

**ASSESSMENT OF THE BURWOOD ROAD HERITAGE PRECINCT, HAWTHORN
with assessment of the
FORMER ADMINISTRATION BUILDING OF SWINBURNE TECHNICAL COLLEGE**



**Prepared for the
CITY OF BOROONDARA
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Schedule of Changes	Issued
Assessment of the Burwood Road Heritage Precinct adopted by Council	21 September 2009
Updated in accordance with Council resolution following Panel hearing in December 2011 to: <ul data-bbox="256 642 1057 768" style="list-style-type: none">• Update citations• Remove the properties at 453-477 (inclusive) Burwood Road from the study following their demolition	5 March 2012

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Citation for:

- Swinburne Technical College, former Administration Building

Assessment of Burwood Road Heritage Precinct, Hawthorn

Introduction

The *Assessment of the Burwood Road Heritage Precinct* ('the Precinct') in Hawthorn was commissioned by the City of Boroondara and its outcomes are the citations for the Precinct and for each of the buildings within the Precinct, as well as a citation for the former Administration Building of Swinburne Technical College in John Street. The *Burwood Road Heritage Precinct* comprises some 40 buildings currently in 29 titles fronting Burwood Road in the vicinity of the Swinburne University Campus and includes 4 buildings that make no contribution to the heritage significance of the Precinct.

Methodology

Scope

The assessment of the Burwood Road Precinct and the John Street property has involved a review of background information and previous studies, and published histories, further historical research, external inspection of the subject properties and comparative commercial centres in Boroondara and the preparation of the proposed Citations for the proposed additions to the Heritage Overlay.

Background Policies and Studies

The assessment has had recourse to the Hawthorn Heritage Study (1993) prepared by Meredith Gould, Conservation Architect. The recent Heritage Policy Review under Amendment C66 to the Boroondara Planning Scheme has revised the Local Heritage Policy at Clause 22.05 and revised the grading system from that employed in 1993 to three categories of Significant, Contributory and Non-Contributory buildings. The assessment of the Precinct and the John Street property has been undertaken with reference to the revised Clause 22.05. This assessment has also had regard to the Glenferrie Structure Plan: Strategic Planning Technical Reports as well as the Assessment, Guidelines and Key Findings and Recommendations regarding Auburn Village.

Method of Assessment

The assessment has been prepared in accordance with The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance (1999) and involved preparation of histories and description of the precinct (secondary sources) and the individual buildings (rate books, MMBW maps and Sands McDougall listings). Comparative analysis has been undertaken and statements of significance have been prepared for the Precinct and the John Street property. The assessment of the Precinct uses Heritage Victoria Criteria for heritage significance amended to address the local rather than the State context. Citations for each of the buildings in the Precinct have been prepared to provide particulars regarding individual integrity.

Recommendation

The result of the assessment is the recommendation that the *Burwood Road Heritage Precinct* be included in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme with the assessed building and associated land in John Street also recommended for inclusion in the Schedule to the Heritage Overlay as individual properties.

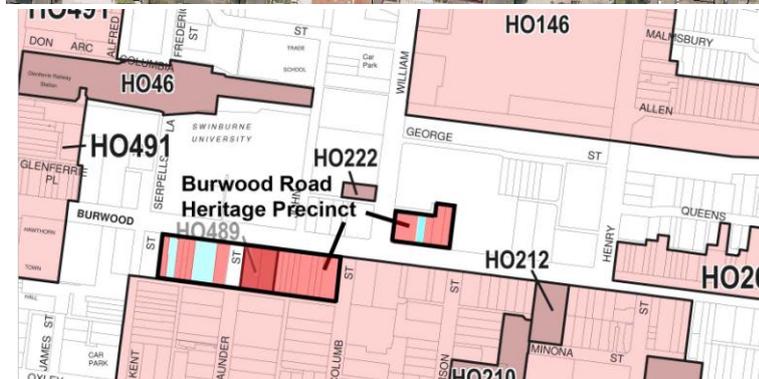
Section 1 – Burwood Road Heritage Precinct

Place Name Burwood Road Precinct
Address 388 to 444 and 453 to 497 Burwood Road.
Place Type Commercial Precinct
Date c 1880-1910

Survey Date
Grading
Previous Grading (if any)



Extent of Overlay
 The Burwood Road Precinct includes, on the south side, the properties from 388 through to 444 Burwood Road.
 On the north side the Precinct includes the properties from 481 to 497 Burwood Road.

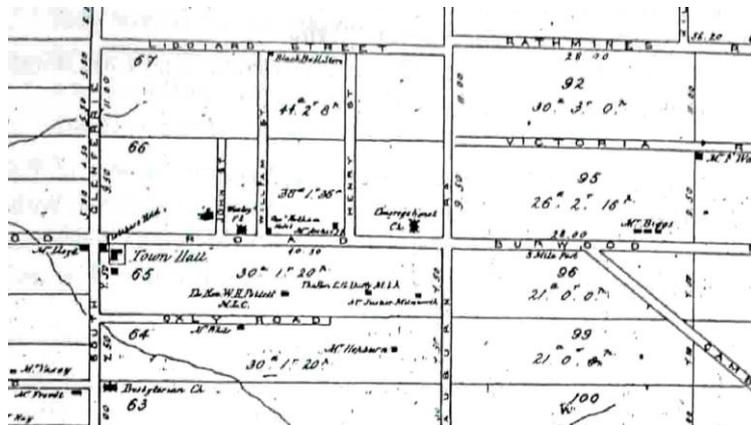


Properties contributing to the Precinct
 Interim Individual Heritage Overlay to be incorporated in the Precinct
 Non contributory Properties

Intactness # Good Fair Poor
Heritage Status HV AHC NT Yes BPS Heritage Overlay

History

Burwood Road was envisaged as the main road in the area now defined as Hawthorn when it was first subdivided in the 1840s, following the establishment of a punt across the Yarra at the end of Richmond Road, now Bridge Road. The 1843 survey plan denotes it as 'Main', 'Hawthorn' or 'Upper Hawthorn Road'. It is also denoted as 'Burwood Street' in the Hawthorn Village plans from 1852. Hawthorn's early industry in the 1850s and 1860s was based upon the timber trade, brick production and agriculture (including grazing stock, viticulture and market gardening).



1
 Crown Land allotments CA 65, 66 & 67 were purchased by the Church of England Minister, Rev. Henry William Liddiard, in 1850. He built his home 'Auburn' near the present Hepburn Street, east of the Precinct. Liddiard's three rectangular subdivisions ran east-west between (present-day) Glenferrie and Auburn Roads, with CA 65 lying directly south of Burwood Road to present-day Oxley Road and CA 66 directly north, to present-day Wakefield Street. CA 67 lay between

Wakefield Street and present-day Liddiard Street. The Rev. Liddiard advertised some of his land for sale in October 1850 as the 'Village of Upper Hawthorn'. The stretch of Burwood Road between

¹ Map extract from the Plan of the Borough of Hawthorn 1866 reproduced in McWilliam, Gwen [Revised by author], *Hawthorn Streets Index. A Brief History of the Streets of Hawthorn*

Glenferrie and Auburn Road has continued to be known as 'Upper Hawthorn', with the section of Burwood Road to the west of Glenferrie Road known as 'Lower Hawthorn'. Liddiard gave his name to Henry, William and Liddiard Streets. John Street was probably named after John Lavidge who acquired a portion of Liddiard's CA 66.

Surveyor-General Hoddle envisaged the administrative centre of Hawthorn as being located in West Hawthorn (in the environs of the current St. James Park) when he laid out the original Village of Hawthorn Reserve in 1852. The choice of location for the first Hawthorn Town Hall of 1861 in Burwood Road, however, determined the future development of the suburb. Throughout the nineteenth century, Burwood Road between Glenferrie and Auburn Roads was the major commercial, religious and entertainment centre of Hawthorn.

The construction of the Town Hall prompted the building of gentlemen's houses on the opposite side of Burwood Road, north-east of the Glenferrie Road intersection and continuing to John Street in the early 1860s. The area between John Street and William Street contained the brick Wesleyan Church, built in 1867, and later the Wesleyan Sunday School of 1878. John Street was a brick-making area from the 1850s and, with William Street, developed as an area of relatively high density housing by the 1880s. The row of shop/dwellings from number 453 to 475 Burwood Road was built in 1890-91 on the former Wesleyan Church site and appears to have been designed by James Wood. The 1880s and 1890s saw a noticeable diversification and specialisation in the shops in Burwood Road, reflecting a more affluent and larger population as well as the growth of local manufacturing. The late 1880s saw two further banks established in Burwood Road; the Commonwealth Bank of Australia (1887) and the Melbourne Savings Bank (1889), both on the north side of Burwood Road east of the Glenferrie Road intersection.

The south side of Burwood Road developed in a different manner. The municipal precinct at the corner of Glenferrie Road contained the police station, courthouse, post and telegraph office, savings bank and free library (from 1878), as well as the Town Hall. Otherwise, land remained predominantly in larger subdivisions until the land boom of the 1880s. The Launder family owned the land between the present day Kent and Columbus Streets and it contained a large market garden and greengrocers shop until the 1870s. East of Paterson Street towards Auburn Road were two mansions: Justice Molesworth's 'Edlington' and James Paterson's 'Terricks'. The main nineteenth century buildings on the south side of the Burwood Road heritage precinct were built from the 1880s including the house for Dr. Alsop by Henderson and Smart of 1880 (no. 410), the row of three shop/dwellings for John T. Eckersall by John Edmund Burke of 1895 (nos. 392-6), the row of shops/dwellings by John Beswicke (nos. 424-444) and the Oddfellows Hall of 1898-9. The Salvation Army, which had been established in Hawthorn from 1883, built their 'Citadel' in 1913 (no. 420).

There were several factors that dictated the growth of Burwood Road in the nineteenth century. The initial impetus for development was the erection of the first Hawthorn Bridge where Burwood Road meets the Yarra. The second was the location of the Town Hall and important community facilities, such as banks, on Burwood Road, east of Glenferrie Road. Two popular hotels were also drawn to Burwood Road in the late 1850s and 1860s: the Governor Hotham Hotel on the north-east corner of Burwood Road and William Street and Fletcher's Hotel, on the south-east corner of Burwood Road and Glenferrie Road.

The third major factor was the religious development of the suburb with key churches being built along Burwood Road. In the early 1880s there were three churches built between Launder Street and Auburn Road alone, in addition to the existing Wesleyan church and the Roman Catholic Church on the corner of Glenferrie and Burwood Roads.

The 1882 extension to Box Hill of the 1861 Hawthorn railway established the new stations of Glenferrie, Auburn and Camberwell. The new stations and the residential growth which followed provided a fourth major impetus for the development of the Burwood Road precinct. The development of Hawthorn as a suburb and the 1880s land boom with the increase in population saw the intensification of commercial building in Burwood Road. The most notable of the commercial boom-style buildings on Burwood Road was the Hawthorn Coffee Palace of 1889 by Kohler and Beatty, unfortunately demolished in 1973 to make way for the Swinburne Applied Science School on the east corner of Serpells Lane. The augmented Hawthorn Town Hall of 1890 designed by John Beswicke was a fitting boom style celebration of the municipality.

