

Hawthorn Heritage Precincts Study

Volume 1
Key Findings and
Recommendations

Final Report
26 April 2012

CONTEXT

Adopted by Council

4 June 2012

Prepared for
City of Boroondara

© Context Pty Ltd

Project Team:

Louise Honman Senior Heritage
Consultant

David Helms Senior Heritage Consultant

Fae Ingledeu: Heritage Consultant

Report Register

This report register documents the development and issue of the report entitled Volume 1, Key Findings and Recommendations, undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1214	2	Volume 1, Key Findings and Recommendations	16 July 2008	Tim Long
1214	3	Volume 1 Revised	Jan. 2009	Tim Long
1214	4	Volume 1 Revised after public consultation	October 2009	Katherine White
1214	5	Volume 1 Final report	13 November 2009	Katherine White
1214	6	Volume 1 Final report with revisions	29 April 2010	Jocelyn Blair
1214	7	Volume 1 Final report with tracked changes	30 June 2010	Jocelyn Blair
1214	8	Volume 1 Final report with tracked changes	14 July 2010	Jocelyn Blair
1214	9	Volume 1 Final report after Panel	26 April 2012	Anna Barclay

Context Pty Ltd

22 Merri Street, Brunswick
3056

Phone 03 9380 6933
Facsimile 03 9380 4066

Email context@context-pl.com.au

Web www.context-pl.com.au

CONTENTS

1		
1	INTRODUCTION	1
	1.1 Purpose	1
	1.2 Study areas	1
2	METHODOLOGY	2
	2.1 Approach	2
	2.2 Historical research	2
	2.3 Fieldwork	2
	2.4 Assessment of significance	2
3	SUMMARY OF KEY FINDINGS	5
	3.1 West Hawthorn Village	5
	Existing heritage listings	5
	Extension to Morang Road Precinct	6
	3.2 Manningtree Road	7
	Existing heritage listings	7
	Proposed precinct	8
	3.3 Glenferrie Road Commercial Precinct	9
	Existing heritage listings	10
	Proposed precinct	10
	3.4 Wattle Road and Environs (later revised to Lisson Grove Precinct)	12
	Existing heritage listings	12
	Proposed precinct	13
4	RECOMMENDATIONS	15
	4.1 Introduction	15
	4.2 Hawthorn Heritage Precincts Study 2008	15
	4.3 Planning Scheme Amendment	15
	Incorporated & Reference Documents	15
	Local Planning Policy Framework	15
	Heritage Overlay Schedule & Maps	15
	Exhibition and public consultation	16
	4.4 Further work	16
	REFERENCES	18
	Primary Sources	18
	Secondary Sources	18
	Websites	18
	APPENDIX A FORMER REGISTER OF THE NATIONAL ESTATE (RNE) CRITERIA	19
	APPENDIX B METHODOLOGY REPORT	21

1 INTRODUCTION

1.1 Purpose

This report was commissioned by the City of Boroondara as part of the Hawthorn Heritage Precincts Study. The study was completed in four stages encompassing four different study areas. The final report is in two volumes. Volume 1 deals with the key findings and recommendations, and volume 2 contains the precinct citations.

In accordance with the brief the purpose of the study was to:

- Undertake a physical and historical investigation of each study area.
- Where a precinct has been identified, provide a precinct citation, including history, description, assessment of significance, planning recommendations and conservation guidelines.
- Provide a map of the proposed precinct.

In addition to precincts some recommendations have been made for individual buildings that lie outside proposed precinct boundaries.

1.2 Study areas

The study area included three groups of precincts for assessment:

Group A - West Hawthorn Village

Commercial properties either side of Burwood Road between Power Street and Evansdale Road. Properties at 2-6 Morang Road and in Rosney Street.

Manningtree Road area

Properties either side of Manningtree Road.

Group B - Glenferrie Road Commercial Precinct

Properties within the Glenferrie Structure Plan area which are not within the Heritage Overlay. Principally commercial properties on Glenferrie Road and Burwood Road.

Group C - Wattle Road environs (revised to Lisson Grove Precinct)

Residentially zoned properties in the area bounded by Glenferrie Road, Riversdale Road, Power Street and properties generally fronting Wattle Road.

2 METHODOLOGY

2.1 Approach

A detailed explanation of the study methodology is provided in Chapter 2 of the Methodology Report, in Appendix B. The following comments provide a summary as well as some additional information arising from the work undertaken.

The approach taken in the preparation of this report generally follows the principles and procedures set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999). The study included the following key steps:

- historical research;
- fieldwork;
- assessment of significance; and
- mapping.

2.2 Historical research

A brief contextual history is included in Volume 2 in order to place the precincts within the context of Hawthorn and Boroondara. This has identified some historical themes for further development in the precinct histories. Some key buildings were also identified for further investigation and assessment. Historical research was undertaken using both primary and secondary sources provided by Boroondara City Council, including previous heritage studies and reports, and from the State Library of Victoria and the Local History Collection at Hawthorn Library. A detailed history is included for each of the four precincts.

2.3 Fieldwork

Fieldwork was undertaken in March and April and every building in each of the study areas was photographed and brief notes made about its condition, integrity, possible date of construction and any notable features. This gives a snapshot of each precinct as it exists today in terms of building style and form, subdivision layout and public realm elements.

