather than because the subject house contributes any value to the Glenferrie Hill Heritage Precinct. The property at No. 3 is an isolated example of heritage contribution and by contrast to No. 1, is a remarkable 'destination' in its own right. Such an act of expediency is not an appropriate basis of applying the Contributory grading to the very ordinary and uninspired house at No. 1, notwithstanding its period of construction.*

*The relatively plain house does not fit the description of "prestigious". Rather, it is in effect a utilitarian adoption of the current style without particular design interest.*

## Context

*The house at 1 Wellesley Road does not relate to parts of the HO149 precinct citation in that it is not “outstanding”, “visually striking”, nor early Federation-style. Generally, it does not correspond with the description of dwellings that contribute to the precinct.*

I agree that 1 Wellesley Road is a typical dwelling of its time, being an early interwar brick bungalow which is highly intact as viewed from the public domain. As noted in the precinct extension citation, it was occupied by 1918 (likely completed in 1917), and displays typical bungalow features and cladding materials. While not a grand or “prestigious” house, it is certainly of the quality and period required to be Contributory to the HO149 Glenferrie Hill Precinct. Visiting the precinct demonstrates that there is a wide range of building types, in period (Victorian and interwar), scale (from small houses to large apartment buildings), and level of pretention (from modest examples to grand). It is incorrect to imply that only “prestigious”/“outstanding”/“visually striking” buildings can contribute to the HO149 precinct, as a large number of Contributory dwellings would not meet this test, so this clearly was not the intent of the original assessor.

Contributory (and Significant) building in the current HO149 precinct include Victorian villas, attic-storey bungalows from the late 1910s, California Bungalows from the 1920s, as well as two-storey houses and apartment buildings from the 1920s and ‘30s. (There are also a number of late-20<sup>th</sup>-century flats buildings along Glenferrie Road which are Non-contributory.)

Stylistically, the house at 1 Wellesley Road sits between the large attic-storey bungalows (seen at 5 & 11 Callantina Road, 476, 478, 507, 509, 513 & 515 Glenferrie Road), and the California Bungalows, while its scale and modesty of detail is in keeping with many of the California Bungalows (particularly 1 & 9 Callantina Road, 501 & 517 Glenferrie Road). Examples of Contributory houses considered comparable to 1 Wellesley Road are provided below.



Figure 11. Attic-storey bungalow at 507 Glenferrie Road.



Figure 12. Attic-storey bungalow at 515 Glenferrie Road.



Figure 13. California Bungalow at 1 Callantina Road.



Figure 14. California Bungalow at 9 Callantina Road.



Figure 15. California Bungalow at 501 Glenferrie Road.



Figure 16. California Bungalow at 517 Glenferrie Road.

Finally, it is clear that there is no requirement for 1 Wellesley Road to be “early Federation” in character to be Contributory. The current precinct statement of significance already acknowledges the contribution of Victorian through interwar residential development. The examples of Contributory buildings from the early and mid-interwar period also demonstrate this.

### **Lack of intactness**

*The property has been altered at its rear through the inclusion of a first floor ‘attic’ and deck leading to the rear garden. This has resulted in reduced internal floor to ceiling heights at the rear. By contrast, the “Glenard” Flats at 3 Wellesley Road present a remarkable building of up to 4 storeys facing the street from the interwar period.*

While there may be changes to the roof space, these have little or no impact on its presentation to the street, so the house still retains its Contributory character. The only alteration noted is the single-pane window in the front gable. This has been confirmed by a visit to the site, where no other alterations are visible even when standing in the front garden.

### **Lack of visual connection**

*Other than in period of construction the house has no visual relationship to the neighbouring “Glenard” Flats at 3 Wellesley Road.*

*The neighbouring flats and those on Glenferrie Road, that define the character of HO149 have no meaningful visual relationship with the subject house other than the use of brick. The flats exhibit fine and distinctive design which is absent in the subject house.*

There is a wide range of interwar dwellings that have been graded Contributory to the current HO149 precinct, not all of them substantial houses or flats. As noted above, 1 Wellesley Road is very comparable in its size and design interest to interwar bungalows at 1, 3 and 9 Callantina Road, 495, 501, 504 and 517 Glenferrie Road. The description found in the statement of significance for this precinct is not expected to precisely address every type of Contributory building in the precinct.

In addition, the HO149 precinct is very much characterised by contrasts in built-era and scale within its current boundaries. Smaller single-storey houses are interspersed with substantial double-storey dwellings (e.g., 15 Callantina Road and 513 Glenferrie Road). At the southern end of the precinct, the single-family homes give way to a collection of multi-storey apartment buildings from the 1920s and 1930s at 472, 470 and 468 Riversdale Road. The multi-storey 1930s Glenard Flats at 3 Wellesley Road are very much in keeping with the successive waves of development seen in the precinct, with flats built as part of later development in the southernmost area. As cited in the precinct extension

## Context

citation (Hawthorn Heritage Gap Study, p. 188), flats buildings were constructed in the interwar period 'as investments near Scotch College in a prestigious section of Glenferrie Road'.

Thus, both 1 and 3 Wellesley Road each contribute to the themes that make the HO149 precinct significant, being interwar development including flats.

### ***Lack of justification***

*3 Wellesley Road is correctly identified as a heritage place. However, 1 Wellesley should be excluded from the proposed HO149 extension. Like 13-15 Wellesley Road, the property at 3 Wellesley Road can be graded individually rather than unreasonably leaning on 1 Wellesley Road as part of the extension of HO149.*

*It is not appropriate to apply a Contributory grading to 1 Wellesley Road in order to link the flats at 3 Wellesley Road to the remainder of the HO149 precinct.*

*The house at 1 Wellesley Road has nothing in common, apart from its interwar built-date, with the flats at 3 Wellesley Road.*

*While the house at 1 Wellesley Road might be "complementary" to the HO149 precinct, it does not contribute to its defined reasons for significance.*

*While it would be entirely reasonable to include the subject property in the Heritage Overlay to ensure the visual continuity of the places at 3 Wellesley Road with the related blocks of flats in the HO149 precinct, 1 Wellesley Road is an unremarkable house and such a decision would be without foundations in good or common sense or fair and orderly planning.*

In my professional experience, all precincts are made up of places that link together to form areas of heritage significance. There is no rule that smaller dwellings cannot link together more substantial ones in a precinct (or precinct extension), and this is already visible in the HO149 precinct.

I agree that 1 and 3 Wellesley Road have little in common in terms of their design. This is already the case throughout the HO149 precinct. There are three-storey interwar flats next to attic-storey interwar houses, and large Victorian villas next to small later houses. As expressed in the statement of significance, this is a precinct that is mixed in scale and built eras. The proposed extension is consistent with that valued character.

In his memo lodged as part of this submission, Mr Briggs cites part the HO149 precinct statement of significance that the precinct '*contains a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats*', and then argues that there is a requirement for every Contributory property to be "outstanding" or "visually striking". He fails, however, to address the next clause in the statement of significance, being:

*Anchored by the visually prominent boulevard-like stretch of Glenferrie Road climbing past Scotch College, the place is representative of the changing patterns of development from the second half of the nineteenth century through to the interwar period.*

In other words, the precinct is also historically important for demonstrating the three main periods of development (Victorian, Federation, interwar), and the smaller bungalows contribute to this aspect of the precinct's significance, even the ones that are not "visually striking". The house at 1 Wellesley Road can certainly contribute to this historical significance of the precinct, even if it is of modest design.

As discussed above, there are both modest and grander interwar houses that are already graded Contributory to HO149. The grander ones clearly contribute to the architectural significance of the precinct, while others contribute more to its historical significance.

Mr Briggs agrees that it is 'entirely reasonable' to include 1 Wellesley Road in the HO149 precinct extension. As set out above, it forms part of a cohesive row on the north side of the street, the house is similar in scale and modesty to a number of interwar houses already graded contributory in HO149, and this precinct is significant both for its "visually striking" house designs but also for its illustration of development up to the interwar era. The intact early interwar house at 1 Wellesley Road contributes to this aspect of its significance.

### ***Selection of places***

*The interwar house at 2 Wellesley Road is similar in character to 1 Wellesley Road, and it is not fair to include one and not the other.*

I agree that the California Bungalow at 2 Wellesley Road is of the same interwar period as Nos. 1 & 3. I considered it when defining the proposed precinct extension.

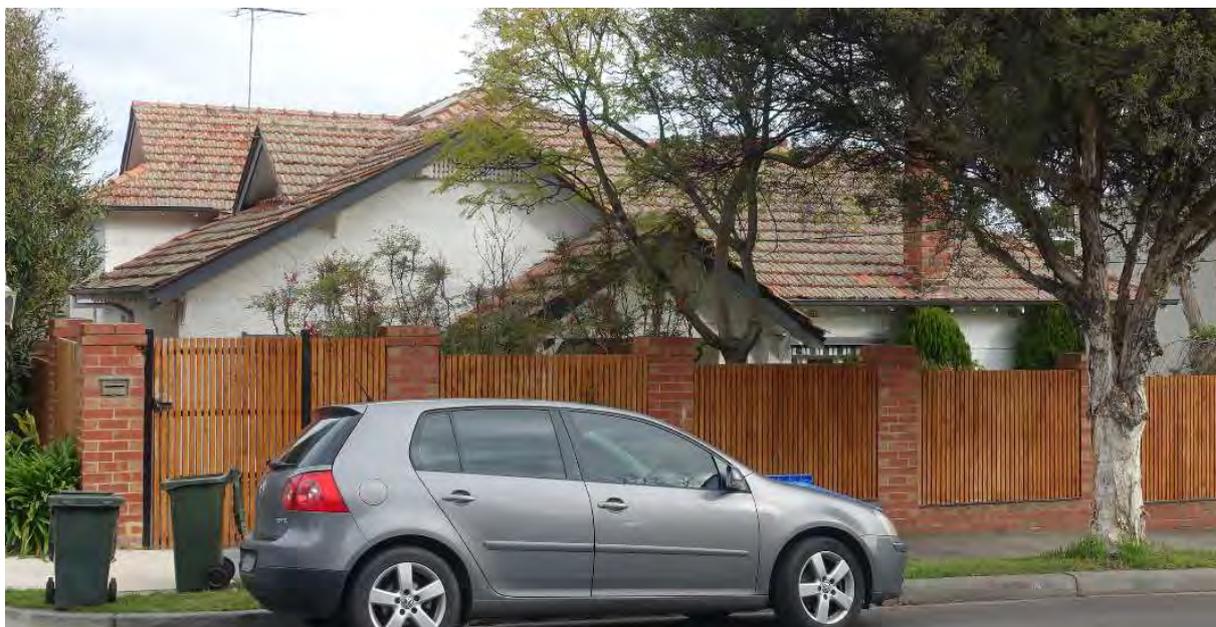


Figure 17. Rendered 1920s California Bungalow at 2 Wellesley Road.

However, it is the only potentially Contributory house on the south side of the street, and somewhat visually disconnected from the rest of the precinct by the large two-storey dwelling constructed behind the flats at 468 Glenferrie Road.

## Context



Figure 18. View of the south side of Wellesley Road, looking west. 2 Wellesley is partially visible at the left, the Contributory flats (368 Glenferrie Road) are visible to the right, with the new (Non-contributory) dwelling between them.

The north side, in contrast, has a good deal of visual continuity with the precinct. The flats at 470 Glenferrie Road are massed as two separate blocks; one of them faces Glenferrie Road while the other faces Wellesley Road. Beside it are the properties at 1 and 3 Wellesley Road, forming a very cohesive row.



Figure 19. North side of Wellesley Road, looking east. The rear block of the Contributory flats at 470 Glenferrie Road occupy the left side of the photo, with Glenard Flats (3 Wellesley Road) just visible to the right. 1 Wellesley Road is between them.

While it could be argued that 2 Wellesley Road should be included in the HO149 precinct extension as a Contributory property, in delineating this precinct extension I have sought to bring in only that area that would match or elevate the character of the existing precinct. I was not comfortable recommending the addition of the less cohesive south section of Wellesley Road.

## Conclusion and Recommendations

It is my opinion that:

- The c1917 house at 1 Wellesley Road is in keeping in date, style, scale and level of architectural pretension to many houses that are already Contributory to HO149.
- The house at 1 Wellesley Road contributes to an understanding of the 'changing patterns of development from the second half of the nineteenth century through to the interwar period' of this part of Hawthorn, as expressed in the HO149 statement of significance.
- Therefore, 1 Wellesley Road, Hawthorn is correctly graded as Contributory within the precinct extension to HO149.
- No changes are recommended to Amendment C284.

## 4.4 Cranmore Estate & Environs Precinct (Submissions 19, 65)

### 4.4.1 Background

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance, below.

### 4.4.2 Statement of Significance

The statement of significance Louise Honman prepared for this place, in the citation dated 17 June 2019, reads as below:

*What is Significant?*

*The Cranmore Estate & Environs Precinct comprising: 238-272 & 302-326 Barkers Road; 2-32 & 1-15 Elphin Grove; 3-65 & 71-95, 60-82 & 96-104 Liddiard St; Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, 2-6 Vicars Street, Carrington Street, Percy Street, Moir Street, Haines Street, Bell Street, Edward Street, Hull Street, and 7-33, 4-38 Johnson Street, is significant.*

*How is it significant?*

*The Cranmore Estate & Environs is of local historic, architectural and aesthetic significance to the City of Boroondara.*

*Why is it significant?*

*The Cranmore Estate & Environs Precinct is historically significant as a representative of the development in Hawthorn in the Barkers Road area in the 1880s, especially after the construction of the Victoria Street Bridge across the Yarra River in 1884. The bridge provided an impetus for development east of the river through better transport links. The precinct demonstrates the practice of subdivision through a series of land sales, often taking in the pre-existing large land holdings of mansion houses. The Cranmore Estate & Environs Precinct demonstrates the former location of the larger estates and the many land sales through its street alignments and pattern, developed over a short eleven-year period from 1879 to 1890.*

*The precinct is historically significant, being formed from the following land subdivisions:*

- *Liddiard Street and Bowen Street, 1879*
- *Liddiard, Bell, Moir and Edwards Streets – Edwards Paddock 1883*
- *Bowen Estate: Bowen Street, Vicars Street, Carrington Street and Hull Street, 1888, incorporating 'Mr Edwards house and garden'*
- *Cranmore Estate: Percy Street, Barkers Road, Haines Street and Edwards Street, 1885-88, and incorporating Cranmore House*
- *Payne's Paddock: Barkers Road, Sercombe Grove, Salisbury Grove and Churchill Grove, 1885-87*
- *Irwell Estate: Barkers Road and Elphin Grove, 1885-86*
- *Falmouth Estate: Liddiard Street (part of south side), 1886*
- *Goss's Orchard: Edward Steer and Haines Street, 1888*
- *York Estate: Barkers Road and York Street, 1890*

*The precinct is historically significant for the few shops that are in Bell and Haines Street that indicate a past era of a more mixed neighbourhood combining both shops and residences closely related, including:*

- 2, 38 and 48 Bell Street
- 6 Haines Street
- 302-304 Barkers Road (Cnr Haines Street)

The precinct is also historically significant for commercial buildings in upper Glenferrie Road that demonstrate later development of the strip shopping centre along Glenferrie Road, which is significant as the major shopping centre in Hawthorn. (Criterion A)

Historically the Hull Street Reserve is a modest version of the reserves provided in more well-to-do areas of Hawthorn such as St James Park.

The Cranmore Estate & Environs Precinct demonstrates a largely Victorian era precinct of worker's housing. Whilst predominantly exhibiting Victorian-era residential development, a number of Edwardian and interwar examples are located in Liddiard Street. The precinct generally demonstrates key characteristics including small allotment size, single and double-fronted (but generally small and single-storey) houses, both attached and detached, and predominantly of timber construction. It is comparable to the large precinct of West Hawthorn (HO220), both precincts providing evidence of the range of house types provided for the lower middle classes built singly and in pairs, terraces and groups. Two boundaries of the precinct are well defined by Glenferrie Road and Barkers Road, both major roads through Boroondara. Development in Liddiard Street is of more variety with paired Edwardian and interwar housing and some larger allotments with Victorian, Edwardian and interwar bungalows. (Criterion D)

The Cranmore Estate & Environs precinct is aesthetically significant for the range and consistency of its Victorian-era workers' housing, and its places of individual significance in Liddiard Street, Barkers and Salisbury Roads, and Elphin Grove. The patterns of development are evident in the different forms of houses that utilise Victorian (and to a lesser extent) Federation elements. Hipped and gabled roof forms in various combinations, verandahs of timber and cast iron construction with forms of fretwork and friezes, windows, including bay windows, form repetitive elements across the precinct.

Liddiard Street and Barkers Road provide opportunity for larger and later villas, some with a higher degree of detail and more individuality in design. Several of these currently have individual heritage status. Several substantial interwar bungalows exhibit typical features of plain red brick with terra cotta tiles roofs and shingle gable detail. New places identified with particularly high aesthetic value or unusual design features include:

- 15 Elphin Grove, whilst typical in form, displays stucco work of a high quality
- 1 Salisbury Road demonstrates sophisticated timber joinery and design

The internal streets of the precinct are aesthetically significant for their consistent scale and use of materials (weatherboard, block-fronted weatherboard, red and polychrome brickwork, slate and corrugated iron). Examples include 5, and 7-17 Churchill Grove, which feature pedimented parapets and bichrome brickwork.

The precinct is aesthetically significant for the bluestone paved laneways that form a secondary circulation route, including:

- Front of 1-3 Moir Street through to York Street
- Between the rear of 19 Moir Street and the rear of 34 Haines Street (behind 3 & 5 Percy Street)
- Liddiard St through to Bowen Street (not bluestone paved) – linked to a bluestone laneway to Hull Street
- Rear of 11 Bowen Street and the back of 15 Carrington Street – bluestone paved
- At the rear of 2 Sercombe Grove through to Glenferrie Rd
- From Barkers Road, next to Elphin Mews
- Along the north side of 1 Elphin Grove, then south behind 1-13 Elphin Grove

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*The Cranmore Estate & Environs Precinct derives its aesthetic value from its density of development with similar patterns of houses repeated throughout, often in groups clearly built by the same builder at the same time. The precinct benefits from a low level of non-contributory places and lack of major alterations to its many contributory elements. (Criterion E)*

### 4.4.3 340 Barkers Road, Hawthorn, Submission 19



Figure 20. 340 Barkers Road, Hawthorn. (Context, July 2019)

### Recommendations and Amendment C284

This property was formerly proposed as a Contributory property in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the inclusion of 340 Barkers Road, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of justification***

*Inclusion of No 340 (and 336) Barkers Road is incorrect and lacks justification. It appears the decision to shift the north-eastern boundary of the Cranmore Estate and Environs Precinct, and the proposed boundary of HO774 was undertaken as a matter of convenience and lack rigour because the description of the two properties is not consistent with the matters that are listed of historical, cultural or aesthetic significance.*

*336 and 340 Barkers Road seem to be sited between two distinctly different Heritage precincts (i.e. The Cranmore Estate and Environs Precinct in proposed HO774 and Corsewall Close Precinct in HO147). Most emphasis of the Statement of Significance for the Cranmore Estate and Environs Precinct is focussed on the precincts' Victorian subdivision and housing origins. The Council officers'*

*report including the Heritage Consultant's commentary of recommended changes to the Precinct (following preliminary consultation on the draft heritage study) did not directly reference the Statement of Significance. Merely referring to its Edwardian form is flawed in the context of the wording of the elements and their description in the Statement.*

As noted in the background section of this expert evidence (section 3.5.1), during preliminary consultation a submitter nominated the Edwardian houses at 336 and 340 Barkers Road for inclusion in the Cranmore Estate and Environs Precinct.

The assessor, Louise Honman, reviewed the boundary of the proposed precinct along Barkers Road. She noted that the property at 336 Barkers Road is a significantly altered late Edwardian house with a highly visible second floor extension. Therefore, 336 Barkers Road would be a Non-contributory graded building. However, she considered that the property at 340 Barkers Road is a fairly intact Edwardian house. Therefore, she recommended that 340 Barkers Road be added to the precinct as a Contributory property. For this reason, 336 Barkers Road was also added to the precinct as a Non-contributory place.

I also note that Edwardian-era houses were considered Contributory elements in the Cranmore Estate and Environs Precinct from the very start, though this was not expressed clearly enough in the draft statement of significance. Following the first round of community consultation, this was corrected, and the current statement of significance provides clear justification for the contribution of Victorian, Edwardian and interwar buildings to the precinct's significance.

### ***Proposed precinct boundary***

*The north-eastern boundary of the Precinct should be the prolongation of the eastern boundary of the Right of Way behind the properties in Elphin Grove [i.e., stop at 334 Barkers Road], rather than the eastern boundary of 340 Barkers Road, as 336 and 340 Barkers Road are not typical of those described in the proposed Statement of Significance and are not consistent with the elements identified in the Statement of Significance. They are larger and different in shape than most properties in the precinct and there is no evidence they were subdivided in the relatively short time space in the 1880S-1890s. The reference to Edwardian houses focusses on Liddiard Street and individually significant Edwardian and Interwar houses in Barkers Road. 336 and 340 Barkers Rd have not been identified in the study as significant. There is also no direct connection to the laneways identified in the Statement of Significance, no relationship to the Hull Rd Reserve, or to shops/ mixed residential to the west such as at 302-304 Barkers Rd.*

*The two sites are peripheral at most, and as such any proposed development on those properties can and should be dealt with under the existing planning controls in the Boroondara Planning Scheme, including the Neighbourhood Residential Zone provisions and the Neighbourhood Character Policy.*

During the second stage of community consultation, associated with the amendment process, the section of the proposed precinct east of Elphin Grove was revisited and reassessed. This was due to two factors. First, the Contributory Edwardian villa at the corner (328 Barkers Road) had been demolished. Secondly, submitters provided a heritage report that called into question the Contributory grade of 332 Barkers Road due to a large and visible rear extension.