Burwood Road continued to be the commercial, civic, religious and entertainment centre of Hawthorn into the early decades of the twentieth century. The Town Hall doubled as a venue for plays and concerts, including Teddy Rigg's Saturday night grand picture vaudeville concerts in the 1890s. During the first two decades of the twentieth century the commercial and entertainment focus of Hawthorn shifted towards Glenferrie Road. The building of one of the first suburban department stores, Don Cash – 'the Don' (1910), adjacent to Glenferrie Station, and the establishment of the electric tramway from St Kilda to Kew Junction along Glenferrie Road in 1913, saw the area prosper. In the 1920s the Palace Picture Theatre, local dance halls and late-night shopping drew the crowds.

Burwood Road became increasingly associated with light industry rather than retail outlets or entertainment. The establishment of Swinburne Technical College in John Street, with the construction of the Administration building in 1908 and the first enrolments in 1909 was the beginning of the institution whose later twentieth century growth led to a strong presence on Burwood Road. The Administrative Building, on John Street is the foundation building of the site, designed by Grainger (John H.), Kennedy and Little in 1908. The final change ushering Burwood Road into the twentieth century was the removal of the old gas burners to be replaced by underground wires and electric light poles in 1911.

Physical Description & Integrity

The area of the Burwood Road Heritage Precinct includes numbers 388 to 444 inclusive, on the south side of Burwood Road, and numbers 481 to 497 inclusive, on the north side of Burwood Road. This area lies between Auburn and Glenferrie Roads, Hawthorn. On the south side the precinct includes properties between Kent and St Columb Streets. On the north side the precinct includes those properties east of Williams Street extending to abut the car park opposite the intersection of Paterson Street to the south. The Victorian terrace row extending east of John Street from numbers 453 to 475 where initially proposed for inclusion in the heritage overlay, however these have been excluded following the demolition of all but their front facades.

The area of the proposed precinct consists of commercial buildings constructed in the later quarter of the nineteenth century. It also includes important non-commercial buildings such as the former Oddfellows Hall and Salvation Army Citadel. The former doctors residence at 410 Burwood Road represents the affluent residential development that preceded the main period of commercial expansion and is representative of the presence of professional rooms and residences in association with commercial centres. Whilst there are no churches within the proposed precinct, it does include the site of the former Wesleyan Church and abuts St. Columbs Church. Burwood Road's development in the later twentieth century has been largely influenced by the development of Swinburne University, but as the initial building of this educational institution was constructed in John Street, this Administrative Building has¹¹ been assessed as the subject of separate heritage overlays.

The proposed precinct consists mainly of two storey buildings, many of them Victorian commercial shop/dwellings. The twentieth century has seen the remodelling of the ground floor shop fronts, such that none remain intact to their original construction. Also lost to the twentieth century are the original cast iron or timber verandahs that can be observed in early photographs. Accepting these typical forms of loss to the ground level the majority of the buildings display a high degree of integrity to the first floor facades. There is no heritage street furniture relevant to the precinct.

The Burwood Road Precinct is sited amongst other heritage precincts and buildings that have related histories. The Leslie Street Heritage Precinct (HO164) includes the cobble stones of Kent Lane, which abuts the proposed Precinct along its south boundary. The Burwood Road Precinct will also be contiguous with the Leslie Street Precinct where that Precinct extends along Burwood Road to the east beyond Hepburn Street, passed the Auburn Village Heritage Precinct (HO260) that extends eastward from Henry Street along the north side of Burwood Road. One block to the north of Burwood Road on Henry Street enters the Central Gardens Heritage Precinct (HO146) and at 66-68 Williams Street, to the north of McLeod Lane, is the former Hawthorn Fire Station constructed in 1910 to the design of Cedric Ballantyne. The former fire station is listed as no. H1327 on the Victorian Heritage Register (HO222). The historical development of Burwood Road and the surrounding areas is such that any division implied in the formation of separate heritage overlays for this area is historically artificial. The main shopping area in Burwood Road from the 1860s began with the blacksmith and the Governor Hotham Hotel (licensed 1855) on either side of William Street and continued east with a series of

shops and post office on Auburn Road. There is a consistency in the historical development of Burwood Road that makes it sensible for the proposed buildings to be addressed in light of the wider heritage overlay areas to which they are adjacent.

Comparative Analysis

The Burwood Road Precinct is closely related in built form and history to the Auburn Road Heritage Precinct, HO260. Burwood Road, as the civic, religious, social and commercial centre of Hawthorn, developed essentially in a contiguous manner from Glenferrie Station to Auburn Station. The Boom Style architecture of the Burwood Road precinct exhibits the same period, styles and materials as those in Auburn Road although Auburn Road contains some grander three storey terraces by John Beswicke. He was the architect for the Hawthorn Town Hall as well as the terrace row from 424-444 Burwood Road within the proposed Burwood Road Heritage Precinct.

The Burwood Road Heritage Precinct is also directly comparable with the commercial development in the Maling Road Shopping Centre, Canterbury, HO145, which was also developed under similar historical conditions following the extension of the Railway. Whilst the some of the buildings in the Auburn Road Precinct are three storey and somewhat grander than those in Burwood Road they are recognizably related in design detail and there is a continuity in the appearance of these two precincts that were developed in response to similar historical trends and events. The buildings of Maling do not present with the same design detail but are of the same period and form. With the proximity to Stations and evident similarities the precincts are recognizably related in time and collectively demonstrate the influence of the development of the railway upon the history of Boroondara.

Assessment Against Criteria

This assessment of the heritage significance of the "Burwood Road Precinct" is undertaken using the Heritage Victoria Criteria. (Criteria adopted by the Heritage Council on 6 March 1997². The Criteria have been amended to address local, rather than State, cultural heritage significance

Criteria for assessing cultural heritage significance

Criterion A: The historical importance, association with or relationship, to the history of the place or object in Boroondara.

The Burwood Road Precinct demonstrates historical importance as part of the historical civic, commercial and religious heart of Hawthorn. This centre extended along Burwood Road beyond the intersection with Glenferrie Road to the west and beyond the Auburn Road intersection to the east. Development of Hawthorn -and Burwood Road in particular- gained impetus from the construction of the first Hawthorn Bridge at Burwood Road over the Yarra, the location of the first Town Hall in 1861 and the extension of the Hawthorn railway to Box Hill in the same year. The land boom of the 1880s stimulated the commercial development of the subject precinct through to, and even after the financial collapse of the early 1890s. The opening of the Town Hall adjacent to the Precinct in 1890 and construction in 1889 of the commanding Hawthorn Coffee Palace, on the site now occupied by the Swinburne Applied Science School, was followed latter by the construction of Oddfellows Hall in 1898-9. The character of the locality as a social centre of Hawthorn appears to be confirmed by the relocation in 1913 of the Salvation Army to their newly constructed Burwood Road Citadel, which is within the proposed Precinct.

Criterion B: The importance of a place or object in demonstrating rarity or uniqueness.

Not applicable.

Criterion C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Boroondara's cultural heritage.

Not applicable

² Pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

Criterion D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.

The buildings of the Burwood Road Precinct provide fine representative examples of boom-style Victorian and Edwardian development associated with commercial strip shopping and a centre of social institutions.

Criterion E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The buildings of the Burwood Road Precinct provide fine representative examples of good design and the aesthetic characteristics of boom-style Victorian and Edwardian development for commercial and social institutional use. Also represented is a fine doctor's residence, which was likely to have housed the doctor's consulting rooms. The streetscapes present a generally consistent form and scale, including substantial terrace rows of shop/dwellings. The buildings display a high level of integrity above the shop fronts that have generally been altered over the course of the Twentieth Century. Original ground floor verandahs have been lost.

Criterion F: The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

Not applicable.

Criterion G: The importance of the place or object in demonstrating social or cultural associations.

The presence within the precinct of the former Oddfellows Hall, Salvation Army Citadel and to a lesser extent the former doctors residence, continue to demonstrate the importance of this section of Burwood Road, adjacent to the Town Hall and the now demolished Hawthorn Coffee Palace, as not only a commercial centre but also as a centre of social institutions and services. This trend appears to have been continued by the establishment of Swinburne Technical College on the west corner of the John Street and Burwood Road, to the immediate west of the Precinct.

Criterion H: Any other matter which the Council considers relevant to the determination of cultural heritage significance

The terrace row from 424-444 Burwood Road was designed by noted Architect John Beswicke, who was also responsible for the design of the Hawthorn Town Hall and many of the buildings within the Auburn Village. The heritage value of the terrace row is elevated by association with this Architect and the body of his work, particularly at the local level.

Statement of Significance

What is significant?

The Burwood Road Heritage Precinct comprises, on the south side, the properties from 388 through to 444 Burwood Road and on the north side the properties from 481 to 497 Burwood Road. The Precinct comprises fine representative examples of good design and the aesthetic characteristics of boom-style Victorian and Edwardian development providing commercial and social institutional services, including the doctor's residence, important in the development of Hawthorn. The significant fabric of the buildings is that early or intact fabric which is visible from the public domain of Burwood Road and the side streets. The fabric of roof forms that are not visible from the public domain are not of themselves significant. The perception of their integrity is however implied by the void above these roofs to the extent of the understood, or expected, depth that the buildings extend beyond their frontages. This perception of integrity of the principal form of the buildings makes an important contribution to the heritage significance of the precinct and this perception of integrity is a primary feature of the character and appearance of the buildings of which this heritage place is comprised.

How is significant?

The Burwood Road Precinct is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

The Burwood Road Precinct is of local historical significance to the City of Boroondara as a late 19th and early 20th century centre of commercial and social institutions important to the development of Hawthorn. The Precinct demonstrates the pattern of development influenced by the choice of location of key civic facilities starting in 1861 and by the extension of the railway through the area in 1882. The Precinct contributes to the appreciation and understanding of the development of Hawthorn as presented in conjunction and comparison with adjacent heritage assets and heritage areas. The section of Burwood Road included in the Precinct, although diminished by the loss of the 1889 Hawthorn Coffee Palace, demonstrates the juxtaposition of social institutional and commercial development and links the Auburn Village and the Leslie Street Heritage Precinct with the former Municipal Centre and Glenferrie Road. The Precinct is important in conveying a broad understanding of the historical development of Hawthorn (criterion A) and nuance of setting and other influences as these have produced the boom-style Victorian and Edwardian Streetscapes. (criterion D)

The proposed Burwood Road Precinct has aesthetic significance (criterion E) demonstrating good design characteristics of boom-style Victorian and Edwardian for commercial and social institutional development as well as a fine example of a doctor's residence, which probably included consulting rooms. The streetscapes present a generally consistent form and scale, including substantial terrace rows of shop/dwellings, and visually complement the streetscapes of the adjacent heritage areas and assets.

The terrace row from 424-444 Burwood Road derives heritage significance, particularly at the local level, from its association with its designer, the noted Architect John Beswicke, who was also responsible for the design of the Hawthorn Town Hall and many of the buildings within the Auburn Village.

Grading / Grading Review

The individual terrace shops in the Precinct are generally assessed as having a Contributory grading whilst the collective terrace rows and individual buildings, including the Salvation Army Citadel, Oddfellows Hall and former doctors residence at No. 410 are assessed as being of individual heritage significance. The hotel with its interwar alterations and the shop at No. 489 are assessed as contributory. The properties at Nos 390, 400-402, and that formerly 489, now attached to the hotel make no contribution to the heritage significance of the Precinct.