The survey identified which places had potential to be of individual significance (local or state), and those which are contributory or non-contributory to the precinct.

2.4 Assessment of significance

Analysis has been undertaken using the former Register of the National Estate (RNE) criteria¹. The analysis uses the threshold of local significance. For the purposes of this Study buildings within precincts are assessed using the following definitions of 'Significant', 'Contributory' or 'Non-contributory', which are derived from the local policy introduced by Amendment C66 to the Boroondara Planning Scheme.

¹ Following amendments to the Australian Heritage Council Act 2003, the Register of the National Estate (RNE) was frozen on 19 February 2007, which means that no new places can be added, or removed.

'Significant' heritage places are individually important places of state, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay. They can also be places that, when combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

'Non-contributory' places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

Establishing appropriate thresholds for local significance was a critical part of the study process. As previously noted, places were assessed using the former RNE criteria adopting a threshold of local significance. Reference was made to the *Criteria for the Register of the National Estate: Application Guidelines* and for the purposes of this study, the following specific 'tests' were applied to determine whether a place met the threshold of local significance²

- The place is associated with a key theme identified in the Hawthorn contextual history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality. It may be a very early place, or one that is under-represented within Boroondara (Criterion B.2).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type - i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The place has strong social or historic associations (Criterion G.1 or H.1) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).

² Note: This model may be adapted on the basis of the detailed research carried out for this project.

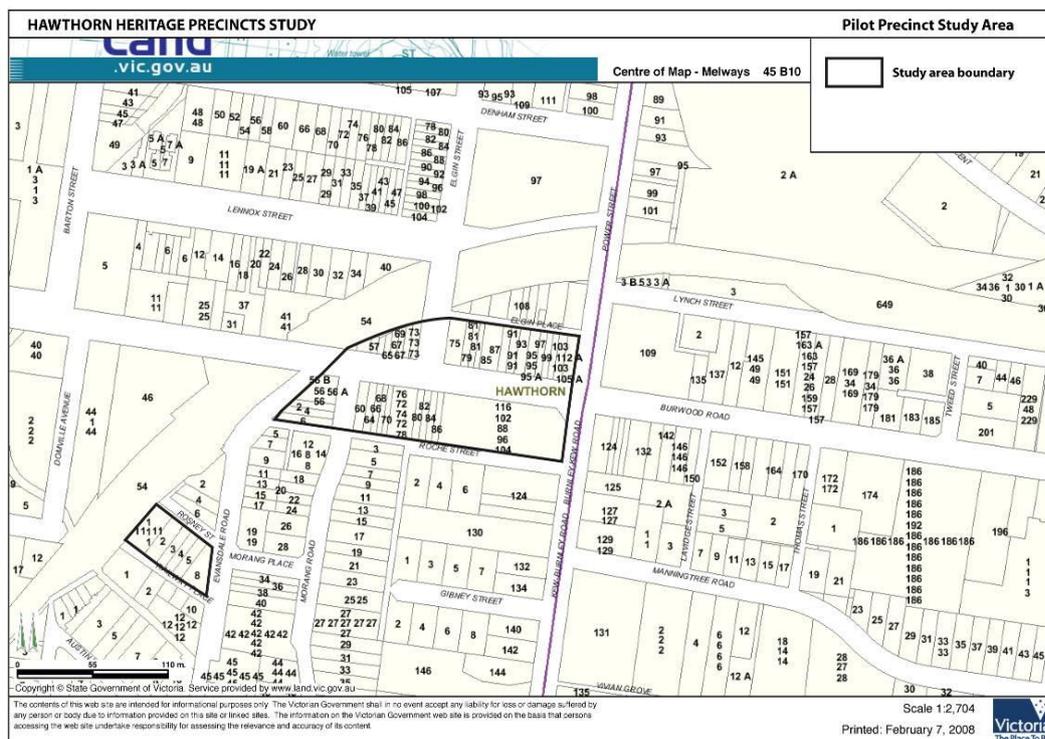
- The association has resulted in a deeper attachment that goes beyond utility value.
- The connection between a place and a person/s or organisations is not short or incidental and may have been documented - for example in local histories, other heritage studies or reports, local oral histories etc.

3 SUMMARY OF KEY FINDINGS

3.1 West Hawthorn Village

The study area includes commercial properties either side of Burwood Road between Power Street and Evansdale Road and residential properties at 2-6 Morang Road and in Rosney Street.