Ms Honman made a site visit on 5 April 2019 (and I did the same on 23 July 2019) and confirmed that 328 Barkers Road had been demolished. There is a vacant corner site which now provides a poor link from the Elphin Grove houses to Barkers Road. This makes the Barkers Road properties difficult to read as part of the adjoining precinct. In addition, 330 and 336 Barkers Rd are Non-contributory, and

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No. 332 is altered with its grading called into question. This left only the altered California Bungalow at No. 332, a typical brick Victorian Italianate villa at No. 334, and the largely intact Edwardian Queen Anne villa at No. 340 in this part of the street, along with three Non-contributory properties. Their location vis-à-vis the rest of the precinct is shown below on a detail of the Cranmore Estate and Environs Precinct map (prior to removal of 329-340 Barkers Road):

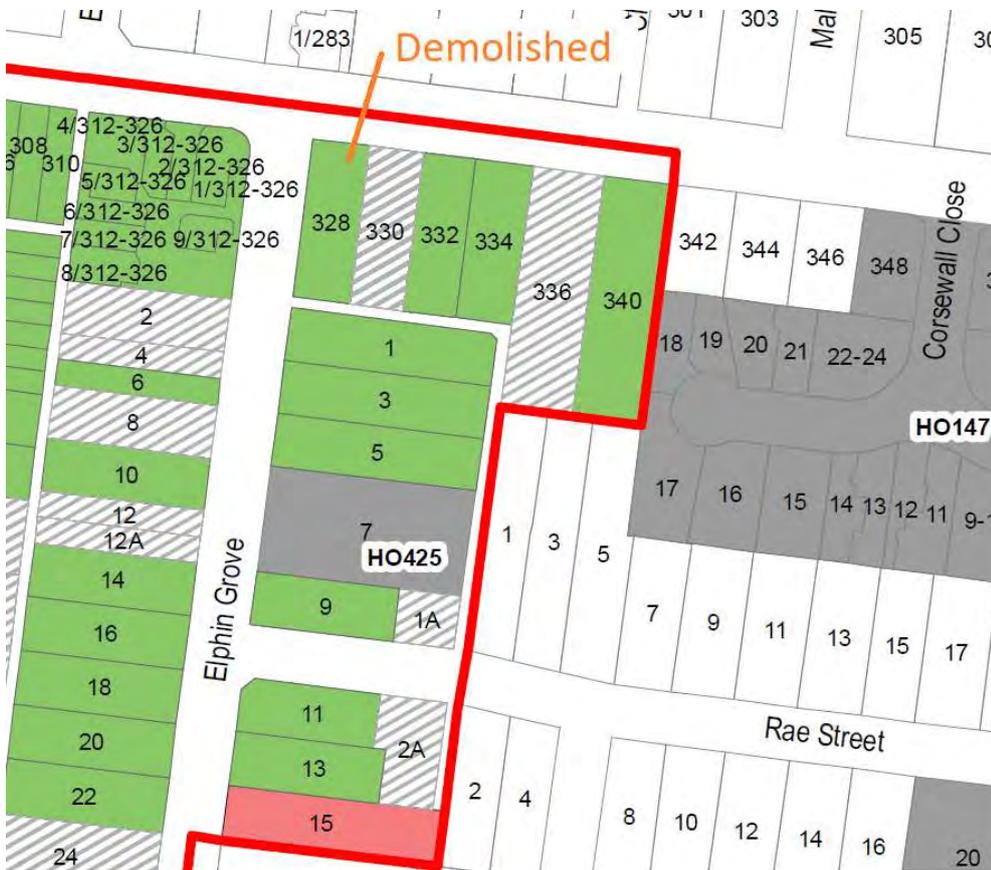


Figure 21. Detail of the Cranmore Estate and Environs Precinct map, dated 14 December 2018, showing the state of the precinct prior to the demolition of 328 Barkers Road on the corner of Elphin Grove.

Ms Honman concluded, and I concurred, that the remaining houses did not form a cohesive group with the remainder of the precinct, and recommended that 328-340 Barkers Rd should be removed from the precinct. This same section of the precinct is also addressed in sections 4.4.4, A.3.3, A.3.4 and A.3.5 of this report.

## Conclusion and Recommendations

It is my opinion that:

- The section of Barkers Road to the east of Elphin Grove has suffered from the loss of the Edwardian villa at 328 Barkers Road in its connection to the rest of the precinct. This is combined with a low level of intactness of this row of houses (half or more are Non-contributory).
- Therefore, I recommend that 328-340 Barkers Road, Hawthorn be removed from the proposed Cranmore Estate & Environs Precinct.

4.4.4 328-340 Barkers Road, Hawthorn, Late Submission 65



Figure 22. 330 Barkers Road, Hawthorn. (Context, July 2019)



Figure 23. 332 Barkers Road, Hawthorn. (Context, July 2019)

## Context



Figure 24. Victorian Italianate villa at 334 Barkers Road. Previously graded Contributory. (Context, July 2019)



Figure 25. Altered California Bungalow at 336 Barkers Road. Previously graded Non-contributory. (Context, July 2019)



Figure 26. Federation villa at 340 Barkers Road. Previously graded Contributory. (Context, July 2019)

### **Recommendations and Amendment C284**

These properties were formerly proposed as Contributory and Non-contributory places in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### **Response to Submission**

The submitter supports the inclusion of the precinct in the Heritage Overlay and objects to the proposed removal of 328-340 Barkers Road from the precinct. The submitter's points raised are provided below in *italics*, with my response issues provided below.

### ***Proposed changes to precinct boundary***

*My wife Bella and I have owned and lived in our property at 2/332 Barkers Rd Hawthorn since October 2015. We bought into an area we greatly admired for the fact it had retained such character and continuity of buildings and had succumbed very little to larger-scale developments or incongruous new builds that are so apparent in other inner-city suburbs. A genuine consideration of, and purposeful preservation of the heritage value held in our area is incredibly important to us, hence our objection to the proposed changes to remove properties 328-340 Barkers Rd, Hawthorn from the Cranmore Estate heritage overlay. This section of properties has not altered in the past 20 plus years so the need to remove these with future objections seems unreasonable – is this not the definition of heritage?*

*1. As noted in the site visit on 5 April 2019, the demolishing of 328 Barkers has had a HUGE impact on both this recommendation and the sentiment of local residents. The previous dwelling was an attractive Edwardian house that complemented the area on a prominent corner site. It was only demolished in March 2019, and under very questionable circumstances. As advised by Council all demolition permits are valid for a period of 12 months only and the permit used in this case had no end date specified and was well beyond the 12 months validity, originally obtained by the previous vendor in 2017. This raises significant questions over whether the demolition was compliant at all and should*

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*have proceeded, as well as whether an application for a new licence was bypassed in bad faith to fast-track the proposed development and avoid other impending overlay considerations which soon came into effect.*

*Therefore using the demolition of this dwelling and subsequent 'broken link' between surrounding heritage values as a reason to exclude 328-340 Barkers Rd seems completely against the very grounds that a heritage overlay aims to protect. Rather than using this as a precedent for lost heritage value and offering an opportunity to reinstate a sympathetic dwelling/development that seeks to reverse these actions, to exclude this site from the overlay would only invite further degradation and loss of local heritage to the wider area. It is also noted from the recommendation that this site now 'provides a poor link from the Elphin Grove houses' which marks this as a critical site to rebuild and regain heritage value along this stretch both up Barkers Rd and as an entry to much of the historical value along Elphin Grove.*

*2. Further to the above, simply because the property at 328 Barkers Rd has been lost, this does not lessen the heritage value of our property as well as 334, 338 and 340. From the street view, 330 Barkers Rd is a sympathetically extended Californian bungalow that still retains many features that contribute to surrounding properties, and sits comfortably with our own bungalow-style home at 332. This sets as example of thoughtful development and continues a link with (what was the existing dwelling on 328) and beyond. If an overlay is not in place, this sympathetic approach to renovations is completely at risk to protect any underlying historical features. And furthermore, if recommendations are continually made to exclude sections of housing that include contributory homes from the overlay, this only works to invite further development and lack of heritage preservation for the future.*

*3. As again noted in the recommendation the 'poor link from the Elphin Grove houses' left by 328 Barkers Rd, however this does not consider the rear laneway behind properties 328 – 336 Barkers, Rd that links this stretch of dwellings to other contributory properties along Rae St and Elphin Grove. These laneways are a special feature of great historical value to both Hawthorn and the wider history of Melbourne's urban development, so surely this linkage via laneway should also be considered as a means to link heritage values and characteristics in the immediate area.*

*4. As a whole, there are a very low number of new builds and developments in the surrounding area, allowing the true heritage of Hawthorn to be retained and providing great value both intrinsically and financially for it's residents and owners. To continue to exclude properties from this precinct seeks to further lose the history of the area, and invites the opportunity for further regrettable demolition and disregard for heritage values as has occurred at 328 Barkers Rd.*

*We have been deeply upset by the recent degradation of our local area, particularly the demolition of 328 Barkers Rd. We put trust in the relevant council and authorities to protect against this type of activity, and to put proactive measures in place (such as heritage overlays) to ensure that development in the area is thoughtful, considerate and consistent with local heritage. To firstly allow this demolition with questionable compliance and whilst heritage overlays were coming into effect, and now to recommend an exclusion from heritage overlay based on this action is completely unacceptable as a measure to protect and preserve the long term heritage value of our area. If anything, we seek further rigour to rectify the character that was lost by the demolition at 328 Barkers Rd, not an invitation to allow further irreversible degradation and loss of local history.*

*I agree that the demolition of the intact Contributory Federation villa at 328 Barkers Road, after the assessment of the Cranmore Estate and Environs Precinct, was highly unfortunate, both due to the loss of a fine building but also due to its pivotal corner siting.*

In recommending the removal of 328-340 Barkers Road from the precinct, both this loss and the composition of the remaining properties was taken into account. The houses at 330 and 336 Barkers Rd are Non-contributory (No. 330 being a California Bungalow with a large upper-storey addition very close to the front), and No. 332 is altered with its grading called into question. This left only the altered California Bungalow at No. 332, a typical brick Victorian Italianate villa at No. 334, and the largely intact Edwardian Queen Anne villa at No. 340 in this part of the street, along with three Non-contributory properties. Overall, this small section of the precinct has lower than usual intactness, combined with its visual disconnection (with the loss of No. 328), and edge location, it was considered too weak to remain in the precinct, despite the presence of some Contributory-grade houses within it.

I agree that 328-334 Barkers Road still back onto the bluestone laneway that serves the east side of Elphin Grove, and is linked to the rest of the precinct in this way. I do not consider this link strong enough, however, to serve as a rationale to keep them in the precinct. Note that the laneway itself will still be protected.

I also agree that leaving this part of Barkers Road out of the Heritage Overlay may lead to the loss of the Contributory graded houses, and I agree that such loss would be unfortunate, as such houses are no longer built and are appreciated by many members of the community. However, when making recommendations for places and precinct to be added to a municipal Heritage Overlay, I and other heritage consultants must apply a rigorous approach – especially when delineating precinct boundaries – in accordance with currently accepted practice.

## Conclusion and Recommendations

It is my opinion that:

- 328-340 Barkers Road should be removed from the proposed precinct.

## 4.5 Rookery Estate Precinct (Submission 54)

### 4.5.1 Background

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance, below.

### 4.5.2 Statement of Significance

The statement of significance Louise Honman prepared for this place, in the citation dated 17 June 2019, reads as follows:

*What is Significant?*

*The Rookery Estate Precinct comprising 2-16 & 1-7 Austin Street; 24-40 & 65-73 Evansdale Road; 2-12 & 11 Majore Street and 1-21 & 14-18 Yarra Grove, developed between 1876-1907 is significant.*

*How is it significant?*

*The Rookery Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.*

*Why is it significant?*

*The Rookery Estate Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1870s and 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates*

## Context

*into smaller lots. The expansion of the Victorian era is well represented in the suburb of Hawthorn where mansion houses rub shoulders with the villas of the middle classes and the single fronted houses of those with a lower socio-economic status. The Rookery Estate Precinct is historically significant as part of St James Park, a subdivision of the property Invergowrie owned by Sir James Palmer. Prompted by the extension of the railway to Hawthorn, the subdivisions of 1876 by Captain W Wright and of 1888 by Charles Taylor and Percy Russell, proceeded at a similar time to the St James Park Estate.*

*The Rookery Estate Precinct is historically significant for its association with Hawthorn builders Thomas Austin (after whom Austin Street is named), William Hosken Langdon who developed 12 Majore Street and 21 Yarra Grove; and George Simpson who developed 7-19 Yarra Grove in 1906-7. People associated with other particular houses in the Precinct include Councillor William Cowper (11 Majore Street), Alexander Tough, a ships' chandler, (18 Yarra Grove) and Charles Taylor (14 Yarra Grove). (Criterion A)*

*The Rookery Estate Precinct demonstrates a predominantly Victorian-era precinct but mixed with some Federation-era housing. It demonstrates, like other precincts in Hawthorn and Kew, where mansion houses remaining from the mid 1870s are interspersed with 1880s villas. It also demonstrates a variety in allotment size that is characteristic of the re-subdivision of larger allotments into smaller house lots, then further subdivided into the smallest size - the single-fronted terrace. Multi residence developments planned and built together are well represented at 3, 5, 7 Austin Street and 2-16 Austin Street (now excluding No. 8), 2-10 Majore Street and 7-19 Yarra Grove. The precinct comprises examples of attached and detached houses, both single and double fronted, a terrace row at 28-40 Evansdale Road, and pairs of houses in multiples. (Criterion D)*

*Aesthetically, the Rookery Estate Precinct is significant for its Victorian-era mansions in large grounds at 11 Majore Street and 14 and 18 Yarra Grove (although these relate more to the Yarra River). The late Victorian-era mansion at 21 Yarra Grove is a significant and highly prominent element in an otherwise more modest street. The unusual shape of the precinct is demonstrated by the staggered frontages of 2-16 Austin Street. 2-4 Austin Street are notable for their fine quality polychrome brick patterning. Opposite these houses, 3, 5 & 7 Austin Street retain most of their Victorian elements of verandahs, chimneys and slate roofs, and are enhanced by their garden settings. The development at 2-10 Majore Street (despite some loss of features to Nos. 4 & 6) shows distinctive features of slate roofs, verandahs and bay windows. The terrace row at 28-40 Evansdale makes a significant contribution in terms of the skyline of elaborate balustraded parapets and the repetitive elements of wing walls and verandahs, most of which are intact. The precinct is aesthetically significant for the picturesque combination of steeply pitched roofs, timber fretwork, brick and rough-cast stucco used at 7-19 Yarra Grove. These houses are fine compositions displaying a masterful combination of commonly used elements to distinguish one from another. (Criterion E)*

**4.5.3 1, 3, 5 and 7 Yarra Grove, Hawthorn (Submission 54)**



Figure 27. 1 Yarra Grove, Hawthorn. (Source: Context, July 2017)



Figure 28. 3 Yarra Grove, Hawthorn. (Source: Context, July 2017)



Figure 29. 5 Yarra Grove, Hawthorn. (Source: Context, July 2017)



Figure 30. 7 Yarra Grove (left) and 9-15 Yarra Grove (right), Hawthorn. (Source: Context, July 2017)

### **Recommendations and Amendment C284**

These four properties each have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### **Response to Submission**

The submitter opposes the proposed inclusion of 1, 3, 5 and 7 Yarra Grove, Hawthorn, as Contributory properties in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Inconsistent construction period***

*The four dwellings at 1-7 Yarra Grove consist of a disparate mix of detached single storey dwellings, one being late Victorian/Edwardian, another being mid Victorian, while the other two including 7 Yarra Grove are Edwardian circa 1906.*

I agree that the four dwellings in question were constructed in different centuries. As set out in the precinct citation, the Victorian houses at 1 and 3 Yarra Grove were constructed in c1891, the Edwardian/Federation house at 5 Yarra Grove in c1905, and the Edwardian/Federation row at 7-19 Yarra Grove in 1906-07.

In my professional experience of existing HO precincts in the City of Boroondara and other municipal councils, the protection of combined Victorian and Edwardian/Federation development is extremely common. In fact, it is generally only the smallest precincts that contain Contributory buildings only from a single period. While each of the two periods had their own distinctive styles, they share a similar scale, placement within the site, and cladding materials to some extent.

Just a few examples of precincts with a valued Victorian and Edwardian/Federation residential character include:

- HO143 Barry Street Precinct, Kew - One of Melbourne's best concentrations of large late Victorian and Federation house designs.
- HO145 Maling Road Shopping Centre and Residential Environs, Canterbury - The residential part of this precinct is a highly representative Victorian and Federation-era residential precinct with individually notable houses.
- HO159 Prospect Hill Road Precinct, Camberwell - The foremost precinct of combined late Victorian-Federation building stock in the former Camberwell municipality.
- HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian/Federation precinct.
- HO526 Denmark Street Precinct, Kew - A precinct with a variety of building types and styles from the Victorian and Federation eras.
- HO527 High Street South Residential Precinct, Kew - This precinct incorporates variety of building types and styles from the Victorian and Federation eras, and interwar period.

Moreover, the statement of significance for the Rookery Estate Precinct expresses the contribution of both Victorian and Edwardian/Federation dwellings to its significance. This includes specific mentions of some of the Federation houses on Yarra Grove:

*The Rookery Estate Precinct demonstrates a predominantly Victorian-era precinct but mixed with some Federation-era housing. ... Multi residence developments planned and built together are well represented at ... 7-19 Yarra Grove.*

*The precinct is aesthetically significant for the picturesque combination of steeply pitched roofs, timber fretwork, brick and rough-cast stucco used at 7-19 Yarra Grove. These houses are fine compositions displaying a masterful combination of commonly used elements to distinguish one from another.*

In conclusion, the range of built-dates of 1-7 Yarra Grove in no way diminishes the ability of all four dwellings to contribute to the significance of the precinct.

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### ***Heritage significance of the property***

*The dwellings 1-7 Yarra Grove are of no particular architectural merit /significance and have already been substantially modified with relatively modern alterations and extensions not in character with the original design.*

While none of these houses are of individual heritage significance (they do not warrant site-specific protection in the Heritage Overlay), they are all good examples of middle-class houses of their time and are all the kind of houses frequently protected in the Heritage Overlay as Contributory elements of a larger heritage precinct.

While these houses may have undergone internal changes and modernisation as well as alterations and extensions to the rear, they all have a high level of intactness when viewed as part of the streetscape. The only exception to this is 3 Yarra Grove, which has lost its front verandah. However, in my professional opinion, this level of alteration is still acceptable for a Contributory house in a precinct as its architectural style and period of construction are still clearly legible. Moreover, the loss or alteration of the verandah of Victorian houses is a frequent alteration seen in HO precincts, and owners can choose to reinstate the integrity of the design by constructing a reproduction verandah.

### **Conclusion and Recommendations**

It is my opinion that:

- Many HO precincts in Boroondara's Heritage Overlays have valued periods that encompass both the Victorian and Edwardian/Federation periods, as the valued foundational periods of many suburbs.
- The contribution of both Victorian and Edwardian/Federation houses to the Rookery Estate Precinct is clearly expressed in the statement of significance.
- All four houses are of an intactness as viewed within the Yarra Grove streetscape that is acceptable for Contributory-graded buildings.
- Therefore, 1, 3, 5 & 7 Yarra Grove are correctly graded as Contributory in the proposed Rookery Estate Precinct.

## 4.6 HO220 West Hawthorn Precinct Extension (Submissions 37 and 61)

### 4.6.1 Background

The West Hawthorn Precinct was identified by the 'Hawthorn Heritage Study' (M Gould, 1993).

### 4.6.2 Statement of Significance

A half-page precinct citation for West Hawthorn Precinct is found in section 4.2.6 (pages 84-85) of Volume 1 of 'Hawthorn Heritage Study' (M Gould, 1993), which is reproduced here:

*West Hawthorn Precinct.*

*Representative of the Growth of Hawthorn as a Victorian Garden Suburb 1856-1900, particularly Workers Cottages and Associated Industrial areas.*

*Brick making has been the single major industrial activity for the Municipality throughout its development. Several pits with associated workers housing occurred throughout the Municipality. The best example of this theme of development in Hawthorn is at West Hawthorn, centred around previous clay pits at Smart Street Reserve, Mason Street Reserve and Fashoda Street Reserve. In line with the high status of Hawthorn, the housing here remains better than for similar industrial developments on the opposite riverbank and points to another socio economic level of the garden suburb ideal, seeking refuge from the low urban amenity of the unsewered workers accommodation in the inner city.*

*West Hawthorn is locally significant as an illustration of: the influence of the brick industry; of workers housing; and of the garden suburb ideal for the less affluent.*

A revised statement of significance was prepared for the Central Gardens Precinct (HO146) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*The West Hawthorn Precinct, Hawthorn, is an area of heritage significance for the following reasons:*

- *The place is a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. Connell and Mason Streets have a good proportion of brick residences, while College, Fashoda, Spencer Streets have a higher concentration of timber workers' cottages.*
- *The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly the use of the garden suburb ideal 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.*

### 4.6.3 5-7 Lennox Street, Hawthorn (Submission 37)



Figure 31. 5-7 Lennox Street, Hawthorn. (Source: Context, July 2019)

#### **Recommendations and Amendment C284**

These properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitter opposes the proposed inclusion of 5-7 Lennox Street, Hawthorn, as Contributory properties in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Buildings in the neighbourhood***

*The historical legacy that Lennox Street brings to the neighbourhood and its broader urban context lies in the street itself and its orientation, and not (for the most part) in the buildings lining the street.*

While the alignment of Lennox Street may be important in Hawthorn, many buildings along it are also of heritage significance. These two considerations are not mutually exclusive.

#### ***Zoning and development in neighbourhood***

*Lennox St is comprised of an eclectic building stock given its position backing onto Burwood Road and its adjacency to a varied mix of planning zones. Even though zoning and development is not within the scope of this heritage assessment, these two factors have clearly had an effect on the building typologies of Lennox Street throughout its history, and particularly within recent years. It is very clear that the Heritage Overlay of West Hawthorn breaks down and loses its coherence towards its edges, where there is a much greater influence of newer developments, including along Burwood Road, Elgin Street, Elgin Place, and Lennox/Barton Streets. Therefore, the heritage study cannot completely disregard the zoning and development position of Lennox Street in its urban context.*

While small Victorian workers cottages may be a defining feature of HO220 West Hawthorn Precinct, they are joined by many other Contributory-graded buildings that are described as “eclectic building

stock” in the same way as is seen on Lennox Street. This is also reflected in the current statement of significance for the precinct that notes: ‘The precinct also includes a mix of late Federation and interwar houses and flats.’ As discussed in the precinct extension citation, the character of the various building types and their level of intactness are very similar to the buildings in the precinct, for example on Denham Street.