Recommendations

Inclusion of the Burwood Road Heritage Precinct in the Boroondara Heritage Overlay

Identified By

John Briggs Architects Pty Ltd

References

Blainey, Geoffrey, *Odd Fellows. A History of IOOF Australia*, North Sydney: Allen and Unwin, 1991.

Butler, Graeme et al., *Hawthorn Commercial Area Conservation Study*, commissioned by the City of Hawthorn, 1983.

City of Boroondara Local History Photographic Collection, archival material held at the Hawthorn Library.

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Hames, Bernard, *Swinburne, 75 Years of Distinction*, Hawthorn: Swinburne College Press, 1982.

Lewis, Miles, *Australian Architectural Index*, microfiche index available from the Faculty of Architecture, Building & Planning library, University of Melbourne, 1977.

Lovell Chen Pty Ltd, 'City of Boroondara. Review of Heritage Overlay Precinct Citations' prepared for the City of Boroondara, 2006.

McWilliam, Gwen [Revised by author], *Hawthorn Streets Index. A Brief History of the Streets of Hawthorn*, Hawthorn: City of Boroondara Library Service, 2004 [1999]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study. Hawthorn – Melbourne's Inner City Garden Suburb*, commissioned by the City of Hawthorn, November 1992.

MMBW Survey Plan no. 1501, 1902 [Scale 40 feet to 1 inch].

Peel, Victoria, Deborah Zion and Jane Yule, *A History of Hawthorn*, Carlton: Melbourne University Press in conjunction with the City of Hawthorn, 1993.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

Smith, Arthur Norman [Revised Gwen McWilliam], *The History of Hawthorn to 1934*, Hawthorn: The City of Hawthorn, 1988 [1934].

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	
Address	388 Burwood Road, Hawthorn	Survey Date January 2008
Place Type	Shop/dwelling	Grading Significant
Date	1886	Previous Grading (if any) D – Butler Grade D2 - HHS



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This shop/dwelling first appears in the Sands and McDougall directory in 1886 and was occupied by Thomas J. Ruddell, artist and photographer, from 1886 until at least 1915. A postcard of the south side of Burwood Road from c. 1906 indicates that at that time the building was painted a light colour and had no verandah (refer citation sheets for 392-396 Burwood Road). The Hawthorn rate records of 1895 and 1899 show that the owner of the shop was Jane Curran, of Black Street, Brighton. It was described as a 9 room brick building in the rate book. Jane Curran also owned the adjoining vacant land at 272 Burwood Road (east of 270) in 1899. The pre-1915 street number of the building was 270 Burwood Road.

Physical Description and Integrity

This two storey building is of face brick, which has been subsequently painted. A polychrome brick chimney at the rear of the shop suggests that the building, when first constructed, was also unpainted polychrome brick. The upper level has two symmetrically placed arched double-hung windows. A simple entablature contains a small triangular pediment decorated with volutes at the apex and scrolls at the base. The cornices of both the upper and lower level terminate in a vermiculated square moulding supported by an acanthus leaf-form bracket.

The street level facade was remodelled in the Edwardian period and has large timber-framed plate glass windows surmounted by a decorative leadlight which has since been painted. The cantilevered awning has a pressed steel ceiling with a design of floral bouquets set in triangular panels consistent with construction early in the century.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

This building is representative of the two storey late Victorian shop/dwellings that typify the main period of commercial development of this south side of the Burwood Road precinct. The ground floor alterations to the shop front and awning are also from the period with historical importance to the development of the Precinct and, whilst not original to the buildings construction, contribute to the heritage significance of the Precinct. Although over-painted the building has a high level of integrity to the period of historical importance to the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

City of Hawthorn Rate Books, 1895 and 1899.

MMBW Survey Plan, no. 1501, 1902.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1886-1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name

Address 390 Burwood Road, Hawthorn

Survey Date January 2008

Place Type

Grading Non Contributory

Date Late twentieth century

Previous Grading (if any)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

How Property Contributes to the Heritage Precinct

The building on the property makes no contribution to the heritage significance of the Precinct and does not visually complement the heritage streetscape in which it is situated.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	
Address	392 Burwood Road, Hawthorn	Survey Date January 2008
Place Type	Shop and dwelling	Grading Contributory
Date	1896	Previous Grading (if any) D- Butler D – HHS (Lvl 2)



(Source: refer to bibliography below)

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

One of a row of three two storey shop/dwellings which first appear in the Sands and McDougall directory in 1897 (this building at no. 392 is on the western side of the row). The pre-1915 street number of the building was 274 Burwood Road.

Mr John. T. Eckersall, law clerk, occupied the site, now numbered as 392-396, from 1886. The Hawthorn rate books show that he owned and lived in a 6 room brick building with a net annual value of £70 in 1895. By 1899 this single detached building had been replaced by three seven room brick buildings valued at £42 each. He lived at no. 396 himself and initially leased the other two buildings to G. M. Noone, ladies outfitter (no. 394) and to Joseph Cox, dyer (no. 392). By 1900 Eckersall is no longer noted as an occupier in the Sands and McDougall directory. After Joseph Cox, the shop at No. 392 was occupied by Herbert J. Poolman, cycle mechanic, for at least the decade between 1905 and 1915.

Tender notices of November 1895 in the *Building Engineering and Mining Journal* suggest the row of three shop/dwellings may have been designed by the architect John Edmund Burke.

Burke was a surveyor/valuer who was articulated to Butler and Ussher before going into private practice. He designed a number of large industrial buildings in Melbourne, most notably the former Hoadley’s building at Southgate in 1899 (corner of Bright Street and Southgate), as well as several Wesleyan Churches. He designed most of his residential buildings in the Hawthorn area including St. Oeun, 520 Barkers Road, Hawthorn East, in 1890 (RNE Place ID: 100035). He was also responsible for the internal decorations of MLC at Kew in 1894. Of his commercial commissions, the art nouveau facade of 202 Little Lonsdale Street, Melbourne, of 1905 is most distinctive (VHR H0509).

Physical Description and Integrity

The building has a stucco facade. An Edwardian picture postcard of Burwood Road shows this group of three shops was originally polychrome brick. The row of urns surmounting the entablature, visible in the postcard image, has been removed. It is difficult to ascertain from the Edwardian photograph whether the distinctive rectangular label moulds over the upper paired windows are original, but it is unlikely. These moulds have an upwardly pointing triangular motif between the two windows and were most likely added when the facade was stuccoed. The row of panels, at the base of the windows below the stringcourse, contains an indented circular pattern which is a twentieth-century addition. The shop has a late twentieth century shop front, with timber-framed shop windows and a similarly recent awning. The postcard shows the row of three shops originally had a simple street level verandah.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

This building is one of a row of three late Victorian shop/dwellings that typify the main period of commercial development of this south side of the Burwood Road precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Burke's tender notice BEMJ 9.11.1895, s.p. 2.
["Tenders wanted for erection of three 2-storey shops at Burwood Rd., Hawthorn"]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 396
Burwood Road

MMBW Survey Plan, no. 1501, 1902

'Postcard of Burwood Road looking westward', c. 1910, City of Boroondara catalogue no. lhph00499.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	394 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	D – Butler D – HHS (Lvl 2)
Date	1896		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

One of a row of three two storey shop/dwellings which first appear in the Sands and McDougall directory in 1897 (this building at no. 394 is the middle building). The pre-1915 street number of the building was 276 Burwood Road.

Mr John. T. Eckersall, law clerk, occupied the site, now numbered as 392-396, from 1886. The Hawthorn rate books show that he owned and lived in a 6 room brick building with a net annual value of £70 in 1895. By 1899 this single detached building had been replaced by three seven room brick buildings valued at £42 each. He lived at no. 396 himself and initially leased the other two buildings to G. M. Noone, ladies outfitter (no. 394) and to Joseph Cox, dyer (no. 392). By 1900 Eckersall is no longer noted as an occupier in the Sands and McDougall directory. After G. M. Noone, the shop at No. 394 was occupied by Eustace L. J. Murphy, estate agent, for several years from 1903 and then operated as an upholstery shop.

Tender notices of November 1895 in the 'Building Engineering and Mining Journal' suggest the three may have been designed by the architect John Edmund Burke.

Burke was a surveyor/valuer who was articled to Butler and Ussher before going into private practice. He designed a number of large industrial buildings in Melbourne, most notably the former Hoadley's building at Southgate in 1899 (corner of Bright Street and Southgate), as well as several Wesleyan Churches. He designed most of his residential buildings in the Hawthorn area including St. Oeun, 520 Barkers Road, Hawthorn East, in 1890 (RNE Place ID: 100035). He was also responsible for the internal decorations of MLC at Kew in 1894. Of his commercial commissions, the art nouveau facade of 202 Little Lonsdale Street, Melbourne, of 1905 is most distinctive (VHR H0509).

Physical Description and Integrity

The building has a stucco facade. An Edwardian picture postcard of Burwood Road shows this group of three shops was originally polychrome brick. The row of urns surmounting the entablature, visible in the postcard image, has been removed. It is difficult to ascertain from the Edwardian photograph whether the distinctive rectangular label moulds over the upper paired windows are original, but it is unlikely. These moulds have an upwardly pointing triangular motif between the two windows and were most likely added when the facade was stuccoed. The row of panels, at the base of the windows below the stringcourse, contains an indented circular pattern which is a twentieth-century addition. The shop has a late twentieth century shopfront, with metal-framed shop windows and a similarly recent awning. The postcard shows the row of three shops originally had a simple street level verandah.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

This building is one of a row of three late Victorian shop/dwellings that typify the main period of commercial development of this south side of the Burwood Road precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Burke's tender notice BEMJ 9.11.1895, s.p. 2.
["Tenders wanted for erection of three 2-storey shops at Burwood Rd., Hawthorn"]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 396
Burwood Road

MMBW Survey Plan, no. 1501, 1902

'Postcard of Burwood Road looking westward', c. 1910, City of Boroondara catalogue no. lhph00499.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	396 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous	D- Butler
Date	1896		Grading (if any)	C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

One of a row of three two storey shop/dwellings which first appear in the Sands and McDougall directory in 1897 (this building at no. 396 is on the eastern side of the row). The pre-1915 street number of the building was 278 Burwood Road.

Mr John. T. Eckersall, law clerk, occupied the site, now numbered as 392-396, from 1886. The Hawthorn rate books show that he owned and lived in a 6 room brick building with a net annual value of £70 in 1895. By 1899 this single detached building had been replaced by three seven room brick buildings valued at £42 each. He lived in this building, no. 396, himself and initially leased the other two buildings to G. M. Noone, ladies outfitter (no. 394) and to Joseph Cox, dyer (no. 392). By 1900 Eckersall is no longer noted as an occupier in the Sands and McDougall directory. After his departure, a tea merchant, draper, plumber and confectioner operated businesses from this address in quick succession.

Tender notices of November 1895 in the 'Building Engineering and Mining Journal' suggest the three may have been designed by the architect John Edmund Burke.