Group A
West
Hawthorn
Village



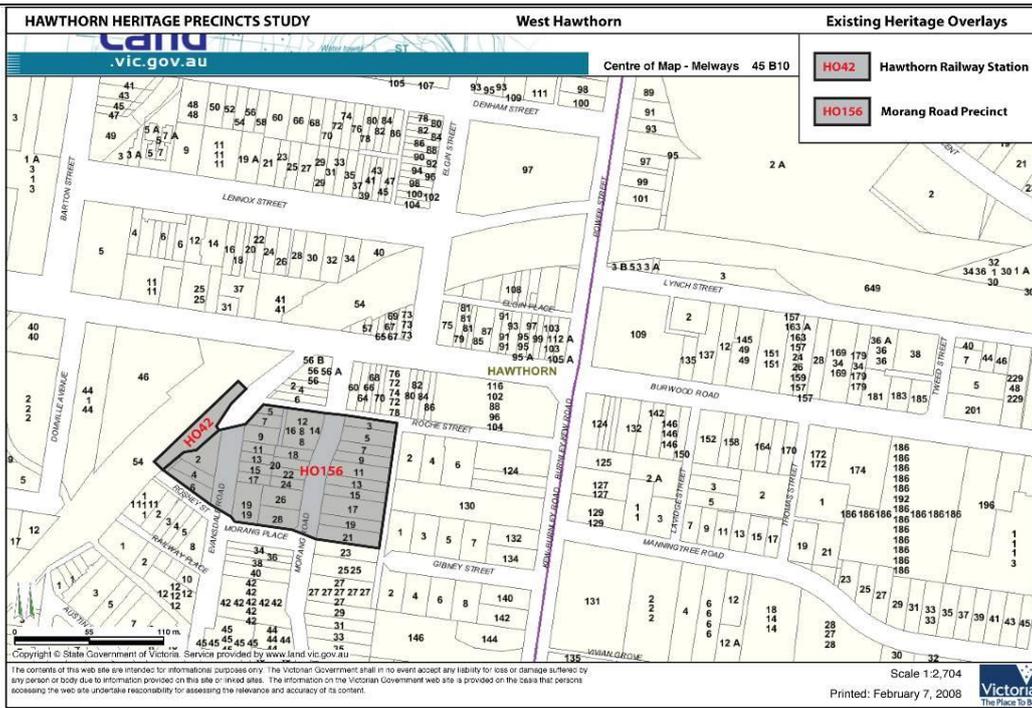
Existing heritage listings

West Hawthorn Village forms part of a group of buildings in Burwood, Evansdale and Morang Roads that were identified in the *Hawthorn Heritage Study*, (Meredith Gould, 1993). The residential portion of this study area in Morang Road was also noted in a subsequent *Review of Heritage Overlay Precinct Citations* (Lovell Chen, 2006). The 2006 review gives the following reasons for its significance.

The place centres on the historically significant Hawthorn railway station, developed, and in continuous use since 1861 (present building commenced in 1890)

The place comprises a consistent and relatively intact group of later nineteenth-century housing, in both terraced and detached form.

This group is not included in the HO. Adjoining HO places to the study area include Hawthorn Railway Station (HO42), and the Morang Road Precinct (HO156) as shown on the following map.



Proposed precinct

West Hawthorn Village commercial area comprising Nos. 57 - 107 and 62 - 86 Burwood Road.

West Hawthorn Village is typical of the shopping centres that developed in Hawthorn in the late nineteenth century. It has a moderate degree of integrity, however demolition of key buildings on the south side of the road has resulted in a loss of some of that integrity. The approach taken has been to define a precinct of commercial buildings on both sides of Burwood Road, but not including the Hawthorn Square development at the Power Street/Burwood Road corner, nor the new corner building at 56-58 Burwood Road.

There is a consistency of architectural styles with predominantly two-storey mid to late Victorian buildings, and some later buildings including Edwardian (63-65 Burwood Road) and Early Modern (59-61 Burwood Road). Individual non-contributory buildings in the middle of the precinct have been included in the precinct (67-69, and 89 Burwood Road) as they are not a major intrusion into the streetscape.