Zoning and development in and around Lennox Street is a separate matter to the assessment of heritage significance of properties in Lennox St. However, the impact of recent development in the vicinity has been considered, including the recent medium-high commercial development on Burwood Road to the south of the proposed extension. The existing three to four-storey buildings on Burwood Road do not overwhelm the streetscape of Lennox Street or define its character. I agree that there has been large-scale new development on the east side of Elgin Street (surrounding Contributory buildings on a large site), the north side of Elgin Place (while buildings on the south side are Burwood Road shops in the Heritage Overlay), and Barton Street (between Burwood Road and Lennox Street). This demonstrates that denser development has been supported at the edges of HO precincts, but does not indicate that Lennox Street has lost its coherence as a heritage streetscape.

### **Lack of a cohesive street scape**

*Disagree with the Heritage Study that 71% of the buildings in Lennox Street are potentially Contributory. Lennox Street does not display a cohesive streetscape along its full length, or over half its length, to warrant inclusion in a heritage overlay, e.g. the west end of the street is characterised by a wide variety of eclectic buildings that do not fit within the dominant HO220 typology of single fronted Victorian workers cottages. The buildings are of varying forms, heights, styles, eras, materials and uses. The overall streetscape is dominated by recent developments at 7 Burwood Rd (rear elevation to Lennox Street), 30 Lennox Street (bulky and “box” like), 12 Lennox Street (faux French Provincial), 32 Lennox Street (high solid painted brick fence, building not visible), 40 Lennox Street (large corner block, high solid brick fence). In addition, many of the houses listed with potentially Contributory significance sit behind solid brick fences and are barely visible from the street, hence they do not contribute to the streetscape in any way, heritage or otherwise.*

With regards to the cohesiveness of the streetscape, I agree that there are large areas of Non-contributory developments on the south side of Lennox Street (Nos. 6-12, 26-32 and 40 Lennox St). I revisited the street in April 2019 and noted that the two Victorian house “outliers” at 4 and 34 Lennox Street are both typical houses of their era and neither is highly intact (No. 4 has a large two-storey rear extension; No. 34 has a replaced front verandah and overpainted bricks).

In addition, a Contributory house at No. 28 has been demolished since I made the initial precinct assessment. Therefore, I have recommended the removal of 4-12 and 26-40 Lennox Street from the precinct extension in order to leave the more intact central grouping. This group includes two particularly early houses at 14 (1850s) and 24 (1860s) Lennox Street, which strongly support the significance of the HO220 precinct in it is earliest growth as a garden suburb area. The houses on the north side of the street, however, are very similar in character to other streetscapes already within the precinct. As discussed above, there is a mix of Victorian, Federation and interwar houses and flats that are Contributory to the existing precinct, which is the same mix seen on the north side of Lennox Street.

### ***Lack of architectural interest and low integrity***

*5-7 Lennox Street is a block of 4 connected, low height, single storey brick villa units built in the late 1930s to early 1940s. No. 5 & 7 have street frontage on Lennox Street. 5A and 7A are at the rear and barely visible from the street. The units are neither visually nor architecturally interesting, with very little architectural integrity or evident detail of their era and therefore are not a particularly good example of interwar architecture. It is difficult to see how these units meet the criteria for the Contributory grading. Just because a dwelling is of a particular era, it does not logically follow that it is either a “good” example or a worthy example of that era. Council should not promote the heritage listing of buildings based solely on their age or era, but on their actual architectural and design merits, and what they realistically add to the streetscape of an area. The study refers to including dwellings in an extended heritage overlay if they are “of high design quality” and “stand out in the Boroondara context”. The units at 5-7 Lennox attain neither of those goals to warrant inclusion in a heritage overlay, nor indeed a grading of Contributory. Modifications and additions over the years to the front fence line, roof, brickwork, fenestrations & openings, aluminium windows, faux shutters, etc. imply that the units are not “intact” and therefore not representative of their original state.*

The group of attached dwellings at 5-7 Lennox Street were built as a cohesive whole, hence they are all given a single Contributory grade in the proposed precinct extension. As noted in the precinct extension citation, this development was constructed during the late interwar period (between 1935 and 1938). Like many late interwar dwellings, they are austere in their design, and use the two brick types that were very popular in this era – clinker/blue and cream – to create visual interest. The hipped roofs are also very characteristic of 1930s dwellings, as is the low masonry front fence built in matching bricks and two-track driveways.

The most visible alterations to this group of dwellings are entirely reversible, namely the timber insert atop the front fence and the shutters to the windows. The roof tiles are also a later change and likely replaced original mottled terracotta tiles that were popular in the 1930s. Roof tiles (and other roofing materials) have a finite lifespan, and their cyclical replacement is to be encouraged. While there may be replacement aluminium windows somewhere on one or more of the units, they are not visible from the street. Overall, the four units are considered well within the bounds of intactness required for a Contributory building of this era.

It should also be noted that Contributory buildings in any heritage precinct range from the more to the less intact and from the very simple to the embellished. While a building must “stand out in a Boroondara context” to be judged as individually significant, it only has to be mostly intact and illustrate one or more themes that make the precinct significant to be Contributory to a precinct. Therefore, as interwar housing is part of the reason for HO220 precinct’s significance, all largely intact interwar dwellings in the precinct are graded Contributory as they demonstrate the range of housing (typical and otherwise) of this period. There are a number of Contributory dwellings built between 1935 and 1942 in the HO220 precinct, many of which are comparably austere to 5-7 Lennox Street. Examples are pictured below. (The built-date ranges were all derived from Sands & McDougall’s street directories.)



Figure 32. 7 Barton Street, built 1935-38.



Figure 33. 1-4/23 Denham Street, built 1938-42.



Figure 34. 41 Barton Street, built 1935-38.



Figure 35. 56 & 54 Connell Street, built 1938.



Figure 36. 1-4/45 Denham Street, built 1935-38.



Figure 37. 2 Hill Street, built 1938-42.



Figure 38. 1 & 3 Smart Street, built 1938-42.



Figure 39. 30 & 28 Hill Street, built 1935.

## Context



Figure 40. 24 & 26 Hill Street, built 1935.



Figure 41. 47 & 47A Grove Road, built 1938-42.

As indicated by the above examples of Contributory buildings in the HO220 precinct, the majority of late interwar construction was of multi-unit developments, including semi-detached pairs, maisonettes, and small apartment buildings. Roofs were all hipped and tile-clad, and the most common cladding materials were clinker bricks or rendered masonry with brick flashes. The units at 5-7 Lennox Street fit neatly into this typology.

### **Comparison with 3 & 3A Lennox Street**

*The late 1930s brick two-storey Maisonettes at 3 & 3A Lennox Street (Contributory in the existing HO220) are an intact and visually interesting example of their style and era. However, the four, nondescript units at 5-7 do not warrant a Contributory listing. At the very most, a Non-contributory listing in a heritage overlay could apply.*



Figure 42. The maisonettes at 3-3A Lennox Street, of 1935-38. Contributory in HO220.

As noted in the previous section, primarily multi-unit developments were constructed in the HO220 precinct during the late interwar period, with hipped tiled roofs and many with clinker brick walls. The maisonettes at 3 & 3A Lennox Street are an example of this kind of development.

While I agree that the maisonettes are larger (two-storey) and have more detailed brickwork than 5-7A Lennox Street, in my professional opinion, both are good illustrations of this era of development and both are examples of 'interwar houses and flats' which are recognised in the precinct statement of significance.

### **Neighbourhood character protection**

*The Neighbourhood Character Study for Precinct 25, which currently encompasses Lennox Street, is enough control for Council to ensure any potential future developments along Lennox Street are carried out with respect for, and enhancement of, the existing building stock on the street and the precinct at large. To mitigate any inappropriate development a heritage overlay is really not necessary.*

The Boroondara Neighbourhood Character Precinct Statements (2013) are a reference document to Clause 22.05 (Neighbourhood Character Policy) of the Boroondara Planning Scheme. The statements are considered by Council during the planning permit application process for buildings and works in the residential zones (with exceptions for land affected by a number of overlays).

The protection of neighbourhood character is, however, fundamentally different from the protection of heritage. In the case of heritage places, it is the actual physical fabric in which heritage significance is embedded, so the replacement of a heritage building with a new one that is "in character" with the street has a negative impact on the heritage significance of that place/precinct. For this reason, there are demolition controls in the Heritage Overlay so that partial or full demolition can be considered as part of a planning permit application. The Neighbourhood Character Policy only looks at the appropriateness of new development, but cannot protect heritage significance by controlling demolition.

### **Conclusion and Recommendations**

It is my opinion that:

- Victorian, Federation and interwar eras of development are recognised in the HO220 West Hawthorn Precinct statement of significance as contributing to the precinct. This is reflected by the Contributory grade given to interwar dwellings in the precinct.
- The units at 5-7 Lennox Street are closely comparable to other late interwar (1935-42) dwellings that are Contributory in HO220, being multi-unit developments, largely intact including the retention of the front brick fence, and displaying typical massing (hipped roof) and materials (clinker brick) with low levels of ornament.
- Therefore, it is appropriate to retain the Contributory grading of 5-7 Lennox St, Hawthorn within the proposed precinct extension to HO220.

#### 4.6.4 20 Lennox Street, Hawthorn (Submission 61)



Figure 43. 20 Lennox Street, Hawthorn. (Context, July 2019)

#### **Recommendations and Amendment C284**

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitter opposes the proposed inclusion of 20 Lennox Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of intactness***

*An independent builder has commented that the house was rebuilt in the 1980s and retains very few Victorian period features.*

While I agree that there have been alterations to the front facade (new windows and sill, removal of render from the brick wall, a restored/new verandah), in my profession opinion, the house still remains a strong Victorian character. This character is reinforced by its semi-detached nature with No. 22. The two dwellings share a hipped-roof (without party wall), corniced chimneys and verandah wing wall with cast-cement ornament. Moreover, there is a neighbouring semi-detached pair at Nos. 16-18, and the four dwellings together are a strong element in the streetscape.

I have viewed plans from the 1980s works (Building Permit No. 3016/1985). They show that the original front three rooms (and associated walls, roof and chimney) were retained as part of these works, while the timber lean-to at the rear was replaced with the living, bathroom and kitchen/dining area. Therefore, the claim that the house was 'rebuilt' in the 1980s is an overstatement, though I agree that the rear half of the house is new. Also, in my experience as a heritage advisor for a number of

municipal councils over the past 15 years, the demolition of the rear lean-to of a Contributory house to allow a rear extension is frequently supported by council heritage policies. Moreover, the rear addition to 20 Lennox Street is single storey and does not impact on the house's contribution to the streetscape.

### ***Lack of a cohesive streetscape***

*The south side of Lennox Street is predominately Non-contributory due to the number of new / alterations with various styles.*

I revisited Lennox Street to consider the cohesiveness of the streetscape. Since the time of my initial assessment, a Contributory house at 28 Lennox Street had been demolished. This loss increased the almost unbroken rows of Non-contributory properties at the east and west ends of the southern streetscape, at Nos. 6-12, 26-32 and 40 Lennox Street. Among them are only two Contributory-graded properties, at 4 and 34 Lennox Street. These two are Victorian houses that are both typical of their era and neither is highly intact (No. 4 has a large two-storey rear extension; No. 34 has a replaced front verandah and overpainted bricks).

While both 4 and 34 Lennox Street could, in my professional opinion, be Contributory to the HO220 precinct, considering their "outlier" position amongst the rows of Non-contributory properties, I concluded that it would be best to remove the "poorer" sections of Lennox Street, being 4-12 and 26-40 Lennox Street, from the proposed precinct extension. This leaves the more intact central grouping in the precinct extension, being 14-24 Lennox Street, which includes two particularly early (1850s & '60s) houses at 14 and 24 Lennox Street.

### **Conclusion and Recommendations**

It is my opinion that:

- While there have been some alterations to the front façade of 20 Lennox Street, it retains its original brick front wing and is an integral part of a semi-detached pair with No. 22, sharing an undivided hipped roof.
- Therefore is appropriate to retain the Contributory grading of 20 Lennox Street, Hawthorn, in the proposed precinct extension to HO220.
- I recommend that 4-12 & 26-40 Lennox Street are removed from the proposed precinct extension, leaving the more intact and cohesive section at 14-24 Lennox Street in the extension.

## 4.7 20-26 Liddiard Street, Hawthorn (Submission 36)



Figure 44. Former Farey Brothers' Bakery at 20-26 Liddiard Street, Hawthorn. (Context, March 2017)

### Recommendations and Amendment C284

This place was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay as an individual place. The reasons for its significance are set out below.

### Statement of Significance

The statement of significance I prepared for this place, in the citation dated 17 June 2019, reads as follows:

#### *What is Significant?*

*The former Farey Brothers' Bakery at 20-26 Liddiard Street, Hawthorn, is significant. It was constructed in 1915 to a design by architect F.G. Leslie Allen for brothers William Alfred, James Harold and Leslie Francis Farey. The Liddiard Street buildings housed a wholesale bakery, with goods sold through the brothers' retail outlets on Burke Road, Glenferrie Road, and Burwood Road, Hawthorn. The site was used as a bakery until 1970, and at the end of that decade it was converted to offices and workshops.*

*The site holds a complex of single and double-storey Free Style red brick buildings with cement dressings and tiled gabled roofs. Three principle volumes survive: a two-storey gable-fronted wing with a large arched carriageway through it; a wider section with a transverse gable roof on the west side but set back somewhat from the street and distinguished by a massive double chimney; and a plain, single-storey, gable-fronted building adjoining it on the west side with the same front setback. There is a remnant front wall to the site which was once part of a single-storey building with a low transverse gable roof.*

*The works associated with the 1979 office conversion are not significant.*

*How is it significant?*

*The former Farey Brothers' Bakery is of local historical and aesthetic significance to the City of Boroondara.*

*Why is it significant?*

*The Farey Brothers' Bakery is historically significant as one of the small number of pre-WWII industrial buildings to survive in Boroondara. While the former cities of Camberwell and Kew tried to exclude most industry from their boundaries, Hawthorn was the centre of manufacturing in Boroondara for over a century, beginning in the 1840s and '50s with noxious trades, claypits and brickyards. (Criterion A)*

*The Farey Brothers' Bakery is a very skilful industrial building. Located off the commercial spine of Glenferrie Road, on a narrow residential street, it has been designed in such a way with variety in massing and details, so that it forms a focal point for the street instead of overwhelming the single-storey villas that surround it. The Bakery complex is a fine example of the Federation Free Style, expressed as two-storey architecturally expressed volumes flanked by single-storey utilitarian bakehouse buildings. The two-storey sections are expressed with a decorative front gable terminating in a shouldered arch, with cement detail suggesting a Baroque influence. The wide arch of the carriageway below is repeated in an arch at the base of the massive double chimneys, which are joined at the top with a bold cornice. (Criterion E)*

## Response to Submission

The submitter opposes the proposed inclusion of 20-26 Liddiard Street, Hawthorn as an individual place in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Exclusion in previous studies***

*There have been numerous heritage studies in Hawthorn over the years, all of which have determined that the Bakery is not significant enough to be included on the Heritage Overlay.*

The property 20-26 Liddiard Street was given a 'C' grade in the 'List of Significant Places' found in Vol. 1B of the Hawthorn Heritage Study (1993-94). No place citation was prepared for the place at this time, and no in-depth assessment was carried out.

The full assessment of the Farey Brothers' Bakery has only been carried out as part of the Hawthorn Heritage Gap Study. In this assessment, I concluded that the place has local historical and aesthetic significance.

While the Bakery had not been assessed prior to 2017, there are places related to it already in the Boroondara Heritage Overlay:

- HO470, 20 Rae Street, Hawthorn – Home of bakery owner Jessie Farey, built 1913-14.
- HO372, 930 Burke Road, Balwyn – Home of bakery owner William Farey, built c1919-22. The place history (Lovell Chen, 2005) states: 'Farey Brothers' Automatic Bakery, a fusion of American Romanesque and Queen Anne-British Freestyle detailing, was a quite skilful industrial building at 20-26 Liddiard Street Hawthorn dating from the early 1900s. It is now a set of offices.' The comparative analysis states: 'The Farey brothers had previously commissioned a carefully designed 'Automatic Bakery' at 20-26 Liddiard Street Hawthorn (C-graded in the Hawthorn Heritage Study), a small but important Federation industrial building in a fusion of Free Romanesque and Queen Anne details.' (emphasis added)

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- Significant in HO152, 31 Crystobel Crescent, Hawthorn – Home of bakery owner Harold Farey, built 1922-24. Apart from its architectural significance it is: 'Important as the home of Hawthorn baker, Harold Farey, and his family in the 1920s and 1930s.'

As demonstrated above, while the Bakery itself had not been assessed in full before the current heritage gap study, its architectural importance and the historic importance of the Farey brothers had already been recognised by other heritage consultants.

Finally, it is considered good practice for municipal councils to carry out regular heritage gap studies, as it is rare that all worthy sites are assessed in first area studies and appreciation of certain types of heritage (such as industrial buildings) has grown over the years, so different types of places will be identified for assessment in subsequent gaps surveys.

### **Lack of intactness**

*This building has already been significantly altered over the years. As evidenced in the photos provided in the study, the original structure provided no interface with the street. The agreeable relationship of this building to the street is a result of the skilful alterations and amendments undertaken when the building was renovated in the 1970s.*

I have taken into account the alterations to the building when assessing its heritage significance. As the submitter notes, its pre-adaptation form has been documented in the heritage citation.

In my professional opinion, the building's original relationship to the street lies with the main gabled volume (with carriage entry) and the large '1915' chimney and associated roof, which have always been clearly visible. While I acknowledged that the 1970s office conversion had an admirably light touch that preserved the most important aspects of the building, I do not consider these works the source of its aesthetic significance.

### **Historic significance**

*Regarding Criterion A, the significance of this building as a pre-World War 2 industrial building is limited. This building was a bakery. The history of the City of Hawthorn and Boroondara in general is not one of industrialisation. To suggest that this building should be included in a heritage register as a recognition of Boroondara's industrial past is a fabrication of a story that does not have any relevance to the history of the area.*

Regarding Criterion A, a bakery of this size is an industrial-scale operation, so I deemed it appropriate to treat it as a remnant of the suburb's industrial history, which illustrates how mass-production was carried out in the early 20<sup>th</sup> century. While Boroondara had little or no heavy industry within its boundaries, it did have uses such as this and other industrial bakeries that served the surrounding suburbs. Another example of this type is the former Balloch & Sons manufacturing bakers at the corner of Auburn Road and Russells Place, Hawthorn, which is also recommended for the Heritage Overlay (by the Hawthorn East Heritage Gap Study).

I relied on the 'City of Boroondara Thematic Environmental History' (Built Heritage, 2012) which recognises this type of industrial development as an important theme in Boroondara's historical development. In Chapter 5.2 Developing a Manufacturing Capacity, it notes that the former City of Hawthorn (the suburbs of Hawthorn and Hawthorn East) was the centre of industrial development in Boroondara. Pertinent sections of this chapter are as follows (pp. 93-94):

*As summarised by Victoria Peel et al, "Hawthorn's most dramatic industrial development occurred in the twentieth century, with local industry diversifying from the brickmaking, quarrying and skilled-trade factories supplying carriages and furniture to clothing and food production on a more intensive scale". The number of factories in Hawthorn trebled between 1900 (21 factories) and 1916 (68 factories). ... Hawthorn's phase of intense factory development in the first half of the twentieth century represented a marked contrast to what was happening in the two contiguous municipalities that constitute the study area. ... By the 1930s, there were 312 factories in the study area; of these, more than half (56%) were located within the City of Hawthorn ...*

As noted in the place citation, the former bakery was built much earlier than the other examples of industrial buildings cited in the Boroondara Thematic Environmental History, and that it 'appears to be one of the earliest surviving manufacturing buildings to survive in Boroondara'.

### **Aesthetic significance**

*Regarding Criterion E, the bakery is a very plain building. Its features have been enhanced by alterations over the years. The study has used considerable poetic license in describing this building as a fine example of Federation Free Style, with Baroque influences. Fine examples of Federation Freestyle include buildings such as the City Baths and Dimmeys in Richmond which are far more intricate facades than the Bakery. Baroque is the architecture of the 16th century renaissance movement in Rome. Its influences can be found in nearly every building, worldwide since then. To suggest that this is a significant feature of the bakery is an exaggeration. The statement that the Bakery has 'been designed in such a way with a variety in massing and details, so that it forms a focal point for the street instead of overwhelming the single storey villas that surround it' is misleading. The buildings that surround the bakery are completely non-descript walk up flats and modern two storey townhouses. The sympathetic massing of this site is the result of the alterations made in the 1970s.*

I disagree that the bakery is 'very plain', particularly for an industrial building. As I set out in the place citation, it features many notable details including the decorative front gable with cement-render detail and the sculptural double chimneys.

The submitter calls into question the attribution of Federation Free Style with Baroque influences. As cited above, Lovell Chen noted in a 2005 citation that the former bakery is 'a small but important Federation industrial building in a fusion of Free Romanesque and Queen Anne details' as well as 'a fusion of American Romanesque and Queen Anne-British Freestyle detailing', which is a different description of its style than mine. This certainly demonstrates that heritage consultants sometimes describe the same building in different ways, particularly when there is an apparent mix of influences. More importantly, Lovell Chen agree that it is 'a quite skilful industrial building'.

I applied the term 'Federation Free Style' as defined by Apperly et al (*A Pictorial Guide to Identifying Australian Architecture*, 1999, p. 139): 'Eclectic combination of elements and details drawn or adapted from classical, Art Nouveau, Queen Anne, etc., plus the introduction of "original" decorative motifs ... Asymmetry preferred, with informal massing and fenestration. Frequent use of two principal materials having contrasting colours and textures, e.g., brick/stone, brick/stucco'. The former bakery demonstrates the principle elements of this style with its integration of classical elements (round arches, aedicule over the front door), asymmetric massing and fenestration, Art Nouveau lettering on the chimney stack, the "original" massing of the chimneys, and the use of contrasting red brick and render (mostly still unpainted).

I note that the Federation Free Style exemplars put forward by the submitter, Dimmey's and the City Baths, are both of State-significance (on the Victorian Heritage Register) and are the most

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distinguished examples in Victoria. In contrast, the subject building is of local significance, and is distinguished in Hawthorn and Boroondara, as demonstrated by the comparative analysis.