Burke was a surveyor/valuer who was articled to Butler and Ussher before going into private practice. He designed a number of large industrial buildings in Melbourne, most notably the former Hoadley's building at Southgate in 1899 (corner of Bright Street and Southgate), as well as several Wesleyan Churches. He designed most of his residential buildings in the Hawthorn area including St. Oeun, 520 Barkers Road, Hawthorn East, in 1890 (RNE Place ID: 100035). He was also responsible for the internal decorations of MLC at Kew in 1894. Of his commercial commissions, the art nouveau facade of 202 Little Lonsdale Street, Melbourne, of 1905 is most distinctive (VHR H0509).

Physical Description and Integrity

The building has a stucco facade. An Edwardian picture postcard of Burwood Road shows this group of three shops was originally polychrome brick. The row of urns surmounting the entablature, visible in the postcard image, has been removed. It is difficult to ascertain from the Edwardian photograph whether the distinctive rectangular label moulds over the upper paired windows are original, but it is unlikely. These moulds have an upwardly pointing triangular motif between the two windows and were most likely added when the facade was stuccoed. The row of panels, at the base of the windows below the stringcourse, contains an indented circular pattern which is a twentieth-century addition. The shopfront was remodelled c. 1920 and has subsequently been modernised again, but retained its early form with a central recessed entrance in the middle of large timber-framed display windows. The row has a late twentieth century awning. The postcard shows the row of three shops originally had a simple street level verandah.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

This building is one of a row of three late Victorian shop/dwellings that typify the main period of commercial development of this south side of the Burwood Road precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Burke's tender notice BEMJ 9.11.1895, s.p. 2.

["Tenders wanted for erection of three 2-storey shops at Burwood Rd., Hawthorn"]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 396 Burwood Road

MMBW Survey Plan, no. 1501, 1902

'Postcard of Burwood Road looking westward', c. 1910, City of Boroondara catalogue no. lhph00499.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name

Address 400 - 402 Burwood Road, Hawthorn

Survey Date January 2008

Place Type

Grading Non Contributory

Date Late twentieth century

Previous Grading (if any)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

How Property Contributes to the Heritage Precinct

The building on the property makes no contribution to the heritage significance of the Precinct and does not visually complement the heritage streetscape in which it is situated.

SCHEDULE OF PROPERTIES WITHIN THE *BURWOOD ROAD PRECINCT, HAWTHORN*

Place Name	Former James Riddell Lodge, Grand United Order of Oddfellows		
Address	408 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Shop, former hall and meeting rooms	Grading	Significant
Date	1898/9	Previous Grading (if any)	D- Butler C - HHS (Lvl 2)



Source: *Hawthorn Heritage Study (1993)*,
place identification form, survey date 1991

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The Grand United Order of Oddfellows (GUOOF) Hall first appears in the Hawthorn rate books in 1899 under the ownership of the 'trustees of the James Riddell Lodge of the GUOOF'. The inner suburbs of Melbourne were the stronghold for Oddfellows friendly societies from the first half of the 1870s. They were very popular commercial entities which thrived before the introduction of the old age pension in 1909. Male members made fortnightly payments to enable them to draw upon sickness, unemployment and funerary benefits when required. As many as one in three people were protected by a friendly society in Australia in 1890. The GUOOF is one of the longest running business institutions in Australia; established before the Gold Rush of 1851 it is one of three friendly societies which merged to form the insurance and investment company Australian Unity between 1993 and 2005.

The hall was built upon land previously owned by Dr. Thomas O. F. Alsop, whose former house still stands at 410 Burwood Road, on the east side of Launder Street. Initially the building was rated as a brick hall (net annual value £60) and two separate single brick rooms (net annual value £10 each). At least one of these street front rooms was leased, initially to Asher & Co. printers from 1900 to 1903 (printers of the 'Hawthorn and Kew Express'), and later to Miss Alice Quennell, dressmaker. The 1899 rating of the property suggests that the ground level was built first and the upper level added at a later date. The lack of stylistic coherence between the two levels supports this hypothesis. The upper level is only one room deep. The presence of a caretaker, listed in the Sands & McDougall directory from the early 1900s suggests that this upper level may have been added as a caretaker's residence.

Physical Description and Integrity

This two storey building is divided into a tripartite facade by four stucco pilasters formed to resemble ashlar blocks. The narrower central section culminates in a modest triangular pediment projecting above the parapet level. The stucco on the facade is currently painted. The brickwork is also painted, but has been tuck-pointed, suggesting that it was originally unpainted. A photograph of the building taken in 1991 for the *Hawthorn Heritage Study* (see photo above) showing the bare brick arches on the lower level reinforces this supposition. In the entablature, below parapet level, the building is prominently signed as belonging to the Grand United Order of Oddfellows. The parapet is decorated with two rows of indented squares forming a lattice pattern. Three urns sit at each end of the parapet and atop the pediment, decorating the skyline. On the lower storey the shop front has been remodelled post-1991 resulting in two large display windows replacing the original smaller camber windows, the loss of one doorway and the replacement of the entrance porch.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

This building is representative of the development of this section of Burwood Road, between Glenferrie and Auburns Roads, as the civic, religious and commercial centre of Hawthorn in the later quarter of the nineteenth century.

The hall is a good example of a Federation Free Classical style commercial building.

The hall has historical significance as being purpose built for the prominent friendly society, the Grand United Order of Oddfellows.

References

Blainey, Odd Fellows. A History of IOOF Australia, pp. 22, 56-8, 81, 119, 148.

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

City of Hawthorn Rate Books, 1895 and 1899.

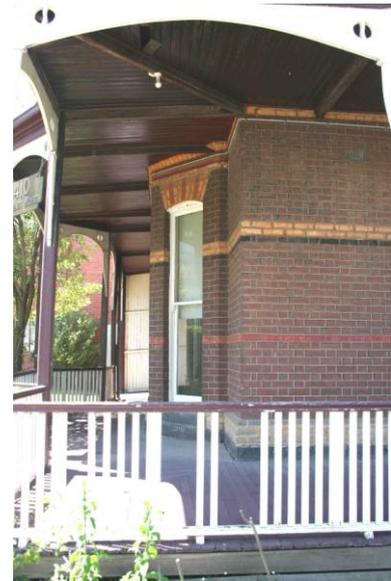
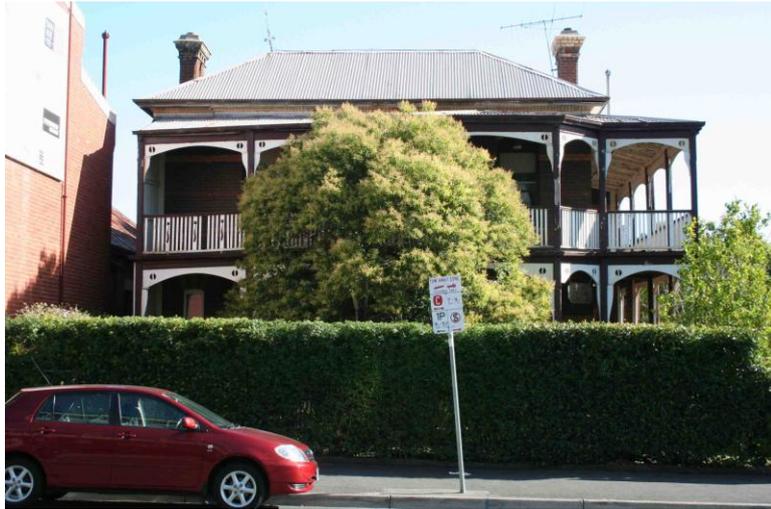
Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 408 Burwood Road

MMBW Survey Plan, no. 1501, 1902.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1898-1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	Former 'Thirlstane', 'Bonsal', and 'Allenby House'		
Address	410 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	House	Grading	Significant
Date	1880	Previous Grading (if any)	C – Butler C – HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This polychrome brick house was built in 1880 and was designed by Henderson and Smart. Anketell Henderson had worked in the practice of Reed and Barnes from 1869. In 1867 Joseph Reed had began to popularise the fashion for polychrome brickwork in Melbourne with the construction of his Independent Church, Collins Street. Francis Smart had worked for the Education Department before joining Henderson in partnership from 1878. Between 1878 and 1883, Henderson and Smart undertook a large number of residential commissions, many of them in Hawthorn, and designed both the Collingwood and St Kilda Coffee Palaces.

Henderson and Smart's client was Dr. Thomas O. F. Alsop, who resided in the house until 1898. The following two owners were also medical doctors. The house was named 'Thirlstane' by Dr. John Adams, the second owner of the house. In 1902-3 the occupancy of the house changed to Dr. William Boake and the name of the house changed to 'Bonsal'. The 'oriental' reference in the detail of the timber verandah suggests a reason for the name change and a likely date at which the original Victorian verandah was replaced. The timber detail would be an early example of the use but appropriate for the period. Dr. Boake remained the owner until at least 1912.

Dr. Alsop's land originally had a 70 ft frontage, so it is likely that the site of 420 Burwood Road, which was purchased by the Salvation Army in 1913, was subdivided from this site at that time. The successive ownership of the house by doctors, and its prominent location on Burwood Road, suggests that a surgical practice operated on the lower floor of the house. The house has most recently been known as 'Allenby House'. The pre-1915 street number of the building was 292 Burwood Road.

Physical Description and Integrity

This two storey tuck-pointed Hawthorn brick house has polychrome decorative detailing in red, cream and black brick, forming stringcourses and adorning window heads. The roof is corrugated iron, possibly replacing earlier slate. The base of the house and the windowsills are bluestone. The house has a double storey return verandah with ornamental valences and timber posts. It is likely that the verandah is a replacement of an original verandah of similar form if differing in its detail. It was possibly constructed in 1903 when the house change owners and was renamed 'Bonsai'. The corner location of the house provides dual frontages with two rooms to the Burwood Road frontage and two rooms behind the verandah to Launder Street and with a wing stepping forward to Launder Street to terminate the south end of the verandah and the principal building form. This upper section of the south-west corner of the house is stuccoed and painted white, but the rear south-east corner remains unpainted brick. A single storey timber structure with a skillion roof has been added to the south-west rear of the house. There is a second two storey brick Victorian building on the site, most likely the stable complex for the house. A second Henderson and Smart tender notice dated 8.4.1880 for brick stables in Hawthorn may refer to this rear building. It has been converted to residential flats in the twentieth century. There has been additional infill building on the south-east side of the site in the later twentieth century that is detached from both the house and rear building.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii [Henderson and Smart attribution has been identified by the 2008 report by John Briggs Architects]

How Property Contributes to the Heritage Precinct

The house is a fine example of the domestic work of the prominent Melbourne architectural firm Henderson and Smart. It is typical of polychrome Hawthorn brick domestic work of the 1880s and is one of the last buildings to be constructed in Burwood Road that was setback from the street frontage.

The house at 410 Burwood Road has significance in demonstrating the residential development that preceded the commercial and civic development of the area. The early alteration of the verandah has not detracted from the aesthetic or historical heritage significance of the house in the context of the heritage character of this section of the Burwood Road. The house as it presents to both the Burwood Road and Launder Street frontages continues to demonstrate the early development and characteristics of the period of significance.