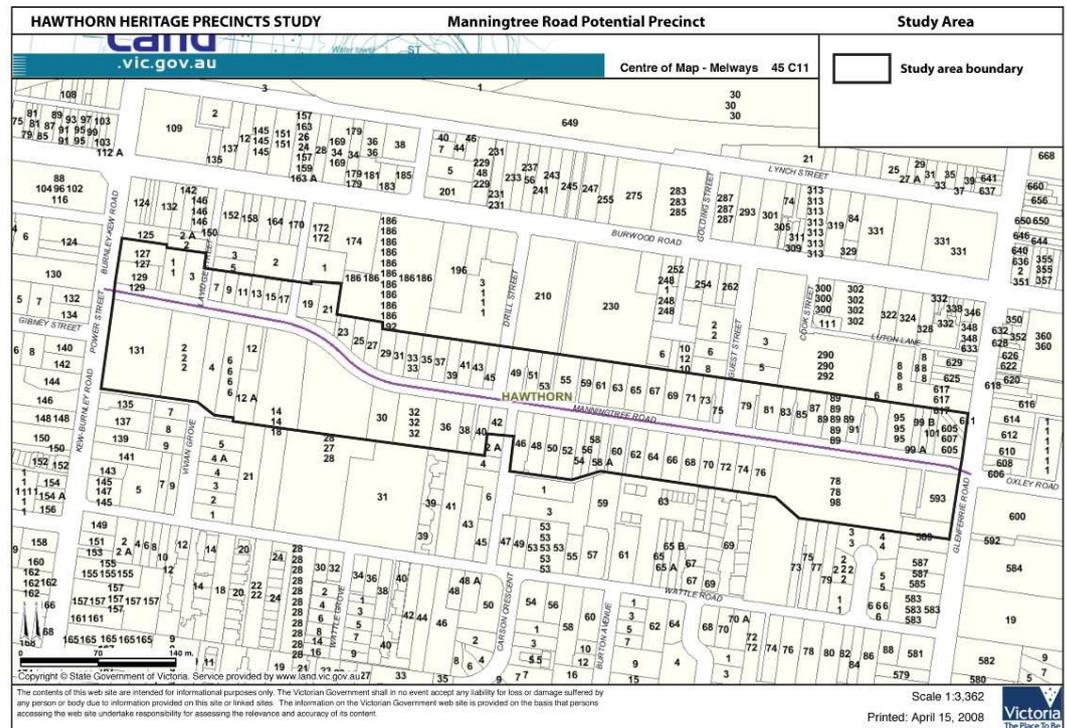
Extension to Morang Road Precinct

The buildings at 2-6 Morang Road , 2 -5 Rosney Street and 8 Evansdale Road have little in common with Burwood Road in terms of historic use, scale and urban form and it is proposed that they form an extension to the Morang Road Precinct. They share many historic and aesthetic characteristics of the existing Morang Road (HO156) precinct and form a natural extension to that precinct. Although not specifically part of the brief for this study, it is also recommended that an additional building at 2 Railway Place and houses at 34-40 Morang Road be added to this precinct. It is considered that the addition of these houses would provide a more logical boundary to HO156 as they are of similar design and form to other properties currently included in the Morang Road Precinct.

3.2 Manningtree Road

The study area comprises properties either side of Manningtree Road.

Group A
Manningtree
Road



Existing heritage listings

The Manningtree Road precinct consists of single storey detached late Victorian and Edwardian houses. Recommendations for a heritage overlay in Manningtree Road were made in the *Hawthorn Heritage Study Review* (Gould, 1994), and subsequently supported by recommendations in the *West Hawthorn Urban Design Framework Heritage Technical Report* (Raworth, 2005) and the *Review of Heritage Overlay Citations* (Lovell Chen, 2006), albeit on a smaller scale. Meredith Gould in the *Hawthorn Heritage Review of Manningtree Road* says

Manningtree Road provides the best example of the provision of housing for the rising numbers of the middle class in Hawthorn in the late nineteenth century. It predates the influential Grace Park estate which continued a similar housing standard, though in more fashionable architectural form and a more adventurous town planning layout. In the range of housing provision which Hawthorn provided in the nineteenth century, it sits between the wealthy homes of Hawthorn Grove and the small home provision of the West Hawthorn Area. Manningtree Road was a stepping stone into a gentleman's residence and clearly shows the major theme in Hawthorn, of the development of the garden suburb ideal which was to become dominant throughout Melbourne in the twentieth century.

Currently, only four properties are included in a permanent HO in Manningtree Road as listed in Table 1.

Table 1 - Manningtree Road HO places

Heritage Overlay no.	Heritage Victoria registration no.	Building name	Address
HO93			11 Manningtree Road
HO94			81 Manningtree Road
HO95	H1630	Glenferrie Primary School	Cnr Glenferrie Road and Manningtree Road
HO106		Rosbourne School, formerly Boonoke	131 Power Street

Proposed precinct

The proposed precinct comprises the properties at Nos. 3-83 and 2-76 Manningtree Road.

Manningtree Road has a high proportion of contributory buildings in relatively intact form. There is a consistent period and style of architecture that prevails throughout the length of the street. Rosbourne School and Glenferrie Primary are not included in the precinct as they are different to the scale and type of buildings within the precinct and they already have heritage overlays.