In regard to the Baroque influence, I perceived it in the use of classical elements used in free or sculptural way, the round arches, and particularly in the decorative shape of its front gable with a keystoned bull's-eye window. The gable form is similar to, and possibly inspired by Baroque parapet forms seen in former Hanseatic League cities around the Baltic Sea (particularly in Holland, Germany and Poland). Some of these examples are depicted below.



Figure 45. Rostock Town Hall, façade built in 1727. Note the similar shape of the central gable. ([www.rostock.de](http://www.rostock.de), nd)



Figure 46. Great Armoury, Gdansk, built in 1600-09. Note the use of the keystoned bull's-eye window at the peak of the gable. ([www.inyourpocket.com/gdansk](http://www.inyourpocket.com/gdansk), 2019)



Figure 47. Baroque townhouses in Gdansk. Note the curved and shouldered top of the gable parapet. ([www.portalsamorzadowy.pl](http://www.portalsamorzadowy.pl), 2019)

Finally, while the submitter claims that all buildings constructed after the 16th century have a Baroque influence, this clearly is not the case. The submitter may be referring to the influence of the classical orders, which have been incorporated in many (but not all) architectural styles since the Greeks and Romans.

### ***No HO precinct***

*There is no noteworthy heritage precinct around this building to create any Contributory aspects.*

I agree that there is no HO precinct proposed for the south side of Liddiard Street, on either side of the former bakery. This is not required as the former bakery has been found to be of individual significance. As set out in Clause 22.03 Heritage Policy of the Boroondara Planning Scheme: "Significant" heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right.' Unlike Contributory places, which can only be protected as part of an HO precinct, Significant places can be protected in a site-specific Heritage Overlay, irrespective of their surroundings.

I acknowledge that the statement of significance notes that the bakery 'forms a focal point for the street instead of overwhelming the single-storey villas that surround it'. I intended this in reference to the consistent single-storey Victorian residential streetscape across from it on the north side of Liddiard Street (which is part of the proposed Cranmore Estate and Environs Precinct).

### **Conclusion and Recommendations**

It is my opinion that:

- The heritage significance former Farey Brother's Bakery was not assessed prior to the Hawthorn Heritage Gap Study, but it was recognised by heritage consultants Lovell Chen as 'a quite skilful industrial building' in 2005.

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- The alterations made in its conversion to offices in the 1970s were documented and taken into account in the place citation. In it I concluded that the alterations were largely sympathetic and retained the aesthetic significance of the building, though the alterations did not add to its aesthetic significance.
- As set out in the Boroondara Environmental History, industry was an important theme in late 19<sup>th</sup> and early 20<sup>th</sup> century Hawthorn, and the former bakery is one of the earliest surviving examples identified.
- While application of stylistic terms differ amongst heritage consultants, particularly for eclectic buildings, the former bakery can be described as Federation Free Style with a Baroque influence, and it has an unusually high level of ornamentation for an industrial building.
- The former bakery is individually Significant, so not require a precinct around it for inclusion in the Heritage Overlay.
- Therefore, the former Farey Brother's Bakery at 20-26 Liddiard Street, Hawthorn warrants inclusion in the Heritage Overlay as an individually significant place.
- No changes are recommended to Amendment C284.

## Appendix A. Response To Submissions – Not Appearing

### A.1 556-558 Glenferrie Road, Hawthorn (Submission 28)



Figure 48. Edwardian shops at 556-558 Glenferrie Road, Hawthorn. (Context, April 2017)

### Recommendations and Amendment C284

This place was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay as an individual place. The reasons for its significance are set out below.

### Statement of Significance

The statement of significance Louise Honman prepared for this place, in the citation dated 17 June 2019, reads as follows:

*What is Significant?*

*The pair of shops at 556-558 Glenferrie Road built in 1910 for Castlemaine (and later Hawthorn) entrepreneur and grocer James Joseph Pine is significant.*

*How is it significant?*

*556-558 Glenferrie Road is of local historic, architectural and aesthetic significance to the City of Boroondara.*

*Why is it significant?*

*The pair of two-storey shops at 556-558 Glenferrie Road Hawthorn are historically significant for their demonstration of the growth and development of Hawthorn during the Federation period, at a time when both residential and commercial areas were rapidly growing after the economic depression. The shops are historically significant for their association with grocer James Joseph Pine whose business operated from 819 Glenferrie Road (also assessed as part of this*

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*Study) and 2 Bell Street Hawthorn (also assessed as part of the Cranmore Estate & Environs Precinct as part of this Study). A successful entrepreneur from Castlemaine, Pine was a respected member of that community before relocating to Hawthorn to substantially build his business. (Criterion A)*

*The pair of shops at 556-558 Glenferrie Road are an excellent example of Federation commercial buildings. This class of place is well represented in Boroondara, especially in Glenferrie Road (HO491) and in Maling Road Canterbury (HO145), however this example is particularly fine architecturally as the relative simplicity of design for the period (1910) is notable. (Criterion D)*

*556-558 Glenferrie Road is aesthetically significant for its composition including the corner location with visible side wall to Henrietta Street. Aesthetically the recessed upper floor is enhanced by the pierced brick balustrades and arched lintels. The parapets and use of pilasters with cement rendered detail is of high quality, providing noteworthy elements to the whole composition. The shops are aesthetically significant for their retention of face red brick to the façade and unpainted cement render. Aesthetically the shops are significant for their retention of one recessed shopfront and part of the timber window frame of another. Their corner location is highly prominent in this part of Glenferrie Road, away from the main commercial area. (Criterion E)*

## Response to Submission

The submitter opposes the proposed inclusion of 556-558 Glenferrie Road, Hawthorn as an individual place in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### **Significance of the property**

*Based on the citation, it appears that the most significant feature is the two first floor balconies, each of which has its pierced balustrade and flat arched lintel. However, the history is interesting and typical for a building of this era but not special.*

The two shops have not only balconies recessed behind arched openings, but also many other fine design features of the period, including the intricately curved parapets set between decorative piers, the splayed corner treatment emphasised by a miniature parapet and piers, and the use of many rendered details contrasting with the red brick walls. Overall it is considered a very sophisticated design of the type produced by prominent architects of the time.

### **Comparison with other examples on HO**

*Comparative analysis makes mention of 773-779 Glenferrie Road, Hawthorn, which has four of the above mentioned balconies, therefore, is a superior example of this architectural style. It's individually significant under HO543. Another building at 589-593 Burwood Rd, Hawthorn has three such balconies and would again seem to be a superior example.*

As I have noted above, the arched balcony openings of 556-558 Glenferrie Road are not the sole reason for its architectural significance. For this reason a row with four arched balconies (as at 773-779 Glenferrie Road) is not automatically more significant. While it is also a fine group of shops, as reflected by its Significant grade (HO543), these interwar-era buildings lack the accomplished use of ornament seen at 556-558 Glenferrie Road. The same is true of the row of three shops at 589-593 Burwood Road (Contributory grade in HO260 - Auburn Village Precinct). While closer in date and style, 556-558 Glenferrie Road has a more unusual parapet treatment and quality of design. The number of arched balconies is not the deciding factor in this.

**Multiple examples**

*The question arises as to how many examples of a particular style of building will satisfy Council's heritage goals and how are such goals balanced against the inevitable future demands of urban renewal.*

In choosing individual places to assess in the Hawthorn Heritage Gap Study, I followed the principle of identifying places that stood out in the suburb and could be argued to be some of the best places of their type (in this case, Edwardian shops). This preliminary assessment was followed by a comparative analysis to see if this was in fact the case. The guiding document Victorian Planning Practice Note PPN01 'Applying the Heritage Overlay' (2018) states that: 'To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.'

If PPN01 assumes that there will be 'other similar places' already 'included in a heritage register or overlay', then clearly it is acceptable for there to be more than one of each type of place in a municipality's Heritage Overlay.

**Conclusion and Recommendations**

It is my opinion that:

- The shops are distinguished by their overall accomplished design and many decorative features, not only the first floor balconies.
- The shops compare very well to 'other similar places' already in the Boroondara Heritage Overlay.
- Therefore, the Edwardian shops at 556-558 Glenferrie Road, Hawthorn warrant inclusion in the Heritage Overlay as an individually significant place.
- No changes recommended to Amendment C284.

## A.2 20-26 Liddiard Street, Hawthorn (Submissions 4, 35, 38 & 45)



Figure 49. Former Farey Brothers' Bakery at 20-26 Liddiard Street, Hawthorn. (Context, March 2017)

### Recommendations and Amendment C284

This place was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay as an individual place.

### Statement of Significance

The statement of significance I prepared for this place, in the citation dated 17 June 2019, is in section 4.7. A discussion of issues raised by Submission 36 about this same place is also found in that section.

### Response to Submission

I acknowledge that Submission 4 fully supports the proposed HO for this property, so it will not be discussed further. Submissions 35, 38 and 45 oppose the proposed inclusion of 20-26 Liddiard Street, Hawthorn, as an individual place in the Heritage Overlay. The objecting submitters' points raised are provided below in *italics*, with my response to each issue provided below. In addition, very similar objections have been dealt with at more length in section 4.7.

### ***Lack of continued use as a bakery***

*The building is currently divided into 7 tenancies and has been used as commercial offices for over 40 years. There is no operational connection to its past. (Submission 35)*

*It has been significantly repurposed and the fabric altered. In 1970, the building was converted from a bakery to offices, which removed all operational connection to its past. (Submission 38)*

I agree that the building is no longer used as a bakery and has been repurposed for office use. I acknowledge that there have been alterations when the building was adapted for a new use. However, I have already taken them into account when assessing the heritage significance of the building, and they were documented in the citation. It is not uncommon for former industrial buildings to be given a new use and this does not negate the heritage significance of the building. Adaptive reuse is encouraged for places in the Heritage Overlay if their historic use has become redundant.

### **Historical significance**

*Boroondara does not have an industrial past of any significance to warrant preserving. The presence of a bakery in the context of 1915 suburban Melbourne does not represent a significant local achievement and a bakery is not an industrial undertaking by any stretch of the imagination. This building does not satisfy Criterion A. (Submission 35)*

Regarding Criterion A, I note that a bakery of this size is an industrial-scale operation, so it is correct to treat it as a remnant of the suburb's industrial history, which illustrates how mass-production was carried out in the early 20th century. While Boroondara had little or no heavy industry within its boundaries, it did have uses such as this and other industrial bakeries that served the surrounding suburbs. Another example of this type is the former Balloch & Sons manufacturing bakers at the corner of Auburn Road and Russells Place, Hawthorn, which is also recommended for the Heritage Overlay. This type of industrial development is recognised as an important theme in Boroondara's historical development, as discussed in Chapter 5.2 Developing a Manufacturing Capacity in the 'City of Boroondara Thematic Environmental History' (Built Heritage, 2012). It notes that the former City of Hawthorn (the suburbs of Hawthorn and Hawthorn East) was the centre of industrial development in Boroondara.

### **Lack of intactness**

*The building has been significantly altered. Its current aesthetic value is the result of the alterations made to the building. The original bakery structure was overbearing on the street scape, clumsy and without merit. (Submission 35)*

*This building has already been significantly altered over the years. As evidenced in the photos provided in the study, the original structure provided no interface with the street. The agreeable relationship of this building to the street is a result of the skilful alterations and amendments undertaken when the building was renovated in the 1970s.*

I agree that there were alterations when the building was adapted for a new use. However, I took them into account when assessing the heritage significance of the building. In my professional opinion, the building was well designed and though large is not overbearing in the streetscape. The building's original relationship to the street lies with the main gabled volume (with carriage entry) and the large '1915' chimney and associated roof, which have always been clearly visible.

When I assessed its aesthetic significance, I took into account its original design, massing and details (as understood from viewing the building and from historic photos). I certainly did not consider its aesthetic significance to result from its alteration to office use, though I did acknowledge in the citation that this conversion had an admirably light touch that preserved the most important aspects of the building.

## Context

### **Exclusion in previous studies**

*There have been numerous heritage studies in Hawthorn over the years, all of which have determined that the Bakery is not significant enough to be included on the Heritage Overlay. (Submission 35)*

The former Farey Brothers' Bakery has only been reviewed very briefly in the Hawthorn Heritage Study 1993 and has never been assessed in detail until the current Hawthorn Heritage Gap Study (as part of the Municipal Wide Heritage Gap Study), which reviewed all buildings that are not already within a Heritage Overlay. Previous heritage studies do not preclude further review of the area.

Please see section 4.7 for previous recognition of the former bakery by other heritage consultants.

### **No heritage buildings in neighbourhood**

*There is no significant local heritage surrounding the building for it to be considered in a Heritage Overlay on any Contributory grounds. The statement in the draft study that the Bakery has 'been designed in such a way with a variety in massing and details, so that it forms a focal point for the street instead of overwhelming the single storey villas that surround it' is misleading. (Submission 35)*

*The study notes that the building 'forms a focal point in the street and has been designed in such a way so as not to overwhelm the single storey villas that surround it'. This description is not accurate as a number of the original single storey villas that were on the same side of the street as the Bakery have been replaced with double storey town houses and flats. (Submission 38)*

With regards to the surrounding buildings, my reference to the single-storey villas refers to those on the north side of the street which the subject site faces. These single-storey villas on the north side of Liddiard Street are recommended by the Hawthorn Gap Study for inclusion in the Cranmore Estate and Environs Precinct. I have not recommended the former bakery as a Contributory place within a heritage precinct but as a place of individual Significance. Therefore its significance is independent of its surroundings, and it can be protected in a site-specific Heritage Overlay.

### **Architectural quality**

*The construction techniques used for the bakery are simple brick and timber frames with some facade relief created by cement render. It is not a very skilful industrial building. It is very plain. (Submission 35)*

My reference to a skilful design was not intended to suggest that it used cutting-edge construction technology. I referred to the massing and decorative features used to make the bakery more than a utilitarian manufacturing plant.

### **Architectural styles**

*The study has used considerable poetic license in describing this building as a fine example of Federation Free Style, with Baroque influences. Federation Freestyle generally was named after the period of 1880 to 1915 and included buildings such as the City Baths, Canterbury Apartments St Kilda, Observatory Hotel, and Dimmey Richmond. These are far more elaborate facades than the bakery building to be considered worthy of a Heritage Overlay. Baroque is the architecture of the 16th century renaissance movement in Rome. Its influences can be found in nearly every building constructed since this time. To suggest that this is a significant feature of the bakery is an exaggeration. To suggest that it is aesthetic grounds for preserving a façade is also unfounded. (Submission 35)*

*The building is not an example of Federal Freestyle Architecture and does not show Baroque influences. Federation Freestyle Architecture is defined as 'a fanciful freestyle composition with art nouveau elements' (Wikipedia). Examples of this style include the Dimmey's building in Cremorne. Whilst Baroque architecture is distinguished primarily by 'richly sculpted surfaces'. Great examples of Baroque architecture stem from 16th Century renaissance Rome and include St Peters Cathedral in Rome, the Church of the Gesu etc. Neither of these definitions or examples appears relevant to the Bakery. The features of the Bakery are plain and typical of any early 20th century building. Many of the significant architectural features have been lost. (Submission 38)*

In my professional opinion, this building has a notable level of ornamentation, particularly for one with a former industrial use. This includes features such as the decorative front gable with cement-render detail and the sculptural double chimneys.

The inclusion of minor Art Nouveau touches, such as lettering, was sometimes applied to a Federation Freestyle building, but is not a requirement of this style. The definition of Baroque as only applying to a few Italian buildings is far too narrow and incorrect, as this style had variants across Europe and Great Britain in the subsequent centuries. There are many examples of Baroque buildings in Hanseatic cities that have comparable gable forms to the former bakery.

In addition, not all buildings since the 16th century have a Baroque influence. The submitter (35) may be referring to the influence of the classical orders, which have been incorporated in many (but not all) architectural styles. In this case, the Baroque influence is seen in the use of classical elements used in free or sculptural way.

It should be noted that Dimmey's, Canterbury Apartments and the City Baths are all of State-significance (on the Victorian Heritage Register) and are the most distinguished examples in Victoria. The Observatory Hotel is in New South Wales. The subject building is of local significance as it is distinguished in Hawthorn and Boroondara.

### **Comparison to other examples on HO**

*The buildings listed in the comparative analysis are of a more substantial public heritage and better examples of the type of architecture of the era. With these buildings listed there is no need to include 20-26 Liddiard Street, Hawthorn. (Submission 35)*

There are only a small number of buildings of the Federation Free Style that survive, as indicated by the very short list of comparative examples in Boroondara. Their inclusion in heritage registers does not mean that another fine example should not also be protected.

### **Lack of heritage significance**

*The submitter considers that the building is not of any significant architectural or historical value and does not require a heritage overlay. (Submission 45)*

I have reviewed this submission and confirmed that the building is of individual significance and warrants inclusion in the Heritage Overlay. The reasons for the architectural and historical significance of the former bakery have been set out in the place citation and discussed above.

### **Conclusion and Recommendations**

It is my opinion that:

## Context

- Former Farey Brother's Bakery at 20-26 Liddiard Street, Hawthorn warrants inclusion in the Heritage Overlay as an individually significant place.
- No changes are recommended to Amendment C284.

### **A.3 Cranmore Estate & Environs Precinct (Submissions 48, 22, 12, 47, 26, 33, 46, 16, 58, 7, 5, 42, 52, 63, 64, 66, 24 & 21)**

#### **Background**

This place was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay as an individual place.

#### **Statement of Significance**

The statement of significance Louise Honman prepared for this place, in the citation dated 17 June 2019, is in section 0.

#### **A.3.1 258 Barkers Road, Hawthorn (Submission 48)**

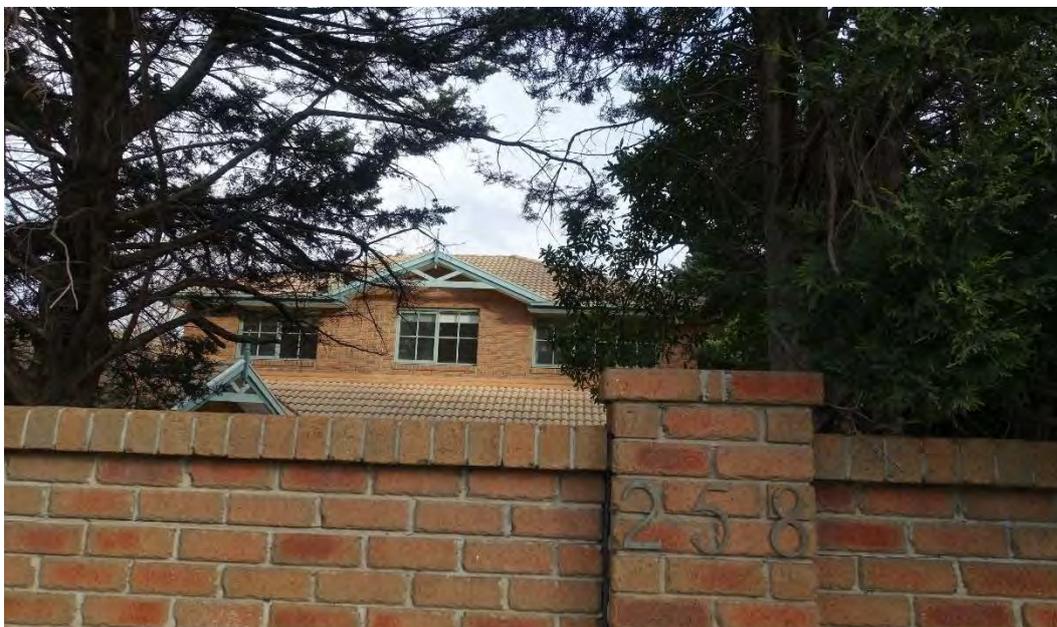


Figure 50. 258 Barkers Road, Hawthorn. (Context, July 2019)

#### **Recommendations and Amendment C284**

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitter opposes the proposed inclusion of 258 Barkers Road, Hawthorn as a Non-contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***No heritage features***

*The property has no heritage features and is essentially a 28 year old brick veneer dwelling.*

## Context

I agree that the property has no heritage features and is of recent construction. It is proposed for inclusion in the precinct as a Non-contributory property because it sits within a long row of Significant and Contributory properties, comprising 238 to 272 Barkers Road.

It is accepted practice to include Non-contributory properties in the Heritage Overlay. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for the redevelopment to be assessed against Council's Heritage Policy. This is to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

## Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain 258 Barkers Road, Hawthorn as a Non-contributory place within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

### A.3.2 262 and 1/266 Barkers Road, Hawthorn (Submission 22)



Figure 51. 262 Barkers Road, Hawthorn. (Context, July 2019)



Figure 52. 1/266 Barkers Road, Hawthorn. (Context, July 2019)

### **Recommendations and Amendment C284**

These two properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### **Response to Submission**

The submitter opposes the proposed inclusion of 262 and 1/266 Barkers Road, Hawthorn as Contributory buildings in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Heritage significance of the properties***

*The properties do not meet the definition of a heritage asset or the planning objective in Victoria "to conserve and enhance those buildings, areas or other places which are of a scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value". There is no scientific value to the property.*

The houses at 262 and 1/266 Barkers Road are double-fronted Edwardian houses that contribute to the heritage significance of the entire Cranmore Estate & Environs Precinct. It is the precinct as a whole which is significant to the City of Boroondara for its historical, architectural and aesthetic significance. There is no requirement for any heritage place (including precincts) to demonstrate every single type of significance. They can be scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value. If an individual place or precinct meets at least one of the heritage criteria at a local level, then it warrants inclusion in the Heritage Overlay.

### ***Lack of architectural significance***

*The Statement of Significance refers to the precinct's local historic, architectural and aesthetic significance. However, neither property was built in the 1800s as prescribed by Amendment C284 or has any architectural significance. They are standard weatherboard homes that are no different to*

## Context

*homes currently being constructed. With regards to aesthetic, these properties are located on one of the busiest thoroughfares in Melbourne, which does not lend itself to the community stopping by and enjoying any site. Two-meter-high fences have been erected to reduce noise from the thoroughfare and these properties cannot be viewed.*

The Cranmore Estate & Environs Precinct statement of significance indicates that buildings constructed in the 1800s (Victorian period), as well as those of the Edwardian and interwar periods are Contributory elements of this precinct. There is no requirement for an 1800s built-date to be included in the precinct. I acknowledge that the two houses are relatively typical examples of their era, and would not be of individual architectural significance. However, this is the case for the large majority of buildings in heritage precincts, particularly those assigned a Contributory grade. Heritage precincts include well-preserved early streetscapes and areas that best illustrate the historic development of a given suburb and municipality. These are usually streetscapes of “typical” buildings, such as 262 and 1/266 Barkers Road. Despite the fences in front of them, these two houses are still visible enough to be appreciated as part of this early streetscape. Furthermore front fences are reversible elements, and frequently changed.