As a substantial home and likely medical practice it reflects the early pattern of development and influence, particularly on the south side of Burwood Road between Glenferrie and Auburn Road, of the civic heart of Hawthorn.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Henderson and Smart's tender notice *Argus* 7.1.1880, p. 2 ["Tenders invited for two storey brick residence, Hawthorn, for Dr. Alsop."] and *Argus* 8.4.80, p. 3 [tenders invited for "brick stables in Hawthorn"]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 410 and 410B Burwood Road

MMBW Survey Plan, no. 1501, 1902.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1898-1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	Former Salvation Army Citadel		
Address	420 - 422 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Hall and Meeting Rooms/Offices	Grading	Significant
Date	c. 1913	Previous Grading (if any)	C – Butler C – HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This site was purchased for £2400 in 1913 for the construction of a Salvation Army Citadel. The land appears to have been a subdivision from for the property then called 'Bonsal', now 410 Burwood Road. The citadel appears in the Sands & McDougall records for the first time in 1915.

The Salvation Army is an international evangelical Christian denomination structured on a military model. Its first 'outpost' in Hawthorn was established in 1883, the twenty-second in Australia. In 1884 it became an official 'corps' and held its meetings in the hall belonging to the Manchester Unity Order of Oddfellows, on the south-east corner of Burwood Road and Lavidge Street, and later in the Methodist schoolroom in Park Street. A bequest in 1896 enabled the Salvation Army to build their first hall on land purchased in William Street, now part of the Central Gardens.

The Salvation Army Citadel belongs to a wider group of religious buildings in Burwood Road, in the approximate area between Glenferrie and Auburn Roads, which reflect the precinct's status as the civic and religious hub of Hawthorn. On the north side is the Roman Catholic Church of the Immaculate Conception (Cnr Burwood and Glenferrie Roads - 1869), the site of the former Wesleyan Church and Sunday School (west of William Street - 1867 to 1889), the site of the former Baptist Church (Henry Street - c. 1864) and the Auburn Baptist Church (597 Burwood Road - 1888). On the south side is the Church of England's St. Columb's (446 Burwood Road - 1882), the Augustine Congregational Church (500 Burwood Road - 1881) and the Particular Baptist Church, formerly the Zion Baptist Church (536 Burwood Road - 1884).

Physical Description and Integrity

The former Salvation Army Citadel is two storey, red brick and stucco with an intact upper level and remodelled lower level facade. The upper level is divided into five bays by pilasters with incised decoration and has a central bow window with two camber windows on either side. The parapet has a centrally raised tower element, square in plan, with sidewalls visible over the parapet in views from both the east and the west. The front face of the tower is decorated with the Salvation Army shield and is flanked by scrolls and vermiculated decoration. Above the shield medallion the 'Salvation Army' signage can still be faintly discerned on the raised parapet of this central section.

The ground floor central entrance bay is relatively intact. The twentieth century remodelling consisted of amalgamating the two bays to either side of the entrance into one single bay on each side divided vertically into a lower dark brown brick base and a fenestrated upper half, with metal-framed glazing that is predominantly fixed.

Because the adjacent house is set back from the road the west side wall as this extends back to the point at which it steps down at the commencement of the hall is clearly visible from the public domain.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

How Property Contributes to the Heritage Precinct

The former Salvation Army Citadel is a good example of a Federation style meeting hall with Romanesque Revival overtones.

The former Citadel belongs to a group of religious buildings in Burwood Road, between Glenferrie and Auburn Roads, which reflect the status of the precinct as the centre of social institutions for the Hawthorn community.

The significant features of the building are the central bay and first floor of the front facade, the raised tower element and the extent of the sidewall exposed to view from the west. The altered ground floor shop fronts and the hall, which is not present in the view of the building from Burwood Road, are not considered to contribute the heritage significance of the building.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii

McWilliam, *Hawthorn Peppercorns*, pp. 70-75.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 410 and 410B Burwood Road

Peel, Zion and Yule, *A History of Hawthorn*, pp 93-4.

Sands & McDougall *Melbourne and Suburban Directory, Melbourne, 1898-1915.*

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	424 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 296 Burwood Road. Sands and McDougall records until at least 1915 show the shop was a bakery.

Physical Description and Integrity

This is the westernmost shop in the row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level.

The upper level has stuccoed Corinthian order pilasters at either edge supporting a parapet with a guilloche moulding. A centrally arched raised entablature contains a shell motif. Two symmetrically placed aedicule windows have bold pediments supported by brackets. This shop forms a group with 426 and 442-444 Burwood Road in its facade treatment. All the facade stucco has been painted white with a contrasting red/brown in the incised stucco decoration.

The street level facade is unusual in this row in having a shop front relatively intact to the Edwardian re-modelling with leadlight fenestration above the metal framed windows. The leadlight is detached from the window frame on the left hand side and is in need of repair.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. Whilst not intact to its original ground floor design the remodelled Edwardian shop front is from the period important to the historical development of the precinct and contributes to the Precinct's heritage significance. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, Australian Architectural Index, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	426 Burwood Road	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	1886	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 298 Burwood Road. Sands and McDougall records show that the shop was occupied by Pang Goon from 1893, followed by Kwong Goon until at least 1915, and operated as a laundry.

Physical Description and Integrity

This shop is the second westernmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop displays a greater degree of intactness to some in the row in that its stucco has not been painted, with the exception of the pilasters which divide the tenancies.

The upper level has stuccoed Corinthian order pilasters at either edge supporting a parapet with a guilloche moulding. A centrally arched raised entablature contains a shell motif. Two symmetrically placed aedicule windows have bold pediments supported by brackets. This shop forms a group with 424 and 442-444 Burwood Road in its facade treatment.

The street level shop front has undergone an Edwardian remodelling like its neighbour at 424, and has bronze window frames. It displays a lesser degree of intactness as the decorative leadlight windows above the display windows have been painted over.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. Whilst not intact to its original ground floor design the remodelled Edwardian shop front is from the period important to the historical development of the precinct and contributes to the Precinct's heritage significance. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 - 442 Burwood Road

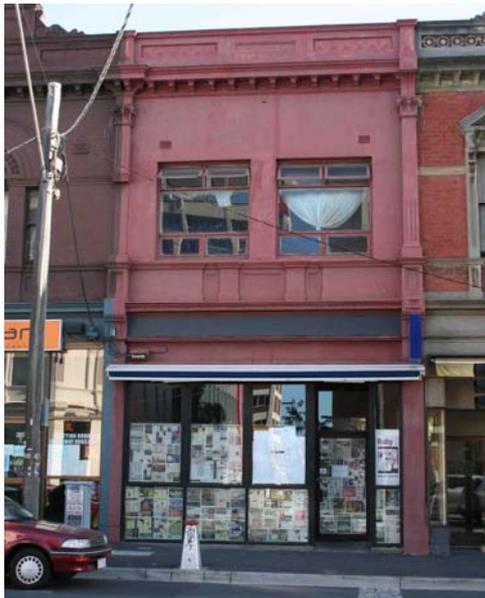
MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	428 Burwood Road	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	1886	Previous Grading (if any)	D – Butler D – HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 300 Burwood Road. Sands and McDougall records show the shop was initially a grocery, then became the headquarters of the Hawthorn Women’s Christian Temperance Union (1893-94), then was occupied by the Aylen family, umbrella makers, until at least 1915.

The Hawthorn Women’s Temperance Union had opened a branch in Hawthorn in 1889 and had recruited 130 members by 1891. Its charitable role was stretched during the 1890s Depression and its

own membership declined when less affluent members moved to cheaper suburbs as a result of the severe financial downturn.

Physical Description and Integrity

This shop is the third westernmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop displays a lesser degree of intactness due to the fact that its upper windows have been replaced and its decorative stucco raised entablature removed. In addition, the entire facade has been painted. The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 - 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47, 109 and 136.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	
Address	430 Burwood Road, Hawthorn	Survey Date January 2008
Place Type	Shop/dwelling	Grading Contributory
Date	1886	Previous Grading (if any) D - Butler C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder's birthplace, was known as 'Launder's Paddock' from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 302 Burwood Road. Sands and McDougall records show the shop operated as a butcher from 1888 until at least 1910, mainly under the nineteenth century occupancy of Samuel Weatherill (1888-1894) and Thomas and Joseph Rowe (1895-1902).

Physical Description and Integrity

This shop is the fourth westernmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. Unfortunately the upper facade of this shop has been entirely painted.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours, a raised parapet with nailhead mouldings and a raised, pedimented entablature. The arched mouldings on the stylised Venetian-style window provide an interesting, relatively flat counterpoint to the protruding aedicule windows seen elsewhere in the row. This shop forms a pair with 438 and 440 Burwood Road in its facade treatment.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, Australian Architectural Index, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	432 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 304 Burwood Road. Sands and McDougall records show the shop operated as a picture framer under F & Co. Deremberg (1890-1899), briefly housed Arthur L Clay’s ‘dairy produce and milk palace’ and was home to the new profession of cycle mechanic under Joseph O’Brien from 1901-1910.

Physical Description and Integrity

This shop is the fifth westernmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. Unfortunately the brickwork in the facade has been painted white and the eastern most pilaster has been painted to match the neighbouring 430 Burwood Road.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours terminating in raised pedimental piers. The parapet contains a diagonally stepped gable. Below this are two symmetrically placed aedicule windows with segmental pediments. This shop forms a pair with 436 Burwood Road in its facade treatment.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	434 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	1886	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 306 Burwood Road. Sands and McDougall records show that the shop was mainly occupied by Eli Helier, painter (1892-c1903), who later changed his business to that of cycle mechanic (c1905). A plaque on the facade notes that, “In 1911 the first meeting of Australian company of Baden Powell Girl Guides held here.”

Physical Description and Integrity

This shop is the central building in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. Unfortunately the brickwork in the facade has been painted white.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours terminating in raised pedimental piers. The parapet contains a Flemish gable. Below this is a Venetian style aedicule window with a segmental pediment over the central window.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	436 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	1886	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 308 Burwood Road. Sands and McDougall records show the shop was occupied by Henry Herbert, watchmaker, for a lengthy period from 1888 – 1897. It then underwent a succession of shorter term tenancies under an undertaker, builder, upholsterer,

confectioner and painter until it became the home of the Hawthorn Workman's Club (c. 1910 until at least 1915).

Physical Description and Integrity

This shop is the fifth easternmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop retains a high level of integrity through maintaining its original surface treatment.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours terminating in raised pedimental piers. The parapet contains a diagonally stepped gable. Below this are two symmetrically placed aedicule windows with segmental pediments. This shop forms a pair with 432 Burwood Road in its facade treatment.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, Australian Architectural Index, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 - 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	438 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 310 Burwood Road. Sands and McDougall records show the shop operated under a succession of tenants including a fancy goods dealer, furniture dealer, mantle manufacturer and as a dairy.

Physical Description and Integrity

This shop is the fourth easternmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop retains a high level of integrity through maintaining its original surface treatment.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours terminating in a raised pedimental pier on the western side and a decorative urn on the eastern side. A raised parapet with nailhead mouldings contains a raised, pedimented entablature. The arched mouldings on the stylised Venetian-style window provide an interesting, relatively flat counterpoint to the protruding aedicule windows seen elsewhere in the row. This shop forms a group with 430 and 440 Burwood Road in its facade treatment.