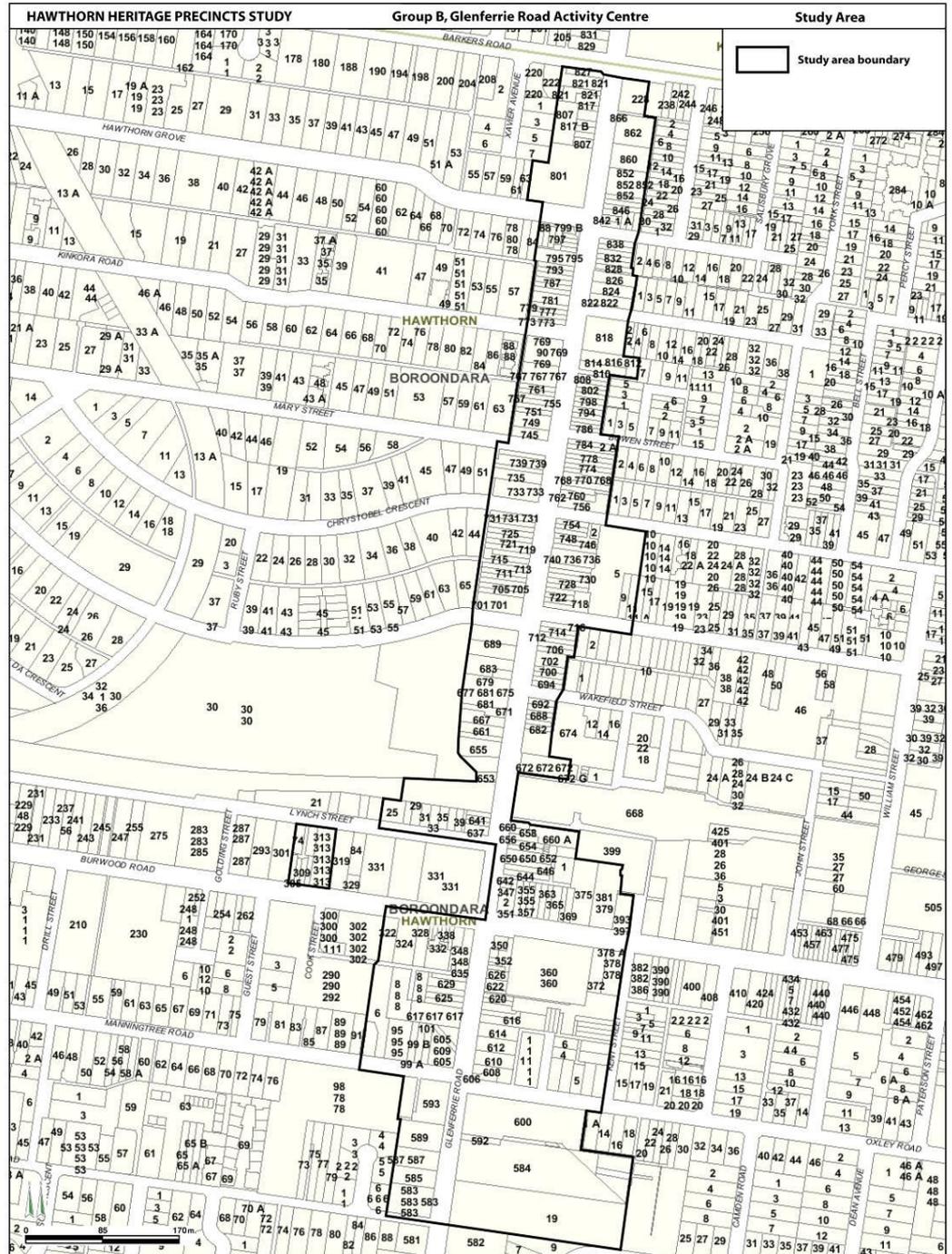
The RSL building at the Glenferrie Road corner is not included in the Manningtree Road precinct as it is a commercial building type unlike the residential buildings that make up the precinct. The precinct boundary excludes the 1960s flats that occupy nos.20-34, however the smaller vacant site at 55-57 is included as it has development potential³. The precinct ends one block east of no.81, allowing for one 'buffer' building to protect this significant residence. The eastern end of the street on the north side is more mixed in architectural styles and is not recommended for inclusion.

³ This site is currently being developed. (September 2009)

3.3 Glenferrie Road Commercial Precinct

The study area comprises properties within the Glenferrie Structure Plan area which are not within the Heritage Overlay. These are principally commercial properties on Glenferrie Road and Burwood Road.

Group B
Glenferrie Road
Activity
Centre



Existing heritage listings

Glenferrie Road has a wide variety of buildings of architectural and historical value. Many key buildings are designed by well-known architects.

Table 2 lists the properties with heritage overlays in the vicinity of Glenferrie Road resulting from recommendations in the *Upper Hawthorn Study* (Butler, 1983), the *Hawthorn Heritage Study* (Gould 1993) and *Hawthorn Heritage Study Review* (Gould, 1994). More recently, the *Glenferrie Structure Plan* recommended a heritage study of Glenferrie Road given the number of potentially significant buildings between Barkers Road and Burwood Road.

Table 2 - Glenferrie Road activity centre HO places

Heritage Overlay no.	Heritage Victoria registration no	Building name	Address
H024	H516	Manresa People's Centre (former ES&A bank)	343 Burwood Road
H046	H1671	Glenferrie Railway Station	
H083	H890	Glenferrie Oval Grandstand	Linda Crescent
H0152		Grace Park and Hawthorn Grove precincts	
H0262		Hawthorn Catholic parish office, Roman Catholic Church of the Immaculate Conception	345-347 Burwood Road

Proposed precinct

Glenferrie Road developed as the pre-eminent shopping street in Hawthorn from the 1880s. In addition to retailing, office and municipal functions are also represented in Glenferrie and Burwood Roads. For much of its length Glenferrie Road retains a high level of integrity, and has a wide variety of buildings of architectural and historical value. Many key buildings are designed by well-known architects. There are relatively few non-contributory buildings, and many contributory ones.

The precinct therefore proposed for the Glenferrie Road activity centre includes both sides of Glenferrie Road from Cook Street to the lane between Kinkora Road and Mary Street, Burwood Road from the Glenferrie Hotel to the Town Hall, and the residential north side of Lynch Street. This includes:

- 635 - 763 and 628 - 808 Glenferrie Road and 2A Bowen Street
- 319 - 369 and 324 - 358 Burwood Road
- 37 - 39 Lynch Street.