### **Comparison with other properties**

*The characteristics of properties at 274-300 Barkers Rd are not uniquely different from 262 and 1/266 Barkers Rd. Therefore, these properties should not be classified differently. No reason has been provided in Amendment C284 for the exclusion of pockets of Barkers Rd, in particular 274-300 Barkers Rd.*

The properties at 274-300 Barkers Road are very different from 262 and 1/266 Barkers Road. They comprise modern development (townhouses and a petrol station), with one very altered shop at the centre (an interwar bungalow that stood beside it has been demolished). In contrast, the two properties in question sit within a long row of Significant and Contributory Edwardian and Victorian houses at 232-272 Barkers Road, with only one Non-contributory property among them (No. 258). Finally, 274-300 Barkers Road were removed from Amendment C284 as a condition in the Minister for Planning’s authorisation to Council to prepare and exhibit the amendment.

### **Lack of an individual citation**

*The study does not have a specific citation for these Contributory places. There are many other properties within the precinct that have a higher historical, architectural and urban character value that deserve specific individual citations as the heritage study clearly indicates.*

There is no requirement to have a special section or citation for every Contributory building in a precinct. It is the precinct as a whole that requires its own citation and statement of significance. The precinct citation provides a general overview in the history and description, providing enough examples to give a sense of the overall development of the precinct. Particularly for a large precinct like this one, there is no expectation that every property will be mentioned.

### **Conclusion and Recommendations**

It is my opinion that:

- 262 and 1/266 Barkers Road, Hawthorn are correctly graded as Contributory places in the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

### A.3.3 328 Barkers Road, Hawthorn (Submission 12)



Figure 53. 328 Barkers Road, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property was formerly proposed as a Contributory place in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study. A site visit by Louise Honman on 5 April 2019 confirmed the demolition of the property.

#### Response to Submission

The submitter opposes the introduction of the Heritage Overlay to the property at 328 Barkers Road, Hawthorn, and the Irwell Estate area, and questions the appropriateness of the broader Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Proposed new development***

*Planning permit PP15/01374 has recently been granted for the construction of a new dwelling to the rear of the existing dwelling.*

A site visit on 5 April 2019 confirmed that 328 Barkers Road has been demolished. There is a vacant corner site which now provides a poor link from the Elphin Grove houses to Barkers Road. This makes the Barkers Road properties difficult to read as part of the adjoining precinct. In addition, 330 and 336 Barkers Rd are Non-contributory. With nos. 328, 330 and 336 now Non-contributory, the remaining houses do not make a cohesive group with the remainder of the precinct. The impact of the corner demolition on the precinct is high and it is therefore recommended that 328-340 Barkers Road are removed from the Cranmore Estate and Environs precinct.

#### ***Lack of justification***

*The Barkers Road/Elphin Grove area is of inconsistent character and has been highly modified over time.*

## Context

*The proposed Statement of Significance suggests that the key characteristics of the precinct include small allotment sizes and primarily timber construction, demonstrating 'the range and consistency of its Victorian-era workers' housing'. This description does not accurately reflect the properties along Elphin Grove and Barkers Road east of Elphin Grove (identified as the Irwell Estate subdivision at page 33 of the study). These properties exceed 800 sqm in area and are developed with Edwardian-era dwellings of brick construction.*

*The study confirms that Elphin Grove is 'less intact' than other streets, with the properties on this street being 'more altered than in other streets of the precinct'. In this context, where the subdivision layout and building character is not consistent with the balance of the precinct and many of the properties are highly modified, it would be more appropriate to apply the heritage overlay to those buildings identified as 'significant' only.*

Elphin Grove has been developed with primarily Victorian-era dwellings. The Cranmore Estate and Environs Precinct reflects strong Victorian characteristics. Although the lot sizes in Elphin Grove are larger than for the majority of the precinct, with the largest lots on the higher east side, this does not preclude them from being included in the precinct.

The north end of Elphin Grove is quite intact, with high quality Victorian houses (and one interwar house). The west side of Elphin Grove exhibits Victorian houses very similar to elsewhere in the precinct but with slightly larger lot sizes.

The boundary of the precinct currently excludes the less intact area at the south end of Elphin Grove. It is recommended that the current boundary around Elphin Grove remains the same but that additional clarification of the intactness of the north end is added to the description and statement of significance.

While isolated properties of individual significance can be protected in a site-specific Heritage Overlay, the planning scheme provides precincts as a tool to protect groups of Contributory buildings (that may surround one or more Significant properties), so that significant streetscapes and areas can be protected. The use of precinct is in keeping with accepted planning policy, and is an important tool to protect well-preserved neighbourhoods.

## Conclusion and Recommendations

It is my opinion that:

- 328-340 Barkers Road should be removed from the proposed precinct.
- Revisions have been made to the citation in respect of Elphin Grove, to clarify that the less intact part is the southern end which is outside of the precinct.

### A.3.4 332 Barkers Road, Hawthorn (Submission 47)



Figure 54. 332 Barkers Road, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property was formerly proposed as a Contributory place in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter does not object in principle to the Heritage Overlay, but is concerned that the inclusion of 332 Barkers Rd as a Contributory building is erroneous. The submitter requests that 332 Barkers Rd should be downgraded to Non-contributory, as supported by Coleman Architects, for the following reasons. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of a cohesive streetscape***

*The existing house at 332 Barkers Road is a Californian Bungalow constructed in the 1920s or 30s and therefore clearly lies outside the period for which the precinct has been identified as historically and aesthetically significant, i.e. the Victorian and Federation periods from the 1880s to about 1915. There are only seven (7) Californian Bungalow style dwellings in a total of over 360 Significant and Contributory buildings identified in the precinct. This building type is therefore clearly atypical in both its period of development and style.*

*336 Barkers Road is Non-contributory due to the addition. In comparison, 332 Barkers Road which also has a significant first floor addition is graded Contributory. The existing dwelling at 332 Barkers Rd has been significantly altered and is therefore not an intact or representative example of its type. It would be regarded by most heritage consultants as Non-contributory.*

*The unusual nature of the subdivision of the lot, which separates ownership of the (original) ground floor part of the building, from the (later) first floor section, creates severe limitations on the potential for the property to be sensitively developed in the future, particularly with regards to the provisions of*

## Context

*the Heritage Overlay and Heritage Policy. Significant issues with any reasonable development, particularly the Non-contributory first floor element can be envisaged in this instance.*

*There would be no adverse impact on the significance of the proposed Cranmore Estate & Environs Precinct caused by the re-grading of the property at 332 Barkers Road to Non-contributory. The provisions of both the Heritage Overlay and Heritage Policy allow for new buildings and/or alterations to Non-contributory buildings in the Heritage Overlay to be managed so that they do not have a detrimental impact on the significance of the precinct.*

Comments on the grading of 332 Barkers Rd have been considered. Whilst most of the houses in the Cranmore Estate and Environs precinct are Victorian in character, the description and statement of significance acknowledge the architectural contribution of both Edwardian and interwar houses.

The house at No. 332 sits within a section of the proposed precinct to the east of Elphin Grove. When assessed, there were three interwar houses (Nos. 330, 332 and 336), two Edwardian houses (Nos. 228 and 340), and one Victorian house (No. 334). Two of the interwar houses (Nos. 330 and 336) were graded Non-contributory due to very prominent upper-storey extensions. No. 332 also has a two-storey extension which is visible from the street, but it is set back from the frontage and sympathetic in form and materials so that it is less intrusive. Therefore, 332 is still considered of contributory value to a precinct.

However, the demolition of 328 Barkers Road has left 328-340 Barkers Road visually separated from the Cranmore Estate and Environs precinct. In addition, 330 and 336 Barkers Rd are Non-contributory. With nos. 328, 330 and 336 now Non-contributory, the remaining houses do not make a cohesive group with the remainder of the precinct. As a result, it is recommended that the properties from 328 to 340 Barkers Road be removed from the precinct.

### **Support for removal of 328-340 Barkers Road**

An email, dated 17 July 2019, with the following text was accepted by Council as a further submission:

*I am the owner of property 332 Barkers Rd, Hawthorn which was initially affected by the proposed Heritage Overlay. I submitted my objection to the heritage overlay, however following the latest revision of the Municipal-wide Gap Study, this property is now proposed to not be included. As such I would like to endorse my support for this amendment to **NOT** include the property 332 Barkers Rd Hawthorn. I might not be able to attend, however I would like my endorsement to be sounded to the panel in support of the amendment and the dis-inclusion of 332 Barkers Rd Hawthorn.*

As discussed above, I have recommended the removal of 332 Barkers Road (and surrounding properties) from the precinct.

### **Conclusion and Recommendations**

It is my opinion that:

- While the California Bungalow at 330 Barkers Road is still considered intact enough to be Contributory, the section of Barkers Road to the east of Elphin Grove has suffered from the loss of the Edwardian villa at 328 Barkers Road in its connection to the rest of the precinct. This is combined with a low level of intactness of this row of houses (half or more are Non-contributory).
- Therefore, I recommend that 328-340 Barkers Road, Hawthorn be removed from the proposed Cranmore Estate & Environs Precinct.

### **A.3.5 328-340 Barkers Road, Hawthorn (Submission 26, Late Submissions 66 & 64)**

Photos of the contributory and Non-contributory houses are found in section 4.4.4.

#### **Recommendations and Amendment C284**

These properties were formerly proposed as Contributory and Non-contributory places in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitters support the inclusion of the precinct in the Heritage Overlay and object to the proposed removal of 328-340 Barkers Road from the precinct. The submitters' points raised are provided below in *italics*, with my response issues provided below. While many the issues raised are very similar, the submission number is provided with each bit of quoted text. Further discussion of the removal of 328-340 Barkers Road from the precinct is found in section 4.4.4 of this report.

#### ***Control of areas adjacent to HO precincts***

*The proposed Heritage Overlays provide some protection for the built and natural environment of the area, and particularly for those sites adjacent to the proposed Heritage Overlays. (#26)*

*Without the additional Heritage Overlays, areas already included within an existing Heritage Overlay are at potential disadvantage in terms of the obligations in regards to trees and works, while those not included by virtue of the HO area boundaries are unconstrained, e.g. the sites and buildings proposed to be included under HO774 (Cranmore Estate and environs) near the western boundary of the existing HO 147 should carry the same heritage obligations. The adjacent buildings and gardens are generally Contributory to the character of the area and are therefore relevant to any review of the heritage overlay scope. (#26)*

*Therefore, it is entirely reasonable that if the adjacent buildings and sites are assessed to be Contributory to the heritage character of the wider area, then they should be included within a Heritage Overlay and subject to the same obligations. (#26)*

In response to feedback received during preliminary consultation on the draft Hawthorn Heritage Gap Study, the area between HO147 Corsewall Close and the proposed Cranmore Estate & Environs Precinct was considered (336-346 Barkers Road), as well as areas to the east (352-360 Barkers Road and 2-12 Auburn Road). This review concluded that the properties at 336 & 340 Barkers Road should be added to the Cranmore precinct, which is reflected in the previous version of the study.

However, site visit by Louise Honman on 5 April 2019 confirmed that 328 Barkers Road had been demolished. There is a vacant corner site which now provides a poor link from the Elphin Grove houses to Barkers Road. In addition, both 330 and 336 Barkers Road are Non-contributory graded buildings. This makes the properties at 328-340 Barkers Road difficult to read as part of the adjoining precinct. The impact of the corner demolition on the precinct is high and it is therefore recommended that 328-340 Barkers Road are removed from the Cranmore Estate and Environs precinct.

The properties to the east (324-346 & 352-360 Barkers Road and 2-12 Auburn Road) were considered as a possible extension to the HO147 precinct, but this extension was not considered to have a strong enough basis to proceed.

**Proposed changes to precinct boundary**

*We are the property owners at 2/330 Barkers Road, Hawthorn. We would like to convey our deep disappointment and dismay at the recent proposed changes to the heritage overlay boundary in our area, specifically for 328-340 Barkers Rd, Hawthorn. We urge the responsible authority to please reverse this position and include this section of Barkers Road in the proposed Cranmore Estate. (#64)*

*Our property, whilst non-contributory, still sits comfortably and sympathetically as a renovated Californian bungalow, alongside the more prominent, contributory homes in this section of Barkers Rd. We do not accept the economic arguments of a minority of residents as reason enough to remove the stated properties from the Cranmore Estate heritage overlay precinct. Ours is a broader concern for appropriate, long lasting heritage protection. (#64)*

*1. The impact of the demolition of 328 Barkers Rd as rightly stated, has been high, and local residents are devastated by the loss. We are especially upset that the loss of this very attractive period home, which should never have been allowed, has now been used as a reason to look less seriously at the remaining properties along Barkers Rd. The very processes that should protect these homes are now being used to justify their non-protection. This, in our view, is an untenable outcome given the rapid, irreversible degradation of our local heritage in recent times. (#64)*

*1. The demolition, under alleged questionable circumstances March 2019, of an attractive Edwardian house at 328 Barkers Rd appalled local residents. This demolition, which should have been prevented, is now being used as an excuse to allow further such events to occur in the future to the line of housing listed above. (#66)*

*2. These houses in question along Barkers Rd (particularly those marked contributory), have not lost their intrinsic heritage value because 328 Barkers Rd was allowed to be demolished. If anything, it highlights how inappropriate a lack of protection is in this heritage laden area and why stricter, not weaker protections, are essential. There are a lot of wonderful architectural features to value in this section of Barkers Rd which most certainly blend with surrounding dwellings and contribute to the precincts overall rich heritage atmosphere. It is unfathomable to us why anyone concerned with heritage preservation, would want to potentially dismantle this valuable contribution. This should be a compelling reason to uphold the original boundaries for the Cranmore Estate. (#64)*

*2. The inappropriate removal of one house should not provide an excuse for the same to happen on remaining properties by amending a Planning overlay. It highlights why stricter not weaker protections are needed in all our heritage laden inner suburbs. (#66)*

*3. This specific line of houses along Barkers Rd still contribute a strong sense of local heritage, a very attractive streetscape presence, and help to define this section of Barkers Rd as relatively untouched and worthy of protection and inclusion within the Cranmore Estate. They contribute importantly to the heritage atmosphere of the area. Most of these original homes on Barkers Rd are all connected by the historic, protected laneway which runs along the rear boundary of each home. This same laneway also connects Elphin Grove heritage homes and tells an important local story which should remain cohesive and linked within the Cranmore Estate. (#64)*

*5. This line of residences is linked by an historic protected laneway which also connects heritage homes in Elphin Grove and Rae Street providing a cohesive grouping of houses that are mainly intact. (#66)*

6. *It is noted that this section of housing has not been affected by the growth of larger scale developments or incongruous new builds that are starting to overtake properties in neighbouring areas. (#66)*

*The fact that 328 Barkers Rd has been ruthlessly removed from this sequence of homes should be a stark reminder that we will never replace this type of contributory home, of which there are still fine examples along this section of Barkers Rd. (#64)*

3. *This recent demolition should provide a now critical impetus to ensure a sympathetic rebuild is such, that it re-links the entire area again within the Cremorne [sic] Estate as originally intended. (#66)*

4. *The line of residences involved in the proposed amendment still provide a sense of local heritage with attractive streetscape presence that is relatively untouched. (#66)*

4. *We are now faced with the prospect of new residential outcomes at the 328 site, which will undoubtedly challenge the wonderful heritage status quo of the area. Should this be the most compelling reason to exclude other period homes nearby from heritage protection? Or inclusion in the Cranmore Estate? Should the onus be on homes which have stood for well over 100 years, to have their heritage value downgraded because of a yet to be realised modern permutation? Heritage values are based on what we wish to uphold and protect, not what we seek to replace it with. (#64)*

5. *The logical conclusion to reach is that if the original 328 Barkers Rd house was the link for the stated section of Barkers Road dwellings to Elphin Grove dwellings, then the reverse must also hold true. Elphin Grove dwellings have been clearly excised from their connection to the earmarked Barkers Road dwellings, and hence have equally suffered detrimental impacts from the demolition of 328, and yet still remain part of the Cranmore Estate. There are homes along Elphin Grove that sit in the proposed Cranmore Estate which are far inferior examples to the contributory homes along the stated section of Barkers Rd. They are worthy of a level of protection equal to those dwellings along Elphin Grove and within the Cranmore Estate. (#64)*

6. *There are very few new builds in this precinct for a very clear reason. Residents highly value the local original built history of the area and want to see it largely unchanged and properly preserved. It is therefore a tenuous link to suggest the unfortunate removal of one property at 328 Barkers Rd, albeit very regretful, should condemn other close by, contributory properties on Barkers Rd, to potentially the same fate, by removing them from a heritage overlay. These homes could potentially be lost forever which would irrevocably alter this attractive part of Barkers Rd in ways most residents would not support. This surely is reason enough to include the stated dwellings within the boundaries of the Cranmore Estate. (#64)*

*The integrity of the heritage protection process has clearly failed in light of the demolition of 328 Barkers Rd. In fact, it is a singular indictment on the planning code as a whole. We do not support further degradation of our local heritage by the removal of the stated Barkers Rd homes from the Cranmore Estate. We need to keep our existing dwellings protected so that this attractive part of Hawthorn does not become materially and permanently altered in ways we will one day regret and currently should not contemplate. (#64)*

I agree that the demolition of the intact Contributory Federation villa at 328 Barkers Road, after the assessment of the Cranmore Estate and Environs Precinct, was highly unfortunate, both due to the loss of a fine building but also due to its pivotal corner siting.

In recommending the removal of 328-340 Barkers Road from the precinct, both this loss and the composition of the remaining properties was taken into account. The houses at 330 and 336 Barkers

## Context

Rd are Non-contributory (No. 330 being a California Bungalow with a large upper-storey addition very close to the front), and No. 332 is altered with its grading called into question. This left only the altered California Bungalow at No. 332, a typical brick Victorian Italianate villa at No. 334, and the largely intact Edwardian Queen Anne villa at No. 340 in this part of the street, along with three Non-contributory properties. Overall, this small section of the precinct has lower than usual intactness, combined with its visual disconnection (with the loss of No. 328), and edge location, it was considered too weak to remain in the precinct, despite the presence of some Contributory-grade houses within it.

I agree that 328-334 Barkers Road still back onto the bluestone laneway that serves the east side of Elphin Grove, and is linked to the rest of the precinct in this way. I do not consider this link strong enough, however, to serve as a rationale to keep them in the precinct. Note that the laneway itself will still be protected.

The submitter suggests that if 330-340 Barkers Road is considered disconnected from the rest of the precinct by the loss of 328 Barkers Road, then so should Elphin Grove to its south. While I agree that the east side of Elphin Grove no longer has a direct connection to Barkers Road (with the loss of No. 328), it is still firmly linked to the rest of the precinct as the west side of Elphin Grove is also within the precinct. Together the two sides of the street reinforce each other.

## Conclusion and Recommendations

It is my opinion that:

- The section of Barkers Road to the east of Elphin Grove has suffered from the loss of the Edwardian villa at 328 Barkers Road in its connection to the rest of the precinct. This is combined with a low level of intactness of this row of houses (half are Non-contributory).
- Therefore, I recommend that 328-340 Barkers Road, Hawthorn be removed from the proposed Cranmore Estate & Environs Precinct.

### A.3.6 25 Bell Street, Hawthorn (Submission 26)



Figure 55. 25 Bell Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter partially opposes the proposed Cranmore Estate and Environs Precinct. The submitter's points raised are provided below in italics, with my response to each issue provided below.

#### *Site-specific HOs instead of HO precinct*

*The submitter considers that rather than impose a Heritage Overlay on all properties in the Cranmore Estate and Environs Precinct, specific properties should be identified and a heritage overlay imposed on them individually. The precinct overlay imposes unnecessary burden on owners of Non-contributory properties such as 25 Bell St.*

The Victorian planning scheme provides the tool of HO precincts to protect the most intact historic streetscapes in a given locality and municipality. In nearly all cases, these streetscapes are comprised mainly of buildings that are typical of a given era and not individually significant. In addition, within nearly all precincts there are a small number of properties that do not contribute to the overall significance of the precinct, hence the Non-contributory grade. Redevelopment of these properties can potentially have a negative effect on the heritage streetscape, hence the requirement to get a permit to demolish a Non-contributory house and replace it.

## Context

### Condition of Contributory properties

*Some properties identified as of Contributory significance in the precinct have deteriorated to such an extent that this significance is lost. Imposing the overlay would deter people from renovating homes that are basically derelict because of the additional regulation - see images of 48 and 38 Bell St in the Hawthorn Heritage Gap Study, in particular 38 Bell St that is inhabited by a hoarder and is fire hazard to neighbours.*

I agree that some houses in the proposed precinct are in a poorer condition than others, but the main consideration at the heritage assessment phase is whether they are intact enough to contribute to an understanding of the precincts valued period of development. In this regard, in my professional opinion, the shop-houses at 38 and 48 Bell Street still contribute to the significance of the precinct.

If they are included in the Heritage Overlay, then their condition will be considered as part of any planning permit application.

While I agree that hoarding can pose a danger to the resident and neighbours, it is unlikely that the introduction of the Heritage Overlay will exacerbate this problem.

### Conclusion and Recommendations

It is my opinion that:

- No changes are recommended to Amendment C284.

#### **A.3.7 48 Bell Street, Hawthorn (Submission 50)**



Figure 56. Shop at 48 Bell Street, Hawthorn. (Source: Context, April 2019)

## Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the proposed inclusion of 48 Bell Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Development in neighbourhood***

*[48 Bell Street] is next to 2 blocks of flats (46 Bell St and 23 Hull St). The character of the neighbourhood has changed from the original form.*

I agree that there are flats on the north side and to the rear of 48 Bell Street. Those to the north (46 Bell Street) are narrow and well set back from the street, so their impact on the streetscape is moderate. Those to the rear, on Hull Street, have a minimal visual impact on the Bell Street streetscape. Furthermore, Bell Street retains enough of its historic character to contribute to the significance of the overall precinct. Along this street of 54 properties, just eight of them do not contribute to the valued character of the street (i.e., they are Non-contributory).