The shop front appears to have undergone an Edwardian remodelling although it is not as intact as those at No's 242 and 246.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	440 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 312 Burwood Road. Sands and McDougall records show the shop was leased to a cabinetmaker, painter, tea and provision merchant and greengrocer. It later became the Hawthorn and District UFS [United Friendly Society] dispensary (c. 1910-1913), responding in part at least to the needs of the members of the GUOOF based at 408 Burwood Road, Hawthorn, from 1899. Other friendly societies and self-help groups which existed in Hawthorn by 1900

included the Rechabites, the Sons and Daughters of Temperance, the Hibernian Catholic Benefit Society, the Australian Natives' Association, the Irish National Foresters and the Protestant Alliance.

Physical Description and Integrity

This shop is the third easternmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop retains a high level of integrity through maintaining its original surface treatment.

The upper facade has Corinthian order pilasters dividing the shop from its neighbours terminating in decorative urns surmounting the parapet. The raised parapet has nailhead mouldings and contains a raised, pedimented entablature. The arched mouldings on the stylised Venetian-style window provide an interesting, relatively flat counterpoint to the protruding aedicule windows seen elsewhere in the row. This shop forms a group with 430 and 438 Burwood Road in its facade treatment.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	442 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 314 Burwood Road. Sands and McDougall records show the shop was leased by a furniture dealer (1888-1893), tailor (1894-1898), jeweller, turned photographer (1899-c. 1905). In 1911 it was an undertaker’s, operated by S. Le Pine; a small business later to become a large, well-known entity in Melbourne. It was conveniently situated next to

the UFS [United Friendly Society] dispensary at no. 440 Burwood Road, Hawthorn and S. Wagglen, carrier, at 444 Burwood Road, Hawthorn (1913 to at least 1915).

Physical Description and Integrity

This shop is the second easternmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop displays a greater degree of intactness to some in the row in that its stucco has not been painted.

The upper level has stuccoed pilasters at either edge with Corinthian capitals terminating in decorative urns at parapet level. The raised parapet contains guilloche moulding and a central arched raised entablature contains a shell motif. Two symmetrically placed aedicule windows have bold pediments supported by brackets. This shop forms a group with 424, 426 and 444 Burwood Road in its facade treatment.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 – 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	444 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	D - Butler C - HHS (Lvl 2)
Date	1886			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

This row of 11 shop /dwellings was built in 1886 on land previously owned by the Launder family. George Launder was a builder and had bought land and from Rev Liddiard in CA65 in 1852. The land immediately east of present day Kent Street, named after George Launder’s birthplace, was known as ‘Launder’s Paddock’ from 1883. This area between Kent Street and St. Columb Street, also owned by the Launder family, was subdivided in 1877, with Launder Street first appearing in the Sands and McDougall directory from 1884.

The row was built by the local contractor, Ralph Besant (who also built the Hawthorn Coffee Palace, designed by Kohler and Beatty), for the Australian Property and Investment Company. This company employed John Beswicke as architect and surveyor and he was the designer of this row as one of the partners of the firm Wilson and Beswicke. Beswicke had been articled to the prominent Melbourne firm of Crouch and Wilson and following its dissolution in 1883 formed a partnership with Wilson. Beswicke was an important architect in Hawthorn at this period, being responsible for the design of the Hawthorn Town Hall, opened in 1889, and two rows of three storey shop/ dwellings in Auburn Road, 132-142 and 144-148, as well as many other residential and commercial commissions in the suburb.

The pre-1915 street number of the building was 316 Burwood Road. Sands and McDougall records show the shop was operated under a succession of short-term leases to a furniture dealer, draper, boot wholesaler, costumier, wood and coal merchant and jeweller.

Physical Description and Integrity

This corner shop is the easternmost in a row of eleven shop/dwellings. All the shops were originally red brick and unpainted stucco with verandahs at street level. This shop displays a greater degree of intactness to some in the row in that its stucco has not been painted.

This shop forms a group with 424, 426 and 442 Burwood Road in its facade treatment. Due to its corner location, this shop displays its central arched raised entablature containing a shell motif atop the cut-away corner facing diagonally north-east across Burwood Road. The aedicule window in this corner facade has a triangular pediment, in contrast to the segmental pediment above the sole window on the north facade. The facade facing east onto St. Columb Street contains three windows in its upper facade. The central window has a triangular pediment and the two flanking windows are blind windows with no pediments and face brick infill. The raised parapet contains guilloche moulding and is continuous on both facades of the building. The lower floor has been painted, most noticeably on the greater expanse of ground floor brick wall facing St. Columb Street.

The shop front has been remodelled in the late twentieth century.

How Property Contributes to the Heritage Precinct

This building is one of a row of eleven late Victorian shop/dwellings that typify the main period of commercial development on the south side of the Burwood Road precinct. The row is the work of the architect John Beswicke who designed other prominent rows of shop/dwellings in Hawthorn during this period.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii and pp. 68-70.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Wilson and Beswicke's tender notice Argus 13.3.1886, p. 7. ["Tenders wanted for 11 large shops and dwellings Hawthorn."]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 424 - 442 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 47 and 109.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	453 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1890			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan School/ Sunday School and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs. Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 319 Burwood Road. For the first decade it operated as a chemist shop, then became a confectioner, bakery and caterers shop in the early twentieth century.

Physical Description and Integrity

This two storey shop/dwelling is the westernmost in a row of twelve, situated on the corner of John Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nai lhead moulding. Two urns on each e dge and an

acrotierion at the apex of the pediment accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with two large horizontally divided windows set in timber frames.

The John Street corner is splayed with a matching parapet pediment and a blind single cambered window at the upper level. The John Street facade is plain with fenestration indicating three rooms and a corridor situated behind the front rooms facing Burwood Road and a single storey room with a lean-to roof at the rear.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	455 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1890			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 321 Burwood Road. Long-term lessee of the premises, from 1893 until at least 1905, was the well-known grocery firm Moran & Cato.

Physical Description and Integrity

This two storey shop/dwelling is the second westernmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. Two urns on each edge and an acroterion at the apex of the pediment accentuate the skyline. On the upper level the

entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodel led in the later twentieth century with two large horizontally divided windows set in timber frames and a glass doorway.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008/
Address	457 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1890		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan School/ Sunday School and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs. Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 323 Burwood Road. The shop operated as a bookshop from 1890 until at least 1910; it was under the ownership of Charles T. Lucas from 1890-1898.

Physical Description and Integrity

This two storey shop/dwelling is the third westernmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. Two urns on each

edge and an acroterion at the apex of the pediment accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with two large vertically divided windows set in timber frames. The lower level has been painted turquoise. Modern signage is mounted at first floor level, both projecting at right angles from the wall plane to the west of the facade and mounted parallel to the wall plane at the eastern edge of the facade.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

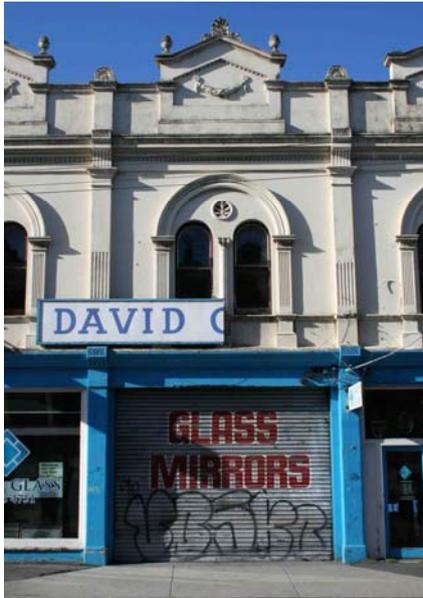
MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	459 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1890		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan School/ Sunday School and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the six westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 325 Burwood Road. It was leased initially by a costumier from 1891-94 and then operated as a millinery shop, from 1895 until at least 1915, principally under the ownership of Miss I. Tod.

Physical Description and Integrity

This two storey shop/dwelling is the fourth westernmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. Two urns on each

edge and an acroterion at the apex of the pediment accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been replaced by a full metal roller door extending the full width of the shop between the pilasters. The lower level has been painted turquoise. Modern signage is mounted at first floor level mounted parallel to the wall plane. It is broken and now only covers the western edge of the facade.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN**Place Name****Address** 461 Burwood Road, Hawthorn**Survey Date** January 2008**Place Type** Shop/dwelling**Grading** Contributory**Date** 1890**Previous Grading (if any)** C - Butler
C - HHS (Lvl 2)**Intactness** Good Fair Poor**Heritage Status** HV AHC NT Rec BPS Heritage Overlay**History**

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan School/ Sunday School and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the six westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 327 Burwood Road. A draper and mercer leased it from 1894 to 1905. Jabez Bryant operated the business from 1895 until 1900, when he took over his neighbour's fruit shop at no. 329 Burwood Road. From 1902 to at least 1905 W. J. Wenborn continued the shop as a draper and mercer, then operating as a tailor on the same site until at least 1915.

Physical Description and Integrity

This two storey shop/dwelling is the fifth westernmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment accentuates the skyline; one of the original two urns is atop the eastern edge of the pediment. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with a large display window set in a timber frame and a glass doorway. The lower level has been painted turquoise.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	463 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1890			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan School/ Sunday School and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 westernmost shops being recorded in the Sands and McDougall directory in 1890 adjacent to the Wesleyan Church and a further six recorded in 1891 on the site of the former church. In the rate records of 1895 the first group of shops is recorded as being owned by the E S & A Bank, Windsor, and then in 1899 by Mrs. Tara Felstead. The architect and/or builder of the row is not known.

The pre-1915 street number of this building was 329 Burwood Road. For most of its early history it operated as a fruit shop, under Joseph Bongiorno (1894-5), J. Corrado (1899) and Jabez Bryant (1900-c. 1903), before being absorbed into W. J. Wenborn's neighbouring tailor shop at 461 Burwood Road by 1910.

Physical Description and Integrity

This two storey shop/dwelling is the sixth westernmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. Two urns on each edge and an acroterion at the apex of the pediment accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. An air conditioner has been fitted to the eastern window. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with two large horizontally divided windows set in timber frames and a recessed glass doorway.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	465 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1891			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned *The Age* newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 331 Burwood Road. Initially it operated as a grocery under John Lean (1891-4) and then in the late 1890s it became a jeweller's, first under the operation of James Johnson (1896) and Fred J.T. Tubbs (1900) before becoming a pawnbroker and jewellers under Mrs. Annie Dowdall from 1901 until at least 1915 when the ownership pass to Mr. Ernest V. Dowdall.

Physical Description and Integrity

This two storey shop/dwelling is the sixth easternmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment accentuates the skyline; the original urns on either edge have been removed. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. An air conditioner has been fitted to the western window. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the early twentieth century with metal framing and consists of a central recessed doorway with horizontally divided display windows set either side.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	467 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous	C - Butler
Date	1891		Grading (if any)	C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned *The Age* newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 333 Burwood Road. It mainly operated as a draper's in 1893 and then under F. J. Roberts (1896-1902) before operating as an ironmongery and crockery shop from 1903 under H. M. Wood. By 1910 it had been incorporated into Robert Hurst's boot shop at 469 Burwood Road.