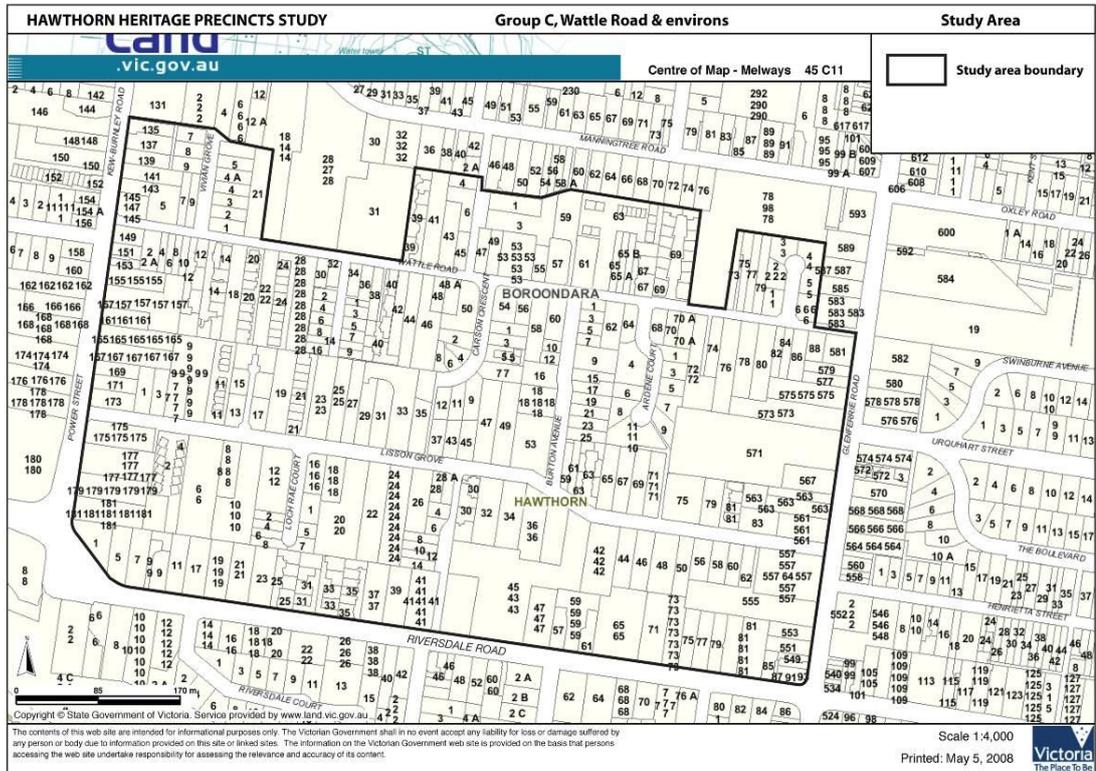
There are also five places of potential individual significance outside the study area. This includes a former

factory building at 275 Burwood Road, which was potentially designed by noted architect, Harry Norris.

3.4 Wattle Road and Environs (later revised to Lisson Grove Precinct)

The study area includes properties in the area bounded by Glenferrie Road, Riversdale Road, Power Street and the properties generally fronting Wattle Road.

Group C
Wattle
Road and
environs



Existing heritage listings

The *Hawthorn Heritage Study* (Gould 1993) and *Hawthorn Heritage Study Review* (Gould, 1994) identified individual heritage places within this area as well as precincts. *The Review of C* buildings in the Former City of Hawthorn*, (Lovell Chen, 2007) recommended some changes to the Heritage Overlays. Table 3 lists the individual places currently included in the HO

Within the Group C study area Lisson Grove is a highly consistent streetscape of fashionable late nineteenth century dwellings, although many of these have been altered. Wattle Road is much less consistent and offers a small glimpse of a mid nineteenth century streetscape, particularly as illustrated by a number of modest houses on large sites.

Table 3 – Wattle Road and environs HO places

Heritage Overlay no.	Heritage Victoria registration no	Building name	Address
HO431			4 Ardene Court
HO471		Leongatha	5 Riversdale Road
HO111		Eynecourt	11 Riversdale

Heritage Overlay no.	Heritage Victoria registration no	Building name	Address
			Road
HO472			23 Riversdale Road
HO473		Wanbuno	37 Riversdale Road
HO458			19 Lisson Grove
HO84		Maroondah	22 Lisson Grove
HO85		Cintra or Intra?	34 Lisson Grove
HO86		Formerly Austral	38 Lisson Grove
HO87		Kinvoir	42 Lisson Grove
HO88		Valetta	47 Lisson Grove
HO89		Formerly Roslyn	58 Lisson Grove
HO90			65 Lisson Grove
HO426		Struan	26 Lisson Grove
HO459			75 Lisson Grove
HO460		Hallbower	83 Lisson Grove
HO137			44 Wattle Road
HO138			60 Wattle Road
HO429		Knottywood Morley	61 Wattle Road
HO479		Surrey and Loyola	73 & 75 Wattle Road

Proposed precinct

The proposed precinct comprises Nos. 20-64 and 25-83 Lisson Grove.

Lisson Grove is a highly consistent street of Victorian Italianate villas on large allotments. There is limited evidence of the work of notable architects and some designs by less prominent architects.⁴ Individually the houses are architecturally conservative, and are found elsewhere in Boroondara, however the presence of so many in one street is rare, as is the retention of many large allotments. The integrity of individual houses is fair, as many have been renovated and additions made, however the integrity of the

⁴ Hawthorn Heritage Study, Meredith Gould, 1993. Citations for Lisson Grove.

street is high due to the high proportion of contributory buildings. Places of individual significance in Lisson Grove are supported by adjacent buildings of similar architectural and historical value. It is therefore recommended that a precinct in Lisson Grove be adopted.