#### ***Contribution of shops and intactness***

*[48 Bell Street] has no identifiable heritage significance because it is neither a Victorian nor an Edwardian house. It's façade has already been altered from the original form which was a commercial building or shop:*

- *The shape of window does not look like Victorian-era window.*
- *Its glasses have already been altered and are now contemporary.*
- *The shopfront is replaced by post war timbers and metal bars which are too dominant feature. It has lost its original feature. Hence, it has no historical significance.*
- *The door entrance is no longer at the front when it was used as a shop. It is now on the side where the driveway is.*
- *The remains of the shopfront is no longer a shopfront, but is now a bedroom.*
- *The bricks are now contemporary, similar those of the flats at 46 Bell St next door.*
- *As a result of alteration, 48 Bell St is now a contemporary, post-war building similar to 46 Bell St.*
- *Zero setback does not contribute to heritage significance because the pattern is not the same as the rest of the neighbourhood. A planning permit (PP15/00891) was granted for demolition the shopfront.*

*Photos show that the remains of the shopfront is clearly out of place among the neighbouring Victorian and Edwardian style houses. It should be demolished and replaced with a house which matches the character of the neighbourhood.*

## Context

I agree that the subject property is not a traditional house, but a house with a shop built in front of it. However, it existed in this form by 1903 (as shown on MMBW Detail Plan No. 1495) and the property was listed from at least 1890 in street directories as the address of Edward Terrell, grocer. This corresponds to its very 19th-century form: a timber Italianate cottage to which a parapeted brick shop was added. In the 19th and early 20th centuries, before car ownership, most grocery shopping was done on foot, so each neighbourhood could support many small shops such as this one. This and other shops in the precinct illustrate the original form of these neighbourhoods, and thus contribute to their historical significance.

In other early residential precincts in the Boroondara Heritage Overlay, early and original shops are also considered Contributory elements of the precinct. An example is the pair of early shops at 44 and 46 Elgin Street, Hawthorn, both of which are Contributory to the existing HO220 West Hawthorn Precinct. As illustrated by the photo below, neither is used as a shop anymore, but they have been converted to residential use. The former shop at 44 Elgin Street is similar in form to 48 Bell Street, with its parapeted façade. Likewise, it has also lost its original shopfront, but as it is clearly legible as a 19<sup>th</sup>-century shop, it is still considered Contributory.



Figure 57. Shops at 44 (right) and 46 (left) Elgin Street. Contributory in HO220. (Context, July 2019)

In regard to the intactness of 48 Bell Street, I agree that the shopfront has been replaced with new materials, and the shop has changed use and is now integrated into the house behind it. However, like 44 Elgin Street above, it is still very recognisable as a 19th-century shop, retaining its brick walls and decorative parapet, and is in no way “contemporary”. While the bricks have been painted, I cannot see any indication that they have been replaced. While the shop has undergone some alterations, it still contributes to the precinct by illustrating the form of 19th-century neighbourhoods, which included small shops among the houses, usually built in front of the shopkeeper’s residence (as this one is). These shops generally had a zero setback, and this is an identifying part of their historic character, which should be preserved and not erased in heritage precincts.

### ***Previous planning permit***

*A planning permit (PP16/00891) was granted in 2017 for the demolition, although it has not been carried out.*

Previous planning permit is not considered as part of the heritage assessment phase. It should also be noted that the planning permit PP16/00891 was granted on 28 April 2017 for the 'construction of a new dwelling on a lot less than 500 square metres in accordance with the endorsed plans'. As there were no Heritage Overlay on the property at that time, a permit was not required for the demolition but for the construction of a new dwelling. However, this permit has not been acted upon and expired on 28 April 2019. In addition, the interim Heritage Overlay for all properties identified in the Hawthorn Heritage Gap Study came to effect on 9 May 2019. The Heritage Overlay now introduces a new planning permit trigger for demolition, which will need to be assessed against Council's Heritage Policy.

### **Conclusion and Recommendations**

It is my opinion that:

- 48 Bell St is correctly graded as Contributory within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

#### **A.3.8 3 Edward Street, Hawthorn (Submission 33)**



Figure 58. 3 Edward Street, Hawthorn. (Context, April 2019)

### **Recommendations and Amendment C284**

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

## Context

### Response to Submission

The submitter opposes the proposed inclusion of 3 Edward Street, Hawthorn as a Contributory building in the Heritage Overlay, and requests that Council resolves to amend the boundary of HO774 to exclude the subject site, or in the alternative resolves to amend the statement of significance so that the subject site is identified as being Non-contributory. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of justification***

*The significance of the existing dwelling and Edward Street more widely is overstated.*

The house at 3 Edward Street is a double-fronted timber house in the Victorian Italianate style. I acknowledge that 3 Edward Street is a typical building of its time (so not individually significant), however, it does contribute to an understanding of the early development of this precinct, and thus contributes to the overall heritage significance of the precinct.

Likewise, Edward Street as a whole has a very high proportion of Contributory properties along it, most modest but together they give an excellent illustration of the early residential development of Hawthorn.

#### ***Lack of a cohesive streetscape***

*The subject site is located at the end of the street. It is surrounded by a number of infill dwellings. The character of Edwards Street is mixed in architectural style.*

Edward Street has only four Non-contributory dwellings along its length. Only one of these is adjacent to 3 Edward Street – 2 Edward Street across from it – so it is an exaggeration to say that it is “surrounded” by infill.

A small number of Non-contributory properties are present in almost all heritage precincts. The predominant character along Edward Street, and the nearby Moir Street, is Victorian, with a smaller number of Edwardian and interwar dwellings, all of them traditional in their roof forms, massing, and materials.

#### ***Lack of intactness***

*The dwelling constructed on the subject site has been subject to alteration and additions. The changes have altered the dwelling to the extent that it should be removed from the proposed Heritage Overlay or in the alternative the grading attributed to the subject site changed to Non-contributory.*

In response to this submission, I inspected 3 Edward Street, from the footpath, in April 2019. Some alterations to the house are visible from the street, namely the replacement of the cast-iron verandah frieze and possibly the verandah posts as well. The slate roof has also been renewed, but this is maintenance that is necessary. However, overall the house is clearly of an intactness appropriate for a Contributory dwelling, retaining its M-hipped roof form, corniced chimneys, ashlar timber board cladding, double-hung sash windows, four-panelled door with sidelights and highlight, and a hipped convex roof front verandah.

### Conclusion and Recommendations

It is my opinion that:

- The Contributory grade of 3 Edward Street and the inclusion of Edward Street as a whole in the precinct are considered well justified.
- No changes are recommended to Amendment C284.

### A.3.9 1 Elphin Grove, Hawthorn (Submission 16)



Figure 59. 1 Elphin Grove, Hawthorn. (Context, July 2019)

### Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the proposed inclusion of 1 Elphin Grove, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Future development opportunity***

*The submitter would like to have the flexibility to alter the home to suit their changing circumstances in the future, and is concerned that the imposition of a Heritage Overlay would significantly limit their choices and options.*

While this is not a heritage-related issue, I will provide some general comments on its heritage value.

The house at 1 Elphin Grove is a double-fronted brick Victorian Italianate freestanding dwelling. It has a relatively high level of intactness, retaining its hipped roof clad with slate with terracotta cappings and rendered chimneys with decorative cornices, bracketed eaves, double-hung sash windows, panelled front door, and front verandah with Corinthian columns and cast-iron balustrade and frieze-brackets.

## Context

The only alterations discernible from the front are the overpainting of the face brickwork, and the construction of a small ensuite extension to the north side elevation (which is well set back and sits below the eaves of the house).

The house also forms part of a row of near-identical Italianate dwellings at 1-5 Elphin Grove which were clearly constructed as a single development.



Figure 60. 1 Elphin Grove (left) and 3 Elphin Grove (right). (Context, July 2019)

## Conclusion and Recommendations

It is my opinion that:

- 1 Elphin Grove is clearly contributory to the precinct.
- No changes are recommended to Amendment C284.

### A.3.10 10 to 18A Haines Street, Hawthorn (Submission 58)



Figure 61. 10 to 18A Haines Street, Hawthorn. (Context, April 2019)



Figure 62. Detail of the front façade of 12 Haines Street. (Context, April 2019)

### Recommendations and Amendment C284

These properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

## Context

### Response to Submission

The submitter opposes the proposed inclusion of 10 to 18A Haines Street, Hawthorn as Contributory buildings in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of justification***

*The parent parcel for 10-18A was sold prior to the sale of Cranmore Estate in 1885. The development and subdivision of the parcel didn't occur until 1922. It is not representative of the development in Hawthorn in the Barkers Road area in the 1880s.*

While the parcel may not have been subdivided until 1922, the three pairs of semi-detached dwellings at 10-18A Haines Street were built in the late 1910s (between 1915 and 1919, judging from street directories). They are an unusual combination of a Victorian-era form - transverse gabled attached housing - with Edwardian detailing (chimney form, roughcast rendered walls above a facebrick apron, casement windows).

#### ***Roof form and lack of intactness***

*Each pair within 10-18A Haines Street do not have continuous roofs. Instead the roofs are broken up by a party wall. No pair has the same roof cladding and 10 Haines Street has added a second storey removing the similarity of roof design.*

Both in their massing and materials, this row of dwellings is very much a part of the Victorian and Edwardian character of Haines Street and the wider precinct. The reason the roofs between the pairs of dwellings is not continuous is due to the fire safety regulations of the time when they were built. This does not detract from their heritage value and is an original feature.

I agree that there have been changes to the roof cladding, mostly renewal of the slate roofing. This is considered cyclical maintenance. I also agree that there is a rear extension that is visible just behind the ridgeline of 10 Haines Street. Despite this alteration, I consider it clearly Contributory as part of the larger row.

#### ***Lack of rarity value***

*A single fronted and transverse gabled roof house is not an uncommon, rare or endangered aspect of our cultural history. An almost identical development is in West Melbourne between 27-33 Hawke Street.*

*The dwellings from 10-18A are unlike the Victorian and Edwardian character of Haines Street. 10-18A Haines Street are not important in demonstrating the common aesthetic characteristics of the street.*

*The lots between 10 and 18A Haines were sold as pairs (3 lots) in 1922 as investment properties to provide low-cost rental. These dwellings were not built as owner occupier and as such do not demonstrate a high degree of creative or technical achievement.*

I agree that there is a Victorian terrace row at 27-33 Hawke Street, West Melbourne, which has the same transverse roof form. These houses are already protected in the HO3 precinct of the City of Melbourne because they contribute to an understanding of the history of that area. In the same way, 10-18A Haines Street is considered a Contributory part of the larger Cranmore Estate & Environs Precinct because they also illustrate part of the history of Hawthorn. Each municipality protects the early buildings and areas that are considered the most important in illustrating its history. The

presence of similar buildings in another municipality does not mean they cannot be protected elsewhere.

As noted above, these dwellings were built in the late 1910s and are clearly identifiable as Edwardian through their cladding and other details, but using a Victorian-type massing. Moreover, the row of these six houses is visually striking in the street. They are mentioned in the description of Haines Street ('Built as a group, 10-18A Haines Street are set in pairs with continuous roofs that extend to form verandahs in an unusual variation.'). In addition, they contribute to the aesthetic significance of the precinct described as: 'The Cranmore Estate & Environs Precinct derives its aesthetic value from its density of development with similar patterns of houses repeated throughout, often in groups clearly built by the same builder at the same time.' (emphasis added)

I agree that a row of semi-detached dwellings was unlikely to be for owner-occupiers when first constructed, and this is the case for all of the rows of identical dwellings highlighted throughout the precinct. They are considered to meet Criterion E – aesthetic significance – *Importance in exhibiting particular aesthetic characteristics*. There is no claim in the precinct citation that these – or any other buildings in the precinct meet Criterion F: *Importance in demonstrating a high degree of creative or technical achievement*. There is no requirement for a property or precinct as a whole to meet every HERCON criteria to warrant protection in the Heritage Overlay.

#### **Lack of associative significance**

*None of the dwellings have a special association with the life or works of a person, or group of persons, of importance in Boroondara's or Victorian history.*

I agree that there is no research documenting or claims made that important personages lived at 10-18A Haines Street.

The precinct, including 10-18A Haines Street, is of historic, architectural and aesthetic significance. The precinct only needs to meet one of the heritage criteria, not all of them, and the Contributory properties within the precinct are parts of this whole.

#### **Conclusion and Recommendations**

It is my opinion that:

- The properties at 10 to 18A Haines St are correctly graded as Contributory places in the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

### A.3.11 61 Haines Street, Hawthorn (Submission 7)



Figure 63. 61 Haines Street, Hawthorn. (Context, July 2019)

#### **Recommendations and Amendment C284**

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitter opposes the proposed inclusion of 61 Haines Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of visual connection to the neighbourhood***

*The property is at the end of a short row of Contributory houses but differs from them. It does not have fretwork or friezes, or a bullnose verandah, which all the other houses in the row from 63 to 75 Haines Street exhibit. Unlike the row of houses from 63 to 75 Haines Street, 61 Haines Street does not appear to be built by the same builder. It is higher than the other houses and has a different design.*

*The abutting property at 59 Haines Street has been graded as Non-contributory. Downgrading 61 Haines Street as Non-contributory would not break up the row of Contributory houses.*

I agree that the property at 61 Haines Street is of a somewhat different design to those at 63-75 Haines Street and that it has had a number of alterations, particularly to the front verandah. However, the dwelling falls within the valued period of development for the precinct and the single fronted form is still recognisably Victorian. The Cranmore Estate and Environs Precinct is a large area of mainly Victorian and Edwardian dwellings and the houses do not need to be of identical design to form a precinct.

The property at 59 Haines Street is graded Non-contributory on the basis that it was built around 1940. Therefore, it does not contribute to the significant Victorian and Edwardian character of the precinct. On the other hand, the property at 61 Haines Street is part of this valued early development period. The Contributory grading of 61 Haines St is therefore appropriate.

### ***Heritage significance of the property***

*The property does not demonstrate principal characteristics of Victorian era housing (criterion D) or the aesthetic characteristics (criterion E) referred to in the gap study.*

With regards to Criterion D, the house at 61 Haines Street demonstrates a number of principal characteristics of the Victorian Italianate style, despite the loss of the verandah. These include the hipped roof, use of ashlar-look timber cladding to the front facade, the vertical format of the front window and the four-panel front door and surround. The house contributes to Criterion D as it is still clearly recognisable as part of the late nineteenth-century development of the area.

With regards to Criterion E, I agree that simpler houses in the precinct and particularly those that have lost decorative detail (such as 61 Haines Street) do not contribute to Criterion E (the aesthetic significance of the precinct). However, I note that Contributory properties do not need to satisfy all the criteria of their heritage precinct.

### ***Lack of intactness***

*The property has been modified, including:*

- *The shed at the front right-hand side of the house was built by the previous owner and is contemporary, with stained wood and modern metal fittings. It is high and very noticeable from the street. A caged area for the previous owner's cat was built above and behind the shed which is also visible from the street.*
- *The previous verandah and stairs have been removed and the replacement verandah and stairs are inconsistent with the other houses in the row.*
- *The previous fence has also been removed and the new fence has pickets that are of a modern style and are inconsistent with the other houses in the row.*

With regards to the modifications mentioned by the submitter, in my professional opinion, none of these alterations impact unduly on the Contributory value of the house, as detailed below:

The shed sits beside the house, and does not project forward of the facade. Moreover, it is much lower in height so is a recessive element when viewed from the street. Finally, it could be removed in the future so is a reversible change. This is a very low impact on the Contributory value of the house.

Google Maps views of the house from 2013 confirm that the entire verandah structure (including floor, steps, posts, balustrade, roof) has been rebuilt since that time. It appears (from the flashing line visible in the 2013 image) that the original verandah had been removed long before this and replaced with a smaller porch. Verandahs are very exposed to the weather and tend to be the first part of timber houses to be replaced (usually bit by bit). The older the house, the more likely this is. Many Contributory houses in existing precincts have had gradual changes to their verandahs - most commonly replacement of posts and loss of frieze and brackets, but also complete rebuilding. In conclusion, despite the rebuilding of the verandah, the cottage at 61 Haines Street is still intact enough to contribute to the valued Victorian character of the heritage precinct.

## Context



Figure 64. 61 Haines Street in May 2013. (Google Streetview)

I agree that the front fence is not original and is not identical to those at neighbouring houses. It is, however, a simple timber picket fence which is a sympathetic (i.e. appropriate) feature for a timber house of this age. Many houses had simple pointed pickets like this one, and the scrolled “Windsor” pickets seen at neighbouring houses are more characteristic of late 20th century renovations than of original fences. In my professional experience, very few timber Victorian houses retain their original timber picket fences, and the fences to the other Victorian houses to the south on Haines Street are all also replacements. The retention of an original front fence is certainly not a requirement for a house (particularly Victorian) to be Contributory.

### Conclusion and Recommendations

It is my opinion that:

- The Victorian house at 61 Haines Street is correctly graded Contributory to the proposed Cranmore Estate & Environs Precinct.
- No changes recommended to Amendment C284.

### A.3.12 60 Liddiard Street, Hawthorn (Submission 5)



Figure 65. 60 Liddiard Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property was formerly proposed as a Contributory place in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the proposed inclusion of 60 Liddiard Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Heritage significance of the property***

*60 Liddiard St was demolished about 20 years ago and should not be graded Contributory.*

I agree that 60 Liddiard Street is a contemporary interpretation of a Federation villa, and it does not contribute to the heritage significance of the precinct. Its Contributory grade was an oversight in the original precinct assessment. For this reason it should be downgraded to Non-contributory. (This has been done in the revised study report, dated June 2019).

However, the property should remain in the Cranmore Estate & Environs Precinct, as it sits between Contributory properties in this proposed precinct and the beginning of the adjacent HO146 Central Gardens Precinct. Future development in this location would have an impact on both precincts.

#### ***Limitations of the study***

*The study has failed to identify the subdivisions and dates of the dwellings on the south side of Liddiard St, or provide figures to illustrate the south side of the Cranmore Estate & Environs Precinct.*

## Context

I agree that the subdivision that created the allotments on the south side of Liddiard Street has not been clearly identified in the precinct History (though it is mentioned). This is the 1886 Falmouth Estate and should be made clearer in the History and include the historic subdivision plan. This subdivision should also be mentioned in the Statement of Significance. (Both of these revisions have been done in the June 2019 version of the study report.)

## Conclusion and Recommendations

It is my opinion that:

- The downgrading of 60 Liddiard Street to Non-contributory is appropriate, though it should be retained within the proposed Cranmore Estate & Environs Precinct.
- The heritage citation should be revised to add information about Falmouth Estate subdivision.

### A.3.13 77 Liddiard Street, Hawthorn (Submission 42)



Figure 66. 77 Liddiard Street, Hawthorn. (Context, July 2019)

## Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the proposed inclusion of 77 Liddiard Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Heritage significance of the property***

*The submitter does not believe that the property has any heritage significance. It's simply a brick home lacking any distinct features that would classify it as Victorian, Edwardian, Federation or Art Deco.*

The house at 77 Liddiard Street is a brick California Bungalow of the late 1920s or early 1930s. Stylistically, it is part of what is frequently called the “Art Deco” era, or interwar era.

Houses from the interwar period tend to have less applied ornament than Victorian or Edwardian houses thus appearing less decorative, however they can and often do demonstrate architectural and aesthetic significance.

77 Liddiard Street has typical bungalow features of the brick balustrade with classically-derived columns supporting the roof of a generous porch, sash windows grouped into twos or threes and a double fronted roof form. It is highly intact as viewed from the street. It is not entirely plain like a postwar austerity house. The materials of red brick and terracotta tile are also typical and are similar to houses in the Edwardian era that frequently use these materials.

77 Liddiard Street is one of three houses of this period grouped together on the north side of Liddiard Street (75 and 79) and two more on the south side (76-78). It is not an isolated example of the interwar period and its architectural qualities are also reflected in the other houses around it. 77 Liddiard Street contributes to the precinct’s architectural and aesthetic character through its scale, form and materials and is therefore correctly assessed as being Contributory.

### Conclusion and Recommendations

It is my opinion that:

- 77 Liddiard Street, Hawthorn is correctly graded as a Contributory place within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

#### A.3.14 13 and 15 Johnson Street, Hawthorn (Submission 63)



Figure 67. 13 and 15 Johnson Street, Hawthorn. (Context, July 2019)

### Recommendations and Amendment C284

These properties have a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

## Context

### Response to Submission

The submitter opposes the proposed inclusion of 13 and 15 Johnson Street, Hawthorn as Non-contributory buildings in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Heritage significance of the properties***

*Unlike other properties on the street, 15 Johnson Street and its adjoining twin (13 Johnson Street) are relatively contemporary dwellings and not period homes. Thus they do not contribute to the heritage character of the street in the same way some other dwellings do. The Heritage Overlay on 15 Johnson Street would not contribute to the purpose of the overlay.*

I agree that the properties at 13 and 15 Johnson Street are contemporary and do not contribute to the heritage significance of the precinct. This is correctly recorded in the precinct citation and demonstrated by their Non-contributory grade within the proposed heritage precinct.

In my professional experience, it is accepted practice to include Non-contributory properties in the Heritage Overlay as part of precincts. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for future redevelopment to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

### Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain 13 and 15 Johnson Street as Non-contributory buildings within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

### A.3.15 13 and 15 Sercombe Grove, Hawthorn (Submission 52)



Figure 68. 13 and 15 Sercombe Grove, Hawthorn. (Context, April 2019)

#### Recommendations and Amendment C284

These properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the proposed inclusion of 13 and 15 Johnson Street, Hawthorn as Contributory buildings in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Future management of the properties***

*Council had previously decided to allow extensions to 15 Sercombe Grove, as the submitter considers it out of character with the prevailing streetscape. It is too late to impose Heritage Overlays.*

*Council should sympathetically consider any future plans the submitter may have for 13 Sercombe Grove.*

Council records show that the extensions to 15 Sercombe Gove were approved in 2014 (PP PP13/01098). No heritage controls applied to the site at the time.

I visited the Sercombe Grove in April 2019 to consider the impact of the rear extension to the Contributory house at 15 Sercombe Grove. I consider it reasonably sympathetic to the house and streetscape. It is set back behind the front room and line of the chimney (which is an accurate reproduction of rendered chimneys of other house in the row at 11 & 7 Sercombe Grove), has cladding and roof form in keeping with the original section of the house, and the front façade is still in keeping with this long row of single-fronted Victorian cottages at 3-25 Sercombe Grove. Its place in this long row of identical single-fronted cottages, one of the attributes of the precinct that lends it aesthetic

## Context

significance (Criterion E), only strengthens the continuing contribution of 15 Sercombe Grove to the precinct.