Physical Description and Integrity

This two storey shop/dwelling is the fifth easternmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment accentuates the skyline; one original urn survives on the western edge. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been recently remodelled and consists of a large metal-framed display window and doorway set in a tiled surround.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	469 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous	C - Butler
Date	1891		Grading (if any)	C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned The Age newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 335 Burwood Road. It mainly operated as a boot maker's shop under Robert Hurst from 1895 until at least 1915. By 1910 the Hurst shop had expanded to include the neighbouring shop at 467 Burwood Road.

Physical Description and Integrity

This two storey shop/dwelling is the fourth easternmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment and a surviving urn atop its western edge accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with two large vertically divided windows set in timber frames.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	471 Burwood Road	Grading	Contributory
Place Type	Shop/dwelling	Previous	C - Butler
Date	1891	Grading (if any)	C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned The Age newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 337 Burwood Road. It initially operated as a tea merchant's shop from 1891-96 and then as a confectioner's from 1899 to at least 1905.

Physical Description and Integrity

This two storey shop/dwelling is the third easternmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment accentuates the skyline; the original urns atop either edge of the pediment have been removed. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been remodelled in the later twentieth century with one large display window and three smaller windows set in timber frames.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A	Survey Date	January 2008
Address	473 Burwood Road, Hawthorn	Grading	Contributory
Place Type	Shop/dwelling	Previous Grading (if any)	C - Butler C - HHS (Lvl 2)
Date	1891		



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned The Age newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 339 Burwood Road. It housed the Singer's Sewing Machine Co. from 1893-95 and then became a tailor's shop under the name of S. Rosenberg from 1896 to at least 1903 and then under R. Appleton. From c. 1905 until at least 1915 it became a butcher's shop.

Physical Description and Integrity

This two storey shop/dwelling is the second easternmost in a row of twelve, situated between John and William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. Two urns on each edge and an acroterion at the apex of the pediment accentuate the skyline. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. An air conditioner has been fitted to the eastern window. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been renovated in the later twentieth century and has two horizontally divided windows set in timber frames and a recessed glass doorway. Whilst the general form of the shop front with the ingo may remain original the timber detail has been altered.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE *BURWOOD ROAD PRECINCT, HAWTHORN*

Place Name	N/A	
Address	475 Burwood Road, Hawthorn	Survey Date January 2008
Place Type	Shop/dwelling	Grading Contributory
Date	1891	Previous Grading (if any) C - Butler C - HHS (Lvl 2)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The block between John and William Street was part of a Wesleyan land grant prior to the construction of this row of twelve two storey shop/dwellings in 1879-90 and 1890-91. A solid brick Wesleyan Church had been built on the western corner of William Street and Burwood Road in 1867. In addition to the Wesleyan Church there was a Wesleyan school/ Sunday school and also the premises of Frederick Emery, wheelwright, who occupied the site from at least 1872 to 1884. The need for the Wesleyan School was lessened after the passing of the 1872 Education Act and the construction of Glenferrie State School 1508 in 1875.

The row was built in two stages, with the 6 easternmost shops being recorded in the Sands and McDougall directory in 1891 following the construction of the first six westernmost shops completed by 1890. The neighbouring site to the east, on the corner of William Street and Burwood Road, was not built upon and was vacant in the MMBW survey map of 1902. In the rate records of 1895 the second six shops in the row are recorded as being owned by the Victoria Mutual Building Society, Melbourne, and then in 1899 by Mr. Joseph C. [Cowan] Syme. The architect and/or builder of the row are not known. Joseph Syme was the nephew of David Syme who co-owned The Age newspaper with his brother Ebenezer Syme (Joseph's father) from 1856. Joseph owned a quarter-share of the newspaper from March 1878 until March 1891 when David Syme bought his share for £140,000.

The pre-1915 street number of this building was 341 Burwood Road. It initially operated as an ironmongery under Joseph Freeman (1892-4). In 1895 John Lean moved his grocer's shop from his previous lease at 331 Burwood Road and the business continued to be a grocery. It passed into the hands of W. McKenzie in 1899 and staying under the same ownership until at least 1915.

Physical Description and Integrity

This two storey shop/dwelling is the easternmost in a row of twelve, situated between John and William Street. It is directly adjacent to the corner of William Street. The building is stuccoed with a high parapet containing a central pediment. The pediment has an indented face decorated with a wreath and nailhead moulding. An acroterion at the apex of the pediment accentuates the skyline; the original urns on either edge have been removed. On the upper level the entablature contains nailhead mouldings. Double cambered windows are contained within an arch supported by incised pilasters and divided by a single Corinthian baluster column devoid of a cornice. The stucco is painted a light beige colour with detailing in a deep brick red shade. Projecting vermiculated panels divide the pilasters separating the tenancies at entablature level on both storeys. At street level the shop front has been renovated in the later twentieth century and has two horizontally divided windows set in timber frames and a recessed glass doorway. The timbers to the sill may be original to the construction of the building.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This building is one of a row of twelve two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 453-475 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, p. 30.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	'The Hawthorn' hotel, formerly the 'Governor Hotham Hotel'		
Address	481 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Hotel	Grading	Contributory
Date	1854-55	Previous Grading (if any)	D Grade – Butler E – HHS (Lvl 3)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

Image lower left: Griffin, Henry C., The Governor Hotham Hotel, Burwood Road, Hawthorn, 1856, watercolour (Source: State Library of Victoria, B28533)

History

'The Hawthorn' Hotel was built in 1854-55 and licensed in 1855. Its owner, John Conran, was one of seven councillors elected to the first Hawthorn Council in 1860. It was designed by the prominent Melbourne architectural firm of Knight, Kemp and Kerr who also designed the Old Customs House, now the Immigration Museum, at 424 Flinders Street (1856-9). Knight and Kerr were also responsible in partnership for the early building of Parliament House, Spring Street (including the Legislative Assembly, Legislative Council and library 1856-61) and the Italianate mansion, D'Estaville, 7 Barry Street, Kew (1858).

The Governor Hotham Hotel was in the chief 'shopping strip' in Hawthorn in the late 1850s and 1860s which began with the blacksmith and the hotel on the corners of William Street and Burwood Road. The commercial area continued east past the Hotel's stables and included the businesses of a carpenter, contractor, dressmaker, butcher, carter, grocer, draper, saddler and baker, as well as a market garden and post office. The extension of the Hawthorn railway in 1882 created the new stations of Glenferrie and Auburn and the Governor Hotham Hotel was in a good position to benefit from railway customers'

patronage. In the period of the burgeoning of this section of Burwood Road, Mrs Annie Hoare was the hotel proprietor from at least 1885 to 1888, followed by Mrs Terese M. Cahill from 1889 to 1896.

The pre-1915 street number of the building was 347 (345-7) Burwood Road. The two shops to the east of the hotel on Burwood Road were most probably added to the hotel at the time of its art deco remodelling in the inter-war period. In 1915 these two shops at 483 and 485 were occupied by a boot maker and a fruiterer respectively. The 1899 rate records show Michael Currie of Wellington Street, Collingwood, as the owner of both the hotel and these two neighbouring shops.

Physical Description and Integrity

'The Hawthorn' is a two storey stuccoed hotel with a tiled pitched roof and a prominent art deco style remodelling of the splayed corner. The Victorian fenestration pattern has been retained, but the lower floor rectilinear windows have been replaced by cambered windows. The window in the splayed corner on the upper level and its immediately adjacent windows have also been removed as part of the bold addition of the corner stepped parapet. The hotel has been extended to include the two neighbouring shops to its east on Burwood Road. A third shop, formerly No. 487, has been demolished and replaced by a late twentieth century single storey, flat-roofed addition which leads through the bar to a rear raised deck area. From this outdoor area, the form of the two shops encompassed into the hotel can be clearly seen, as can their chimneys and the broad chimney at the rear of the Burwood Road facade which is visible in the 1856 watercolour of the original hotel.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

The hotel continues to demonstrate an aspect of two storey commercial development that is the historical and visual character of this section of the Burwood Road precinct. The hotel derives some significance as the original structure dates from 1854-5 and this Victorian form is still discernable, not withstanding the 'modernisation' of its facade in the interwar period and the addition of two neighbouring Burwood Road shops to its structure. The modernisation complement but does not contribute to the heritage significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Lewis, *Australian Architectural Index*, refer to Knight, Kemp & Kerr's tender notice *Argus* 23.9.1854, p. 3. ["Tenders wanted for erection of a hotel in Hawthorn"]

McWilliam, Gwen, 'History of the Area', in Graeme Butler et al., *Hawthorn Commercial Area Conservation Study*, commissioned by the City of Hawthorn, 1983, p. 3.

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 27 and 111.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	489 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	Shop c. 1880 Facade c. 1910 (lower floor remodelled)	Previous Grading (if any)	E Grade – Butler C – HHS (Lvl 3)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

Sands and McDougall records indicate that a shop existed on this site from at least 1881 and operated as a grocery under Samuel Burgess. By 1886 the shop was in the name of J. W. Buck, watchmaker and continued in his name until 1890. A. Gerbing, tailor, had a business here from 1891 to at least 1905. By 1910 it was run by a jeweller, F. L. Little and by 1915 was a ladies' drapery shop run by Miss M. B. Hocking. The owner of the shop from at least 1895 to 1899 was J. J. Courtenay of North Road, Caulfield. The MMBW survey plan of 1902 shows the plan of a substantial shop on the site at this time.

The art nouveau design of the facade suggests a date in the first decade of the twentieth century. A view of the rear of the building shows that the first level was constructed as a front only and possibly remodelled an existing single storey shop. It appears likely that this remodelling would have occurred during the occupancy of the jeweller, Little, as his business required a fashionable and impressive premises to attract a wealthy and discerning clientele.

The pre-1915 street number of the building was 355 Burwood Road.

Physical Description and Integrity

This building is a single storey shop with the later addition of a two storey art nouveau facade (c. 1910). The ground floor has been remodelled in the later twentieth century and a single-depth room added to the upper level which is illuminated by windows, also added at this later date. Brick piers frame the facade and are topped by flat-topped, twisted hexagon protrusions. Vertical mouldings culminating in arrow heads drop from these to mid-way down the upper level height of the piers. The

high parapet is raised in the centre by a curvilinear, shallow gable form. There is minimal embellishment of the upper wall surface with the decoration consisting of two flat vertical bands intersecting with a ring on each side of the upper facade. The flat surface is stucco and the whole facade has been painted black. Vertical signage has been attached to the upper centre of the facade. The ground level has a tripartite composition with simple rectangular display windows on either side of a recessed doorway.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

How Property Contributes to the Heritage Precinct

This single storey building with its double-height facade complements the adjacent two pairs of two storey Victorian shop/dwellings to its immediate east. The remodelled upper floor derives significance as an example of Art Nouveau in the Burwood Road precinct, forming a point of comparison to the row of four shop/dwellings at 647-653 Burwood Road and the Salvation Army Citadel from the same period but employing a different architectural style.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vi.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 489 Burwood Road

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*.

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	491 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	D Grade – Butler C – HHS (Lvl 3)
Date	c. 1886			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The earliest record of this shop in the Sands and McDougall directory shows it as a fruiterer, run by E. J. Homewood from 1886-88. A. Cohen then had a hairdresser's on the site from 1889, taking over from Homewood who moved his fruit shop along to 351 Burwood Road, now incorporated into 'The Hawthorn' hotel. The shop was vacant in 1891 and was run by William A. Ramsay as a tobacconist in 1892. From 1893 to c. 1903 it was run by the Austen Bros., first as a tobacconist shop and then as a hairdresser and tobacconist's, until 1902. Ownership of the shop changed hands twice, but it was still a hairdresser's until at least 1915.