The cross streets between Lisson Grove and Wattle Road and Wattle Road itself do not meet the threshold for local significance. While they contain some consistent examples of Edwardian, Interwar and later buildings, they have lower integrity when compared to Lisson Grove and other HO precincts; however, there are 13 individual places, and a terrace of late Edwardian shops at the corner of Glenferrie and Riversdale roads that are of potential individual local significance and warrant further assessment (Refer to Table 4 in Chapter 4).

4 RECOMMENDATIONS

4.1 Introduction

This section provides the key recommendations arising from the study. They are:

- The adoption of the *Hawthorn Heritage Precincts Study 2008* by the City of Boroondara.
- A planning scheme amendment to implement key findings of the Study..

4.2 Hawthorn Heritage Precincts Study 2008

On the basis of the key findings in this report, it is recommended that the City of Boroondara adopt the *Hawthorn Heritage Precincts Study 2008*, which comprises:

- Volume 1 - *Key Findings and Recommendations* (This report); and
- Volume 2 - *Precinct Citations*

4.3 Planning Scheme Amendment

It is recommended that the City of Boroondara prepare and exhibit an amendment to the Boroondara Planning Scheme to implement the findings of the *Hawthorn Heritage Precincts Study 2008*.

Incorporated & Reference Documents

This amendment should:

Include the study as a whole as a Reference Document to the Boroondara Planning Scheme.

Local Planning Policy Framework

- Update Clause 21.05 of the Boroondara Municipal Strategic Statement to reflect the key findings and recommendations of the Study, as follows:
 - Add *Hawthorn Heritage Precincts Study 2008* as a reference document.
 - In paragraph 11 under Clause 21.05-1 'Overview', consider replacing 'approximately 20%' with 'a significant proportion/percentage' or specify the revised percentage based on the addition of the new HO precincts.
- Update Clause 22.05 to include references to the *Hawthorn Heritage Precincts Study 2008*, as follows:
 - Add the relevant statements of significance and study reference as appropriate.
 - Add *Hawthorn Heritage Precincts Study 2008* as a reference document. .

Heritage Overlay Schedule & Maps

- Replace the existing Schedule to the Heritage Overlay in the Boroondara Planning Scheme with a new Schedule, which includes:

- The existing heritage places listed in the Schedule.
- The heritage precincts of local significance identified by the Study..

The new HO Schedule will be consistent with the VPP Practice Note *Applying the Heritage Overlay*.

- Amend the relevant Boroondara Planning Scheme Heritage Overlay maps and add new maps as required.

This will amend the HO maps in accordance with the recommendations of the Study to include the heritage places and precincts.

Exhibition and public consultation

It is recommended that the amendment include an extended period of exhibition of 1 month following a 1 month preliminary consultation phase.

A specific consultation strategy is to be developed at the time of preparing the amendment having regard to Council’s consultation policy.

4.4 Further work

It is desirable to undertake the following further work:

- Preparation of amendment documentation (explanatory report, revised clauses 21.05 and 22.05).
- Preparation of commercial guidelines for West Hawthorn and Glenferrie Road, which could be based upon the Auburn Village Heritage Guidelines.
- There are 14 places in the Wattle Road area and five places in the Glenferrie area that are considered to be of potential individual significance. They are listed in Table 4. In summary, these places are:
 - Intact Victorian era houses on large allotments that demonstrate the period of development of Wattle Road following the German market gardens.
 - Commercial or industrial buildings in Glenferrie Road and Burwood Road that are designed by architects associated with other significant buildings in Boroondara or Melbourne generally.
 - A rare outbuilding associated with a mansion.

Table 4 - Places of potential individual significance

Address	Description
275 Burwood Road	c.1955 factory (now homewares store) possibly former Fowlers Vacola plant designed by Harry Norris
378 Burwood Road	Hawthorn post office
8 Carson Court	Former stable belonging to Beulah
541-545 Glenferrie Road & 87-95A Riversdale Road	Late Edwardian shops
605-607 Glenferrie Road	RSL building

771-777 Glenferrie Road	Interwar shops
781 783 Glenferrie Road	Dentist's surgery
18 Wattle Road	Residence
21 Wattle Road	Residence
22 Wattle Road	Residence
41 Wattle Road	Residence
43 Wattle Road	Residence
50 Wattle Road	Residence
53 Wattle Road	Residence
58 Wattle Road	Residence
76 Wattle Road	Residence
78 Wattle Road	Residence
86 Wattle Road	Residence
88 Wattle Road	House with German associations

REFERENCES

Primary Sources

Collins' street directory and public guide for 1922-23. Melbourne and Suburbs, Melbourne: Collins Book Department, 1922

Sands & McDougall Directory, Microfiche: 1865, 1870, 1880, 1890, 1901, 1910, 1920, 1930, 1938, 1914, 1950, 1960, 1970, State Library of Victoria.

Sutherland, A., *Victoria and its Metropolis*, Volume 1, McCarron, Bird & Co. Publishers, Melbourne, 1888

Hawthorn Local History Collection, Hawthorn Library.