Both 13 and 15 Sercombe Grove are graded Contributory. Any future proposals for buildings and works will be assessed against Council's Heritage Policy as well as other relevant provisions in the Boroondara Planning Scheme.

## Conclusion and Recommendations

It is my opinion that:

- Both 13 and 15 Sercombe Grove are correctly graded as Contributory places within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

### A.3.18 16 York Street, Hawthorn (Submission 24)



Figure 69. 17 York Street, Hawthorn. (Context, July 2019)

## Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

## Response to Submission

The submitter opposes the proposed inclusion of 17 York Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Lack of intactness***

*The submitter states that there is very little, if any, of the original house standing:*

*In the 1970s the house had significant water damage. The front of the house, roof and verandah all had to be replaced, either partially or totally, both externally and internally.*

*In the late 90s, the house had extensive renovations. The entire back of the house was replaced, and had the interior totally gutted and remodelled. The fence is also not the original decorative wire but metal faux pickets.*

*The submitter considers that a Heritage Overlay on a house that just 'looks old' would be misplaced.*

17 York Street has the form and main elements of an Edwardian house. Replacement elements appear to include the verandah decking, verandah posts and brackets, bargeboards, weatherboard and block-fronted cladding at the base of the wall. Whilst these elements are replacements, they are sympathetic with the character and materials of the house and would be described as repairs that have replaced 'like for like'. The original verandah frieze appears to have been reinstated during the verandah repairs. If the front window sashes were replaced these have been also done in a sympathetic manner, although windows to the side elevations have been replaced with more modern designs. The fence is not mentioned as a Contributory element and it is noted that it is a modern steel picket fence. Overall the presentation of the house is Contributory rather than Non-contributory as its integrity is still high.

I viewed Building Permit plans from 1997 and I agree that the original laundry, bathroom and kitchen area (probably in a skillion lean-to) was demolished at that time and replaced with enlarged facilities as well as a new family room. This new section has a hipped roof integrated into that of the original house. The new hipped roof is slightly narrower than that of the main hipped roof, so it is visible from the street but not intrusive. No alterations were made to the front (original) section of the house at this time, apart from the renewal of the timber porch deck. This level of change – at the rear of the house and not visible from the street – is in keeping with the approach for Contributory houses in precincts. While preserving the appearance of the streetscape, the house is upgraded to modern needs.

## **Conclusion and Recommendations**

It is my opinion that:

- York Street is correctly graded as a Contributory place within the proposed Cranmore Estate & Environs Precinct.
- No changes are recommended to Amendment C284.

## A.4 Riversdale Village Precinct (Submissions 11)

### Background

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance.

### Statement of Significance

The statement of significance I prepared for this place, in the citation dated 17 June 2019, reads as below.

#### *What is Significant?*

*The Riversdale Village Precinct, located at the intersection of Auburn and Riversdale roads, Hawthorn. The precinct has a mixed character created by the range of Victorian, Edwardian, and interwar architectural styles, the single and double-storey built form of the shops, and the one three-storey corner building (the Riversdale Hotel). The precinct consists of nos. 261–305 on the east side of Auburn Road, nos. 282–290 and 324–332 on the west side of Auburn Road, nos. 201–233 on the north side of Riversdale Road, and nos. 234–242 on the south side of Riversdale Road. The Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287–289A Auburn Road are individually significant buildings within the precinct. No. 267 Auburn Road and nos. 205–207 Riversdale Road are identified as non-contributory buildings within the precinct.*

*The precinct was subdivided for commercial development from larger estates from 1883. It was established and consolidated as a retail and commercial centre over a fifty-year period from the 1880s into the interwar period.*

#### *How is it significant?*

*The Riversdale Village Precinct is of local historic, architectural, and aesthetic significance to the City of Boroondara.*

#### *Why is it significant?*

*Historically, the Riversdale Village Precinct is significant for its ability to demonstrate the establishment and consolidation of one of Hawthorn's commercial and retail centres at the intersection of Riversdale and Auburn roads from the late 1880s into the interwar period. The varied architectural styles reflect the precinct's development over an approximately 50-year period. The southeast corner of the intersection was the first to be developed and this is reflected in the predominance of Victorian architectural styles in this part of the precinct. Land for these shops was subdivided and made available for sale in 1883. From this time, the area began its development as a retail and commercial centre in response to the extension of the railway to this area in 1882. Growth continued with the establishment of the horse drawn tram in 1890 along Riversdale Road, which terminated at Auburn Road. While Hawthorn's development, like elsewhere, slowed during the economic depression of the 1890s, the City of Hawthorn experienced a period of economic recovery and suburban resurgence during the first decade of the new century. This is reflected in the precinct's Edwardian-era shops, many of which are elegantly designed and elaborately detailed. The northwest corner consists of predominantly Interwar-era buildings, built in response to a broader intensification of residential development in Hawthorn through the interwar years, when remaining vacant land was taken up during an intensive boom between 1910 and 1940. The greatest changes were seen in the area south of Riversdale Road. (Criterion A)*

*Architecturally, the buildings in the precinct are representative of typical forms of Victorian, Edwardian, and interwar commercial/retail buildings of suburban shopping strips prior to WWII, built to the front and side boundaries, forming a continuous street wall and sense of cohesion, with roofs hidden behind parapets. Set back from the street and a more domestic-styled building, the single-storey shop at no. 269 Auburn Road is unusual within the precinct. Its original, low face brick fence on the street boundary responds to the building design and helps to integrate the building into the*

otherwise continuous street wall. The shops and hotel, which represent a range of architectural styles, demonstrate features typical of the eras in which they were designed, including: decorative parapets with pediments and finials, and decorative mouldings and pilasters for Victorian shops; symmetrical and asymmetrical designs and use of contrasting materials for Edwardian shops; use of more restrained detailing for interwar shops; timber-framed and glazed entry doors, metal-framed shop windows with top-lights (some leadlight), recessed entrances, panelled highlight windows above awnings. (Criterion D)

Like other precincts in Boroondara, the precinct is characterised by a range of architectural styles from the Victorian, Edwardian, and interwar periods, and single and double-storey built form of the shops; plus the three-storey Italianate Riversdale Hotel corner building. While the overall precinct is characterized by its diversity, development of some shop buildings as pairs and in larger groupings of up to six shops contributes a sense of cohesion (in addition to that noted above). While some original surfaces have been overpainted, some awnings have been removed or replaced, and some original shopfronts have been removed or altered (some sympathetically), this does not adversely affect the aesthetic character of the precinct. (Criterion D)

Aesthetically, the precinct is distinguished from other precincts in Boroondara by the relatively high proportion of intact high quality upper-storey façades and intact and partially intact shopfronts. (Criterion E)

Aesthetically the precinct is also significant for its fine landmark buildings, specifically the Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287–289A Auburn Road, both of which are locally significant places. (Criterion E)

#### A.4.1 217-223 Riversdale Road and 286 Auburn Road, Hawthorn (Submission 11)



Figure 70. Coppard's Buildings at 217-223 Riversdale Road (left) and 282-286 Auburn Road (right), Hawthorn. (Context, April 2017)



Figure 71. 282-286 Auburn Road, Hawthorn. No. 286 is at the left (unpainted brick). (Context, April 2017)

### **Recommendations and Amendment C284**

These properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### **Response to Submission**

The submitter opposes the proposed inclusion of 217-223 Riversdale Road and 286 Auburn Road as Contributory properties within the proposed heritage precinct and requests that these properties be downgraded to Non-contributory. In addition, the submitter considers that all properties located within the north-west corner of the intersection between Riversdale Road and Auburn Road should be removed from the precinct. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

### ***Heritage significance of the properties***

*The properties located within the north west corner of the intersection between Riversdale Road and Auburn Road are less significant in comparison to the buildings on the east side of Auburn Road which are of much higher value and represent better examples of the built form heritage in this area. This collection of buildings does not warrant inclusion in the heritage precinct.*

The upper storey facade of the interwar Coppard's Buildings (1923) at 217-223 Riversdale Road strongly contributes to the significance of the precinct, a retail and commercial centre of mixed architectural character reflecting its establishment and consolidation from the late 1880s to the interwar period. As part of the largely intact interwar development within the streetscape, the Contributory status of the properties at 217-223 Riversdale Road is correct.

The interwar shops at 201, 203, 211, 213 Riversdale Road strongly contribute to the significance of the precinct; especially the upper storey façades and parapets, which are largely intact. The shopfronts at 201 and 211 are among the most intact in the precinct. The Contributory status of these shops is correct.

### **Lack of intactness**

*The heritage study incorrectly identifies the façade of the property at 286 Auburn Road as undergoing restoration works. The property has undergone demolition works since 2011 with buildings removed from the rear of the property with further demolition undertaken in 2014 removing part of the roof and all internal walls of the main building fronting Auburn Road. This has left only the façade and some of the roof to maintain structural integrity of the adjoining building at 284 Auburn Road. Subsequently the remaining facade is of low value and warranting identification as Non-contributory within the precinct.*

The shopfronts of 282 and 286 Auburn Road and parapets of the properties at 282-286 Auburn Road are largely intact and contribute strongly to the precinct. The alterations described do not change the character of the shopfronts. Even with minor alterations such as overpainting (at Nos. 282 and 284), these shop buildings still make a contribution to the streetscape and therefore contribute to the significance of the precinct. The partial demolition of the rear of 286 Auburn Road has not affected the Contributory value of its fine front façade. It is noted that the building could still be rebuilt at the rear and reoccupied by a business.

### **Conclusion and Recommendations**

It is my opinion that:

- The properties at 217-223 Riversdale Road and 286 Auburn Road, Hawthorn are correctly graded as Contributory. The other Contributory graded properties located within the north-west corner of the intersection between Riversdale Rd and Auburn Rd are also correctly graded.
- No changes are recommended to Amendment C284.

## **A.5 Rookery Estate Precinct (Submissions 2, 13, 25, 39)**

### **Background**

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance.

### **Statement of Significance**

The statement of significance I prepared for this place, in the citation dated 17 June 2019, is in Section 4.5.2

### A.5.1 1 Austin Street, Hawthorn (Submissions 2 & 13)



Figure 72. 1 Austin Street, Hawthorn. (Context, July 2019)

#### **Recommendations and Amendment C284**

A group of five townhouses at 1 Austin Street, Hawthorn has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitters 2 & 13 partially support the proposed Heritage Overlay, subject to the removal of 1 Austin St from the precinct. The general support of the submission 13 for stricter planning conditions is also noted. The submitters' points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Inclusion of non-contributory properties***

*The submitter understands the cultural and heritage significance of a number of the properties within the Rookery Estate Precinct, and as such supports the Heritage Overlay in a broad sense. However, the submitter does not support the inclusion of 1 Austin St in the precinct as it is clearly Non-contributory (5 mid-90s non-descript brick veneer townhouses) and is on the edge / outskirts of the proposed heritage precinct. (Submission 2)*

*The submitter considers that this site has no link / connection / future opportunity to add to the cultural significance of the precinct, or adjacent Contributory heritage places. The property was redeveloped in the mid-90's and is a poor design and over development for the site, however with the ever increasing land values in the inner city suburbs, and due to the property adjoining the railway line (with increasing number of trains) it is increasing and highly unlikely for this site to be developed further on a way that contributes to the Rookery Estate heritage precinct. (Submission 2)*

*The submitter further comments that removal of 1 Austin St from the precinct is no different to the way 10-12 and 20 Yarra Grove and 9 Austin St have been excluded from the precinct. Therefore, 1 Austin St should also be excluded from the Rookery Estate Precinct. (Submission 2)*

*The five units were built in late 1990's and have no heritage value. (Submission 13)*

*The site at 1 Austin St is already over-developed with 5 units on a relatively small block, it would be impossible to add any further buildings/extensions so there is no point in listing the units as Non-contributory heritage places. (Submission 13)*

1 Austin St stands at the north end of Majore Street and closes its vista, so any redevelopment here would be highly visible from within the precinct.



Figure 73. View looking north from Majore Street with 1 Austin Street closing this vista. (Context, July 2019)

While the unit development is located at the north-west end of the precinct, it is prominent in the streetscapes of both Austin and Majore streets. Therefore, future redevelopment on this site would have a more significant impact to the precinct (due to an impact on two streetscapes of this precinct) than development at properties such as 9 Austin Street, or 10-12 and 20 Yarra Grove.

By including this site as a Non-contributory property within the precinct, future development at 1 Austin St can be considered and managed appropriately. It is noted that Council's Heritage Policy allows complete demolition of Non-contributory properties, but requires the replacement building to be appropriately assessed for its impact on the heritage precinct.

## **Conclusion and Recommendations**

It is my opinion that:

- It is appropriate to include the site as a Non-contributory site within the proposed Rookery Estate Precinct.

## Context

- No changes are recommended to Amendment C284.

### A.5.2 8 Austin Street, Hawthorn (Submission 39)



Figure 74. 8 Austin Street, Hawthorn. (Context, July 2019)

### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter is supportive of retaining and maintaining heritage listed properties of significance and the retention of historic precincts, but opposes inclusion of 8 Austin Street in the proposed Heritage Overlay precinct. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Inclusion of non-contributory properties***

*8 Austin St, Hawthorn is a modern contemporary residence, constructed thirteen years ago and has no heritage significance. It should not be included with all of the other properties on the south side of the street and should be excluded from the proposed Heritage Overlay.*

It is accepted practice to include Non-contributory properties in the Heritage Overlay. In this case, 8 Austin Street sits in the middle of a row of six Contributory Victorian dwellings. Its future alteration or redevelopment could have a negative impact on this part of the precinct. Its position in the Austin Street streetscape is shown below on a detail from the precinct map:



Figure 75. Detail of the Rookery Estate Precinct map, from the study dated June 2019. Note that 8 Austin Street stands in the middle of a row of Contributory houses.

## Conclusion and Recommendations

It is my opinion that:

- 8 Austin Street, Hawthorn is correctly graded as a Non-contributory place within the proposed Rookery Estate Precinct.
- It should be retained within the precinct.
- No changes are recommended to Amendment C284.

### A.5.3 3 Majore Street, Hawthorn (Submission 25)



Figure 76. 3 Majore Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the inclusion of 3 Majore Street, Hawthorn in the proposed Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Poor condition & lack of intactness***

*A builder has previously advised that the house is not structurally sound and cannot support a second floor extension.*

*The house is not a heritage type of house. The previous owner had already rendered the exterior of the house with white cement.*

*Photos of the house provided to show the external conditions of the house.*

I agree that 3 Majore Street does not contribute to the identified heritage significance of the precinct, and thus it has been graded as a Non-contributory place. It sits next to a Contributory property (a Victorian brick house) at 1 Majore Street, so its future development will have an impact on this property and the larger streetscape. For this reason it is desirable to consider potential negative impacts on the heritage significance of the precinct if the current building is to be externally altered or replaced, and this is made possible by keeping it as a Non-contributory property in the precinct.

It is accepted practice to include Non-contributory properties in the Heritage Overlay. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for the redevelopment to be assessed against

Council's Heritage Policy. This is to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

Any structural issues will be considered as part of the planning permit application process.

### **Conclusion and Recommendations**

It is my opinion that:

- It is appropriate to retain 3 Majore Street, Hawthorn as a Non-contributory place within the proposed Rookery Estate Precinct.
- No changes are recommended to Amendment C284.

## **A.6 Violet Grove & Environs Precinct (Submissions 49, 1, 10, 41, 23, 53 & 34)**

### **Background**

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance, below.

### **Statement of Significance**

The statement of significance I prepared for this place, in the citation dated 17 June 2019, is in Section 4.2.2 .

#### **A.6.1 14 Manchester Street, Hawthorn (Submission 49)**



Figure 77. 14 Manchester Street, Hawthorn. (Context, April 2019)

### **Recommendations and Amendment C284**

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### **Response to Submission**

The submitter generally supports the introduction of additional planning controls. However, the submitter opposes the proposed inclusion of 14 Manchester Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

**Lack of justification**

*A blanket implementation of the scheme appears to add additional administration of the planning scheme for properties that do not warrant inclusion.*

*14 Manchester St, Hawthorn is in the Violet Grove and Environs precinct. In this location one third of the properties impacted by the amendment are deemed to be Non-contributory and no properties are deemed to be significant.*

The house at 14 Manchester Street is a double-fronted timber Edwardian house which is highly intact externally. It clearly contributes to the valued development in the precinct.

There are five properties on Manchester Street that have been graded Non-contributory, three of which are on the same side of the street as No 14 (being Nos. 4, 8 and 18). It is accepted practice to include Non-contributory properties in the Heritage Overlay. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for the redevelopment to be assessed against Council's Heritage Policy. This is to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

In the future, these Non-contributory dwellings can be demolished and replaced or simply remodelled/extended, but the new design will have to be sympathetic to the Contributory houses on the street in their scale and setback (at minimum). While not halting their replacement with new, contemporary buildings, the inclusion of Non-contributory properties within the precinct boundaries will allow the impacts of new development on the heritage streetscape to be managed.

**Conclusion and Recommendations**

It is my opinion that:

- 14 Manchester Street, Hawthorn is correctly graded as Contributory.
- No changes are recommended to Amendment C284.

### A.6.2 18 Manchester Street, Hawthorn (Submission 1)



Figure 78. 18 Manchester Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the inclusion of 18 Manchester Street in the Heritage Overlay. However, no specific reasons were provided.

18 Manchester Street is correctly graded as a Non-contributory place within the precinct. It was built c1970s with scale and setbacks similar to those of the surrounding Contributory houses, so its presence is not intrusive in the precinct. It sits between two Contributory properties (16 and 20 Manchester Street), so its future redevelopment will have an impact on these properties and the streetscape overall.

It is accepted practice to include Non-contributory properties in the Heritage Overlay. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for the redevelopment to be assessed against Council's Heritage Policy. This is to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

#### Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain 18 Manchester Street, Hawthorn as a Non-contributory place within the proposed Violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

### A.6.3 19 Manchester Street, Hawthorn (Submission 10)



Figure 79. 19 Manchester Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property has a Non-contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter supports the broader amendment subject to a change to the extent of the Violet Grove and Environs Precinct to remove 19 Manchester Street in the proposed Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Previous permit application***

*There is currently a live planning permit application (lodged on 21 December 2018), which involves the demolition of the existing building and the construction of a new two storey dwelling.*

The current planning permit application does not affect the heritage assessment of a property. It should be noted that the interim Heritage Overlay for all properties affected by Amendment C284 have been approved by the Minister for Planning and became effective on 9 May 2019. Therefore, the current planning application at 19 Manchester St needs to comply with the provisions of the Heritage Overlay. Council's Statutory Planning Department will assess the application in accordance to the applicable planning controls.

#### ***Inclusion of non-contributory properties***

*Sites at 17 and 19 Manchester St are located on the far north-eastern periphery of the proposed precinct. Given the location of 19 Manchester St on the very 'edge' of the proposed precinct, the removal of this Non-contributory building from the precinct would not adversely impact the integrity of the broader heritage precinct.*

## Context

*The existing building at 19 Manchester St is graded Non-contributory due to its contemporary build-date and does not reflect or contribute to the Victorian-era integrity of the precinct. The same could be said for 17 Manchester St. 19 Manchester St does not reflect any of the design features outlined in the Statement of Significance for the precinct.*

I agree that both 17 and 19 Manchester Street do not contribute to the precinct due to their recent built dates. This is why they are graded Non-contributory in the precinct.

While they do stand at the northern end of Manchester Street and the north-east corner of the precinct, development at these two properties will visually impact the Manchester Street streetscape and particularly on nearby Contributory properties, such as 15 and 20 Manchester Street. Moreover, the proposed precinct adjoins an existing heritage precinct HO164 - Leslie Street Precinct by the northern boundary The Boulevard. The Boulevard is a narrow street with houses at Nos. 27-53 directly facing the proposed new precinct. Therefore, new development at 19 Manchester Street will also have a visual impact on HO164.

17 and 19 Manchester St, Hawthorn are surrounded on three sides by Contributory properties in the proposed precinct and in HO164, and should remain within the precinct so that impacts of future development can be appropriately assessed. It is accepted practice to include Non-contributory properties in the Heritage Overlay. Full demolition and redevelopment of a Non-contributory place is permitted within a Heritage Overlay subject to a planning permit. A planning permit will be required for the redevelopment to be assessed against Council's Heritage Policy. This is to ensure that the replacement building or development respect the heritage fabric and characteristics of the surrounding heritage precinct.

## Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain 17 and 19 Manchester Street, Hawthorn as Non-contributory places within the proposed Violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

#### A.6.4 12 Marian Street, Hawthorn (Submission 41)



Figure 80. 12 Marian Street, Hawthorn. (Context, July 2019)

#### Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes the proposed inclusion of 12 Marian Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### **Poor condition**

*The house is not safe enough to live in. A lot of cracks keep showing up in the house.*

*The house is not healthy for people to live in. The owners noticed very strong odour in the house recently, similar to the smell in a public toilet and appeared to have come from the wall. The house is in a terrible condition and has a lot of problems. Half of the drain system is blocked by tree roots growing inside and the downstairs toilet is unusable. The odour issue is the problem inside the house and has to be fixed. However, heritage listing of the house would not allow the owners to make any changes, the odour issue will not be fixed and the house will be unliveable.*

The structural integrity of a building and maintenance issues are not matters for consideration in heritage assessments. The assessment is focussed on intactness of a building as viewed from the public realm. This includes the extent of external alterations to a building which may result in a building being downgraded to Non-contributory. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied.

## Context

The proposed Heritage Overlay does not prevent changes being made to the house. Alterations and additions to the property can be undertaken provided Contributory elements of the house are retained. Internal alterations do not require a planning permit.

### ***Heritage significance of the property***

*This house was built a long time ago and the double front door is the main reason for listing in the heritage overlay. Not sure what the importance of a heritage overlay is.*

I agree that the house at 12 Marian Street was built a long time ago, in the late 19<sup>th</sup> century. It is a very good example of a house of the late Victorian era, and is in the most popular architectural style of that time: Italianate. It displays many elements of this style, including the low hipped roof with corniced chimneys, brackets and raised panels to the eaves, timber cladding machined to look like stone ashlar, and the decorative verandah ironwork. It is one of the more elaborate examples of this style in the precinct, with an asymmetrically massed front façade (created by the projecting bay to one side), and a decorative canted bay window. For this reason, the house contributes to the overall architectural and aesthetic significance of the precinct. This is why it has been recommended to be protected as part of the Heritage Overlay, and not because of a double front door (the door in question has sidelight and highlight; I am not sure if it is really “double”). The Heritage Overlay is intended to protect important parts of Boroondara’s built history, both fine individual buildings and structures, as well as areas (precincts) of intact historic streetscapes.