From at least 1895 to 1899 this shop and its pair at 493 were owned by John Maling of Balwyn. The pre-1915 street number of the building was 357 Burwood Road.

Physical Description and Integrity

The two storey shop/ dwelling is divided from the adjacent tenancy by pilasters with vertical incised decoration at their base. The upper facade contains two windows with a decorative bracket centrally placed in the windowhead. Their casings are joined by a prominent stringcourse which runs the width of the facade and joins this building to its pair at 493 Burwood Road. The entablature is high and elaborate with a bracketed cornice, surmounted by three recessed horizontal panels. The entablature projects above parapet level with a rectangular base, also containing a recessed decorative panel and a semi-circular top. The lower floor is completely remodelled and consists of one large display window and signage. It is painted white, while the upper floor is painted a deep dusty pink with beige trim. This is the reverse of the colour scheme for the pair at 495-7 Burwood Road. The upper level pilasters are painted terracotta orange.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

How Property Contributes to the Heritage Precinct

This building is representative of the two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 493
Burwood Road

MMBW Survey Plan, no. 1501, 1902

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		
Address	493 Burwood Road, Hawthorn	Survey Date	January 2008
Place Type	Shop/dwelling	Grading	Contributory
Date	c. 1886	Previous Grading (if any)	D Grade – Butler C – HHS (Lvl 3)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The earliest record of this shop in the Sands and McDougal I directory shows it was run by Richard Humphrey, grain, wood and coal merchant, from 1886. Humphrey had moved his business from a site further east towards Henry Street in this year, suggesting 1886 as a possible construction date for this pair of shops. Humphrey stayed at the site until 1893, when it was run as a tea merchant until 1895, then as a fancy goods shop and fruiterer. It was a confectioner's shop from 1900 until at least 1915.

From at least 1895 to 1899 this shop and its pair at 491 were owned by John Malin of Balwyn. The pre-1915 street number of the building was 359 Burwood Road.

Physical Description and Integrity

The two storey shop/ dwelling is divided from the adjacent tenancy by pilasters with vertical incised decoration at their base. The upper facade contains two windows with a decorative bracket centrally placed in the window head. Their casings are joined by a prominent stringcourse which runs the width of the facade and joins this building to its pair at 491 Burwood Road. The entablature is high and elaborate with a bracketed cornice, surmounted by three recessed horizontal panels. The entablature projects above parapet level with a rectangular base, also containing a recessed decorative panel and a semi-circular top. The lower floor is completely remodelled and consists of one large display window, an entrance door and signage. It is painted white, while the upper floor is painted a deep dusty pink with beige trim. This is the reverse of the colour scheme for the pair at 495-7 Burwood Road. The upper level pilasters are painted terracotta orange.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii,

How Property Contributes to the Heritage Precinct

This building is representative of the two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 493
Burwood Road

MMBW Survey Plan, no. 1501, 1902

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	495 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	D Grade – Butler C – HHS (Lvl 3)
Date	c. 1885			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The earliest commercial occupant on this site appears to have been Thomas Suters, boot maker, in 1885 who ran his shop there until 1891. This suggests 1884-5 as a probable year of construction for this pair of shop/dwellings. The pair was both owned by the Bank of NSW, Melbourne, from at least 1895-1899. This shop was leased by a large variety of different business people including an engineer, bicycle-maker, fruiterer, confectioner, cutler and laundress. From at least 1910 to 1915 both shops were combined to form the business premises of the prominent decorating firm, Hatherley and Horsfall.

The pre-1915 street number of the building was 361 Burwood Road.

Physical Description and Integrity

This shop and its pair at 497 Burwood Road were designed as two separate buildings but their facades read as one entity. The lower floor has been totally remodelled in the later twentieth century and consists entirely of one large display window and the entrance door. It has also been painted mid-blue. The upper facade is painted tuck-pointed brick and stucco, suggesting the shops were originally unpainted. Two broad pilasters mark each end of the facade with two slimmer pilasters defining the separation between the two interiors. The exterior suggests that a common staircase may have been originally located internally in this central position. Each facade has a pair of cambered windows with prominent 'keystones' decorating the window heads. Paired brackets support the protruding entablature on the broad perimeter pilasters. The parapet is high, but flat and unadorned. The upper facade is now painted mainly beige with detailing highlighted in deep dusty pink. This is the reverse of the colour scheme for the pair at 491-493 Burwood Road.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

How Property Contributes to the Heritage Precinct

This building is representative of the two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 493
Burwood Road

MMBW Survey Plan, no. 1501, 1902

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

SCHEDULE OF PROPERTIES WITHIN THE BURWOOD ROAD PRECINCT, HAWTHORN

Place Name	N/A		Survey Date	January 2008
Address	497 Burwood Road, Hawthorn		Grading	Contributory
Place Type	Shop/dwelling		Previous Grading (if any)	D Grade – Butler C – HHS (Lvl 3)
Date	c. 1885			



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The earliest commercial occupant on this site appears to have been A. Cohen, hairdresser, in 1888. The shop forms a pair with 495 Burwood Road where a business was run from 1885, suggesting this as a probable construction date. The pair was owned by the Bank of NSW, Melbourne, from at least 1895-1899. This shop was leased by a large variety of business people including an umbrella-maker, greengrocer, boot maker, oven maker, dressmaker, fancy goods retailer and confectioner. From at least 1910 to 1915 both shops were combined to form the business premises of the prominent decorating firm, Hatherley and Horsfall.

The pre-1915 street number of the building was 363 Burwood Road.

Physical Description and Integrity

This shop and its pair at 495 Burwood Road were designed as two separate buildings but their facades read as one entity. The lower floor has been totally remodelled in the later twentieth century and consists entirely of one large display window and the entrance door. It has also been painted mid-blue. The upper facade is painted tuck-pointed brick and stucco, suggesting the shops were originally unpainted. Two broad pilasters mark each end of the facade with two slimmer pilasters defining the separation between the two interiors. The exterior suggests that a common staircase may have been originally located internally in this central position. Each facade has a pair of cambered windows with prominent 'keystones' decorating the window heads. Paired brackets support the protruding entablature on the broad perimeter pilasters. The parapet is high, but flat and unadorned. The upper facade is now painted mainly beige with detailing highlighted in deep dusty pink. This is the reverse of the colour scheme for the pair at 491-493 Burwood Road.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

How Property Contributes to the Heritage Precinct

This building is representative of the two storey late Victorian shop/dwellings that demonstrate the main period of commercial development of this section of the Burwood Road precinct. The building contributes aesthetically and historically to the appreciation of the significance of the Precinct.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. vii.

City of Hawthorn Rate Books, 1895 and 1899.

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: 493
Burwood Road

MMBW Survey Plan, no. 1501, 1902

Sands & McDougall Melbourne and Suburban Directory, Melbourne, 1875 to 1915.

Section 2 – Individual Heritage Place

Place Name	Swinburne Technical College, former Administration Building		
Address	John Street, Hawthorn	Survey Date	January 2008
Place Type	Educational Institution	Grading	Significant
Date	1908	Previous Grading (if any)	C – Butler C – HHS (Lvl 3)



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

The Administration Building of Swinburne Technical College was built on land to the west of John Street and south of the railway line. This land, with a frontage to Burwood Road, had been the site of the mansion 'Loughtaine' until the early twentieth century.

Swinburne was designed as a facility to educate tradesmen, as the Working Men's College in central Melbourne had by this time become too cramped. It was named after George Swinburne, the then Minister for Agriculture and instigator of the establishment of the college. The site was purchased in 1907 by a mixture of private subscriptions, government subsidy and grants of £600 from each of the eastern suburbs municipalities that it would serve. It provided training for retailing, banking and catering, as well as traditional trades such as blacksmithing, plumbing and carpentry. Female students were accepted into the School of Domestic Economy when it opened in 1911.

The architect of the Administration Building built in 1908 was the firm of Grainger, Kennedy and Little. S. Armstrong was the contractor. John Grainger is also well known as the father of the musician and composer Percy Grainger. Grainger's better known architectural works in Melbourne include the new Princes Bridge and additions to the Melbourne Town Hall in 1907. He undertook many important commissions outside Melbourne, in country Victoria, interstate and overseas, including the Town Hall, Fremantle and the public library and art gallery, Auckland, New Zealand.

Physical Description and Integrity

The Swinburne former Administration Building is an intact example of the Federation Free Style, popular in Melbourne from the 1890s until World War One. Key aspects of the style included the use of strongly contrasting materials, textures or colours, curvilinear parapet features, art nouveau motifs or lettering and the unexpected use of Classical motifs.

The building is red brick with strongly contrasting pale cream stucco and a shallow hipped roof. The facade is composed of four central bays to each side of a magnificent two storey stucco entrance. Two additional bays to the south and five additional bays in a slightly recessed wing to the north, provide an unexpected asymmetry to what initially gives the appearance of being a symmetrical facade. The

success of the design is largely based upon the contrast of the simple fenestration pattern with bold, flat stucco window head decoration, and the exuberant mixture of classical elements combined with a weighty Edwardian plasticity in untraditional combinations in the entrance.

Identified By

Butler, *Hawthorn Commercial Area Conservation Study*, p. x.

Statement of Heritage Significance

What is Significant

The former Administration Building of the Swinburne Technical College and curtilage extending to the adjacent buildings.

How is it Significant

The building has local historical and aesthetic heritage significance (Criteria A & E) and is also significant for its association with the architectural firm of Grainger, Kennedy and Little. (Criteria H. Criteria adopted by Heritage Victoria 1997 and amended to address local, rather than State, cultural heritage significance.)

Why is it Significant

Criterion A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The former Administration Building of the Swinburne Technical College is significant historically as the first building of Swinburne Technical College, which now has such a strong presence in the Burwood Road area. The building is related historically, and in choice of style, with the Salvation Army Citadel. The historical themes that underpinned the development of the adjacent heritage areas made this site an appropriate location for such an institution and the building and its location complements and informs the surrounding heritage places and the growth of the Swinburne Campus.

Criterion E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

This building is significant as a notable example of the Federation Free Style and is a significant aesthetic presence on the Swinburne University campus and in the wider locality with its buildings constructed for civic and social institutional purpose.

Criterion H: Any other matter relevant to the determination of cultural heritage significance

The building is work of Grainger, Kennedy and Little, a prominent Melbourne architectural firm and the heritage significance of the building is elevated through its association with this firm and their work.

References

Butler, *Hawthorn Commercial Area Conservation Study*, p. x.

Hames, Bernard, *Swinburne, 75 Years of Distinction*, Hawthorn: Swinburne College Press, 1982, p. 17.

Lewis, *Australian Architectural Index*, refer to notice in *Building* 15.12.1908, p. 89.

[“Grainger [John H.], Kennedy and Little contract let in 1908 for new Technical College, Eastern suburbs. S. Armstrong”]

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, Place Identification Form: John Street – Swinburne Art and Administration Buildings, John Street.

MMBW Survey Plan, no. 1501, 1902

Peel, Zion and Yule, *A History of Hawthorn*, pp. 71-3.