### **Conclusion and Recommendations**

It is my opinion that:

- 12 Marian Street, Hawthorn is correctly graded as Contributory within the proposed Violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

### A.6.5 137 and 139 Riversdale Road, Hawthorn (Submission 23)



Figure 81. 137 and 139 Riversdale Road, Hawthorn. (Context, April 2019)

#### Recommendations and Amendment C284

These properties have a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### Response to Submission

The submitter opposes, in particular, the proposed inclusion of 137 and 139 Riversdale Road, Hawthorn as Contributory buildings in the Heritage Overlay, and further requests that the proposed Heritage Overlay be removed from all buildings along Riversdale Road. The submitter's points raised are provided below in *italics*, with my response to each issue provided below. I have also addressed a submission related to this semi-detached pair in section 4.2.3 above.

#### ***Future redevelopment along Riversdale Road***

*Higher density multi-storey dwellings along Riversdale Rd will enhance the amenity of the proposed Violet Grove and Environs Precinct by providing a noise barrier against trams and cars using Riversdale Rd. Furthermore, uniformity of dwellings along Riversdale Rd will contrast with the heritage buildings in the Violet Grove and Environs Precinct. Removing the Heritage Overlay from buildings along Riversdale Rd will satisfy the requirement to provide a suitable transition between the busy Riversdale Rd and a more tranquil Violet Grove and Environs Precinct.*

Whether higher density dwellings along Riverdale Rd will enhance or negatively impact the amenity of the adjoining properties will be considered during the planning permit application process in accordance with Clause 55 of the Boroondara Planning Scheme (Two or more dwellings on a lot and residential buildings).

## Context

The inclusion of the four Edwardian houses (137, 139, 149 and 151 Riversdale Rd) in the proposed precinct recognises that they contribute to the entry to the precinct from the main road. Riversdale Road has undergone much redevelopment and these four houses are all that remain to anchor the precinct to Riversdale Road. 151 Riversdale Road is an Edwardian brick house with typical form but with some loss of some verandah detail. 149 Riversdale Road is also a typical Edwardian house that is highly intact with some fine detail to chimneys, visible mainly from the Violet Grove side. This elevation also includes a large flat roof extension also visible from Violet Grove. 137 and 139 Riversdale Road are a semi-detached pair of houses that are particularly fine with high quality architectural features including decorative windows and chimneys. No. 137 presents a fine elevation to Marian Street with a verandah, vertical brackets to the rendered wall surface beneath a window and a combination of brick and render wall surface. These same elements are also seen at No. 139. Each of the houses are graded Contributory as they are of the threshold quality and integrity, and the corner houses (nos.137 and 149) provide appropriate entries to the precinct. Nos. 137-139 and 151 strengthen the boundary to the precinct and are similar buildings to their immediate neighbours.

The precinct would not lose integrity, however, if the Non-contributory apartment blocks at 141 and 147 Riversdale Road were excised from the precinct.

## Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain 137, 139, 149 and 151 Riversdale Road in the proposed Violet Grove and Environs Precinct.
- The flats at 141 and 147 Riversdale Road can removed from the proposed precinct.

### A.6.6 151 Riversdale Road, Hawthorn (Submission 53)

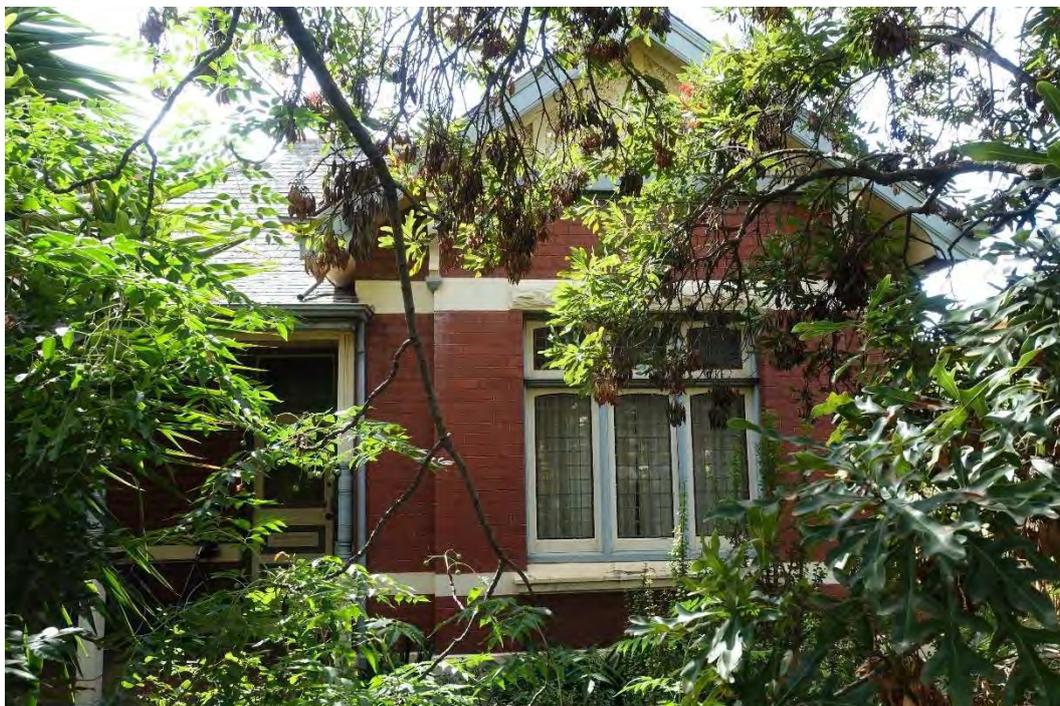


Figure 82. 151 Riversdale Road, Hawthorn. (Context, July 2019)

## Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the proposed inclusion of 151 Riversdale Road, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Impact of HO***

*The significant devaluation of the property with a Contributory heritage grading. Given what has been allowed to date by Council in the way of redevelopment, the freezing of property such as 151 Riversdale Rd has a significant impact on the personal asset.*

*Council has been lax in allowing the numerous changes to the local environment and to impose such onerous restrictions on a small group of property owners unjustly penalises those owners.*

151 Riversdale Road is an Edwardian brick house which is intact apart from the loss of verandah fretwork. It demonstrates the characteristic attributes of a middle-class Edwardian Queen Anne house, including face brick with render dressings, an asymmetric front facade with projecting half-timbered gable, a front verandah that sits below the main roof, a slate-clad roof with decorative terracotta ridgecapping to the main roof and porch gablet, and other original details such as the front door and windows. It has been graded Contributory as it is of high architectural quality and integrity. 151 Riversdale Rd also strengthens the boundary to the precinct and is a similar building to its immediate neighbour (No. 149).

The inclusion of the four Edwardian houses (137, 139, 149 and 151 Riversdale Rd) in the Violet Grove and Environs Precinct recognises that they contribute to the entry to the precinct from the main road. Riversdale Road has undergone much redevelopment and these four houses are all that remain to anchor the precinct to Riversdale Road.

The expected impact on property value is not related to heritage significance, so is not taken into account when recommending places for the Heritage Overlay.

### Conclusion and Recommendations

It is my opinion that:

- 151 Riversdale Road, Hawthorn is correctly graded as Contributory within the proposed violet Grove and Environs Precinct.
- No changes are recommended to Amendment C284.

### A.6.7 17 Violet Grove, Hawthorn (Submission 34)



Figure 83. 17 Violet Grove, Hawthorn. (Context, April 2019)

#### **Recommendations and Amendment C284**

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

#### **Response to Submission**

The submitter opposes the proposed inclusion of 17 Violet Grove, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Lack of justification***

*17 Violet Grove, along with Nos. 20 and 22 have been identified as 'interwar bungalows'. A photo of 22 Violet Grove describes the bungalow as 'atypical in the precinct'. From the historical information in the study, it would appear 17 Violet Grove was built later than the 'significant Victorian and Federation era' homes and is also atypical in the precinct. A built date is not mentioned in the study. However the interwar style postdates the Victorian and Federation styles and appears inconsistent with the precinct's statement of significance. The statement of significance makes no mention of the interwar period as significant as a representative indication of the development of the Victorian and Federation style for the precinct.*

I agree that the precinct statement of significance did not clearly explain the contribution of post-Victorian houses (Edwardian and early interwar) to the representative architectural significance of the precinct (under Criterion D). The statement of significance has been revised (June 2019) to reflect clearly the contribution of interwar bungalows to the architectural character of the precinct.

All four bungalows at 17, 20, 22 Violet Grove and 16 Manchester Street are considered to be Contributory to the architectural character of the precinct, both in scale, form and materials. 17 Violet Grove is an intact bungalow apart from the balustrade to the porch which has been replaced. 22 Violet Grove is a brick bungalow with a bow window while 20 Violet Grove is a typical timber bungalow. In the Description of the precinct, 22 Violet Grove is described as “atypical” due to its brick construction, which contrasts with the many timber houses in the precinct, not because of its interwar built date.

### ***Error in the grading schedule***

*The precinct grading schedule incorrectly notes the built date for 17 Violet Grove as between 1884-1901. Most likely the built date is between the mid 1920s and early 1930s. Correcting the classification of 17 Violet Grove to the interwar period, it follows that it should also be classified as ‘atypical’ and Non-contributory to the precinct.*

*Advice from heritage consultant Peter Barrett also supports the downgrading. It notes that the statement of significance refers to heritage values derived from the built form between 1881 and 1915, and 17 Violet Grove was built after this period of significance during the interwar period. The statement of significance does not include interwar housing to be of significance to the precinct. Most of the aesthetic qualities described in the statement of significance are absent on 17 Violet Grove. Further, more than half of the housing on the east side of Violet Grove is later, Non-contributory housing that has disrupted the cohesion of Victorian built form. Better examples of interwar housing can be found in the nearby The Boulevard. 17 Violet Grove does not contribute to an interwar streetscape of any type, as it is an island site flanked by later infill housing.*

*Peter Barrett also notes that the grading error may stem from a change to the street numbering of Violet Grove in the twentieth century, where originally the east side of the street had even numbering, and the west side odd numbering. An MMBW Detail Plan of 1903 also shows that Violet Grove had not been built north of the current 15 Violet Grove. Therefore, the Contributory grading is evidently an error. It is recommended that the precinct gradings schedule of the statement of significance be amended to show a Non-contributory grading for 17 Violet Grove and include a built date of the inter war period.*

I agree that the built date in the schedule was incorrect for 17 Violet Grove; this has been revised in the June 2019 version. In addition, the built dates listed in the schedule also needed to be revised for 20 and 22 Violet Grove. Note that in the remainder of the precinct citation, these houses are correctly identified as interwar in origin, and they were purposely graded Contributory with an understanding of this built era. Therefore, the grading is not an error as suggested by heritage consultant Peter Barrett.

I note that 7 and 7A Marian Street are a brick duplex built in 1942 and have been assessed as Non-contributory as they are late interwar austerity houses. They do not exhibit the characteristics of interwar bungalows and are not comparable with 17 Violet Grove.

It is agreed that 17 Violet Grove stands in the middle of Non-contributory properties at the north end of this street. It is not, however, disconnected from the heritage character of the precinct, as it stands directly across the street from a row of Contributory houses.

While there are some more substantial examples of interwar houses on The Boulevard, within the HO164 precinct, those interwar houses in the proposed Violet Grove & Environs Precinct are in keeping with the prevailing character of this precinct, which is made up primarily of “timber houses of a modest size”. There is no requirement for houses to be grand or substantial examples to be Contributory elements in a precinct.

## Context

### Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain the Contributory grading of 17 Violet Grove, Hawthorn.
- The heritage citation should be revised to include correct date range for interwar bungalows. (This has been done in the June 2019 version).
- The assessment of Criterion D should be revised in the statement of significance, drawing on the description of the overall character of the precinct (including Victorian, Edwardian and interwar era houses). (This has been done in the June 2019 version).

## A.7 HO220 West Hawthorn Precinct Extension (Submission 60)

### Background

The precinct was assessed as part of the Hawthorn Heritage Gap Study and found to be of local significance. It is recommended for inclusion in the Boroondara Heritage Overlay. The reasons for its significance were set out in the statement of significance, below.

### Statement of Significance

The statement of significance I prepared for this place, in the citation dated 17 June 2019, is in the Section 4.6.2 .

#### A.7.1 24 Lennox Street, Hawthorn (Submission 60)



Figure 84. 24 Lennox Street, Hawthorn. (Context, July 2019)

### Recommendations and Amendment C284

This property has a Contributory grade in the precinct proposed for the Boroondara Heritage Overlay by the Hawthorn Heritage Gap Study.

### Response to Submission

The submitter opposes the proposed inclusion of 24 Lennox Street, Hawthorn as a Contributory building in the Heritage Overlay. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Development in the neighbourhood***

*The south side of Lennox Street is predominately Non-contributory through more buildings on this side from 1970 builds/renovation (either side of No. 24) to a variety of more modern builds.*

## Context

*The level of Non-contributory houses on the south side of Lennox Street is not as great as the north side of the street.*

24 Lennox Street is a very early house on the street, along with No. 14, and dates from the 1860s or possibly the 1850s. The HO220 West Hawthorn Precinct is noted for this earliest era of the suburb's development, as well as its continued development as a garden suburb.

In addition, the house at 24 Lennox Street is very intact externally, with the only change I noted being the probable replacement of the verandah frieze.

With regards to the cohesiveness of the streetscape on the south side of Lennox St, I revisited the street in April 2019 and noted that two large areas of Non-contributory developments exist at Nos. 6-12, 26-32 and 40 Lennox St (a Contributory house at No. 28 had been demolished). In addition, the two Victorian house "outliers" at 4 and 34 Lennox Street are both typical houses of their era and neither is highly intact (No. 4 has a large two-storey rear extension; No. 34 has a replaced front verandah and overpainted bricks). Therefore, I considered it appropriate to remove 4-12 and 26-40 Lennox Street from the precinct extension to leave the more intact central grouping which is bracketed at either end by the two particularly early houses at 14 and 24 Lennox Street. This same section of the proposed precinct extension is also addressed in sections 4.6.4 and 4.6.3 above.

## Conclusion and Recommendations

It is my opinion that:

- It is appropriate to retain the Contributory grading of 24 Lennox St, Hawthorn.
- It is recommended that 4-12 & 26-40 Lennox Street be removed from the precinct extension.

## A.8 General Submissions

### A.8.1 Inclusion of roadways in precincts (Submissions 21 & 59)

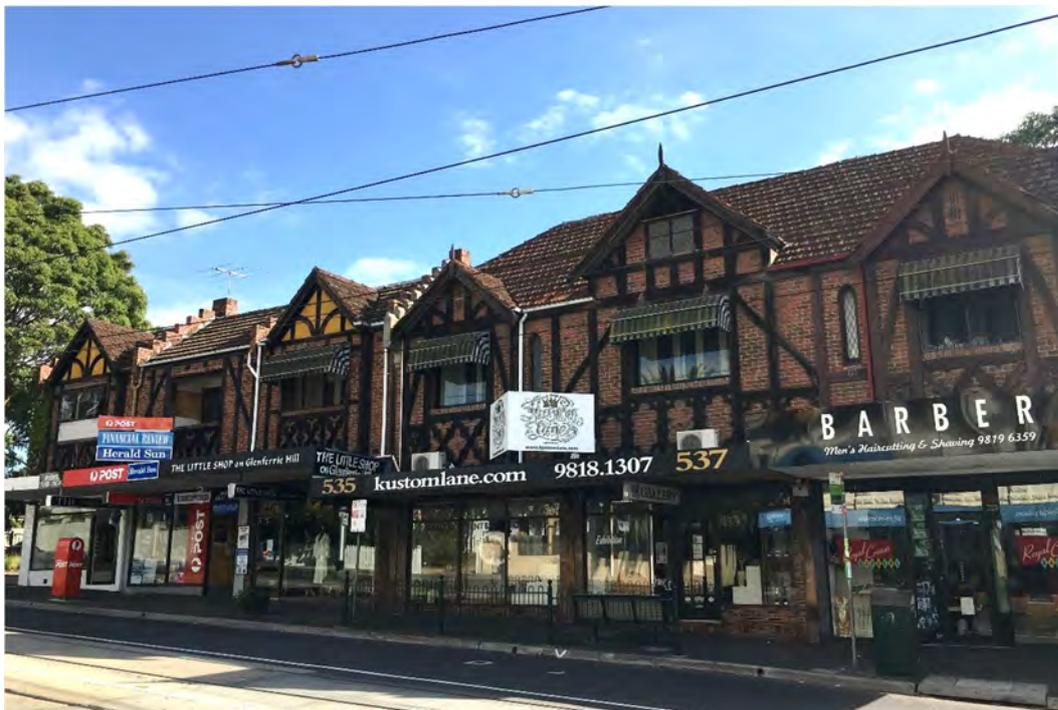


Figure 85. Glenferrie and Riversdale Roads Commercial Precinct shops, 529-539 Glenferrie Road. Note the verandahs over the footpath. (Context, April 2017)



Figure 86. Glenferrie and Riversdale Roads Commercial Precinct shops on the east side of Glenferrie Road. Note the verandahs over footpaths. (Context, April 2017)



Figure 87. Riversdale Village Precinct shops at 217-221 Riversdale Road. Note the verandahs over the footpath. (Context, April 2017)

### **Recommendations and Amendment C284**

Arterial roads are not included in the grading schedules, but are affected by the proposed HO precinct curtilages. The proposed precincts in this study that involve sections of roadways are as follows:

- Glenferrie and Riversdale Roads Commercial Precinct
- Riversdale Village Precinct
- Cranmore Estate and Environs Precinct
- Rookery Estate Precinct
- Violet Grove and Environs Precinct

### **Response to Submission**

The submitter has no objection to the majority of properties and precincts listed for heritage protection. However, the submitter objects to the proposed application of a Heritage Overlay to the road reserve as part of the precinct. The submitter's points raised are provided below in *italics*, with my response to each issue provided below.

#### ***Inclusion of roadways in the HO***

*The submitter does not object to the proposed Heritage Overlays but requests that the precinct boundaries be amended to exclude the arterial roads as the heritage study does not identify any heritage significance to the road fabric of the arterial roads. (Submission 21)*

*The application of the overlay to the road reserve would place additional burden on necessary maintenance and upgrade works to tramway assets, such as repair and upgrade to track and overhead supply, and any future provision of DDA compliant level access stops. (Submission 59)*

*The Study makes no specific mention of the significance of the roadway in heritage considerations for the precinct and therefore the road reserve should be removed from the proposed HO. (Submission 59)*

I acknowledge that the major roadways are not recognised as significant (or contributory) elements in any of the precincts recommended for the Heritage Overlay. In the case of the two commercial precincts - Glenferrie and Riversdale Roads Commercial Precinct and Riversdale Village Precinct – however, there is important significant fabric that extends beyond the cadastral boundaries and over the footpaths (technically the road reserve, as I understand it). These are the original and early verandahs that cover the footpaths. If the Heritage Overlay was to be restricted to the property boundaries, then it would not be possible to consider heritage impacts in altering or removing the verandahs.

The matter was raised by VicRoads in the Panel Report for Amendment C99 to the Boroondara Planning Scheme. VicRoads submitted the application of a Heritage Overlay on declared roads would result in an unnecessary planning permit trigger for road works. Council submitted at that hearing that normal road works that do not change the appearance of a road do not require a planning permit.

The Panel agreed with Council's view and considered the exemptions provided by Clauses 43.01, 62.02-1 and 62.02-2 would allow most routine activities and works to occur without the need to apply for a planning permit. Only major changes proposed to the main roads as they pass through the heritage precincts that would likely need planning approval. This was considered reasonable as major changes to the structure and treatment of major roadways should be assessed amongst other matters in terms of their effects upon the heritage value of the townships.

## **Conclusion and Recommendations**

It is my opinion that:

- It is appropriate to retain arterial roads within the proposed precincts, particularly the two commercial precincts.
- No changes are recommended to Amendment C284.

### **A.8.2 Not enough heritage listings (Submission 29)**

#### **Response to Submission**

The submitter's points raised are provided below in italics, with my response to each issue provided below.

#### ***Selection of places***

*The submitter is extremely disappointed that so few houses have been recommended for heritage listing in Hawthorn. The submitter considers that there are many more houses in Hawthorn worthy of heritage protection and there are also areas where the whole precinct can be protected. Precinct heritage overlays can protect the area and not just odd houses the way the study suggests.*

*The submitter reminds Council that, 30 years ago, the former City of Camberwell introduced Heritage Overlay to the whole area between Riversdale Road and Canterbury Road from Fairholm Grove to the Alamein railway line and to this day it is quite intact. Even though there are non-heritage houses in the area, the precinct Heritage Overlay has prevented huge ugly houses being built.*

## **Context**

Based on the recommendations of the Hawthorn Heritage Gap Study, over 900 additional properties in Hawthorn are recommended for permanent heritage protection, including 13 individually significant properties, seven heritage precincts, and four precinct extensions. So it is not fair to say that only the “odd house” has been recommended for protection.

As detailed in the background report for the gap study, I cycled or walked every single street in Hawthorn not entirely covered by the Heritage Overlay to identify individual place and precincts of potential heritage significance. The long-list created by this survey was then refined down by me and my heritage consultant colleagues at Context and Trethowan Architecture to come up with a list that we felt met current requirements for inclusion in the Heritage Overlay.

I agree that heritage studies in the 1980s and 1990s often proposed very large precincts, which are still valued and protected today. In my experience working in and surveying Boroondara’s suburbs I have noticed that there has been significant amounts of redevelopment (both replacement and very unsympathetic alterations) since that time. Areas that would have made excellent HO precincts have been altered to such a degree that they would no longer stand up to scrutiny.

In addition, for a property to be proposed for inclusion in a Heritage Overlay, the building must either be individually significant, or be part of a heritage precinct. While there are many buildings scattered around Hawthorn that could form part of a precinct as they are typical examples of their era, if they are not in a cohesive enough grouping to form a precinct, current planning regulations do not support their individual protection.

## **Conclusion and Recommendations**

It is my opinion that:

- No changes are recommended to Amendment C284.