Secondary Sources

Boroondara City Council, *Glenferrie Structure Plan - Heritage Report*, 2007

Boroondara City Council, *Former City of Hawthorn Review of C* Graded Buildings Report*, 2007

Boroondara City Council, *Upper Hawthorn Conservation Study*, 1983

Bryce Raworth Pty Ltd, *West Hawthorn Urban Design Framework - Heritage and Urban Morphology Technical Reports*, Boroondara City Council, 2006

Butler, Graeme, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985

Context Pty Ltd, *Auburn Village Heritage Guidelines*, Boroondara City Council, 2006

Gould, Meredith, *Hawthorn Heritage Study*, Boroondara City Council, 1993

Gould, Meredith, *Hawthorn Heritage Study Review*, Boroondara City Council, 1994

McWilliam, Gwen, *Hawthorn Peppercorns*, Brian Atkins, Melbourne, 1978

McWilliam, Gwen, *Hawthorn Streets Index*, Hawthorn Historical Society, 2004

Peel, Victoria et al, *A History of Hawthorn*, Melbourne University Press in Association with the City of Hawthorn, 1993

Smith, Arthur Norman & McWilliam, Gwen, *The history of Hawthorn to 1934*, Rev. ed, Hawthorn, 1988

TerraCulture, *An Indigenous Heritage Study*, City of Boroondara, Stage 2, TerraCulture, Melbourne, 2004

Websites

www.slv.vic.gov.au

www.pictureaustralia.org

www.heritage.vic.gov.au

www.nattrust.com.au

<http://boroondara.spydus.com>

APPENDIX A FORMER REGISTER OF THE NATIONAL ESTATE (RNE) CRITERIA

Former Register of the National Estate Criteria
<p><i>Criterion A.</i> Importance in the course or pattern of Australia's natural or cultural history.</p> <p>A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.</p> <p>A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.</p> <p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.</p> <p>A.4. Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, state, region or territory.</p>
<p><i>Criterion B:</i> Its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.</p> <p>B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.</p> <p>B2: Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost or of exceptional interest.</p>
<p><i>Criterion C:</i> Its importance to yield information that will contribute to an understanding of Australia's cultural history.</p> <p>C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.</p> <p>C2: Importance for information contributing to a wider understanding of the history of human occupation in Australia.</p>
<p><i>Criterion D:</i> Its importance in demonstrating the principal characteristics of: a class of Australia's natural or cultural places; a class of Australia's natural or cultural environments.</p> <p>D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.</p> <p>D2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including: way of life philosophy, custom, process, land-use, function, design, technology or technique).</p>
<p><i>Criterion E:</i> Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.</p> <p>E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by a community.</p>
<p><i>Criterion F:</i> Its importance in demonstrating a high degree of technical achievement, for a particular period.</p> <p>F1: Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>
<p><i>Criterion G:</i> Its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.</p> <p>G1: Importance as a place highly valued by the community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.</p>
<p><i>Criterion H:</i> Its special association with the life or works of a</p>

Former Register of the National Estate Criteria

person or group of persons of importance in Australia's cultural history.

H1: Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

APPENDIX B METHODOLOGY REPORT

Hawthorn Heritage Precincts Study

Methodology report

3 March 2008

CONTEXT

Prepared for
City of Boroondara

© Context Pty Ltd

Project Team:

Louise Honman, Senior Heritage
Consultant

David Helms, Senior Heritage

Report Register

This report register documents the development and issue of the report entitled Project Plan undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1214	1	Project Plan	21 February 2008	Renae Jarman -Walker
1214	2	Project Plan - post Council comments	3 March 2008	Tim Long Renae Jarman -Walker

Context Pty Ltd

22 Merri Street, Brunswick
3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@context-pl.com.au

Web www.context-pl.com.au

CONTENTS

1	INTRODUCTION	4
	1.1 Study area	4
	1.2 Approach	4
	1.3 Existing heritage protection & significance	4
2	PROJECT METHODOLOGY	6
	2.1 Key tasks	6
	Contextual history	6
	Fieldwork	6
	Precinct history	6
	Analysis of significance	7
	Conservation management guidelines & statutory recommendations	7
	Future assessment	7
	Hermes database and place records	8
	2.2 Thresholds for local significance	8

1 INTRODUCTION

The purpose of the project is to assess the heritage significance of specific precincts in Hawthorn. The assessment will form the basis of a recommendation to include, or not include, the precincts on the schedule to the Heritage Overlay on the Boroondara Planning Scheme.

1.1 Study area

The study area includes three groups of precincts for assessment:

Group A – West Hawthorn Village

Commercial properties either side of Burwood Road between Power Street and Evansdale Road. Properties at 2-6 Morang Road and in Rosney Street. **(41 properties)**

Manningtree Road area

Properties either side of Manningtree Road. **(74 properties)**

Group B – Glenferrie Road Commercial Precinct

Properties within the Glenferrie Structure Plan area which are not within the Heritage Overlay. Principally commercial properties on Glenferrie Road and Burwood Road. **(245 properties)**

Group C – Wattletree Road environs

Residentially zoned properties in the area bounded by Riversdale Road, Power Street, Burwood Road and Glenferrie Road. **(390 properties)**

1.2 Approach

The approach taken in the preparation of this report generally follows the principles and procedures set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999).

As discussed in more detail in Chapter 2, the assessment of each precinct will accord with the Request for Tender document (except where set out below) and include the following key steps for each Group:

- historical research
- fieldwork
- assessment / draft citation; and
- mapping.

Amendments to the Request for Tender include:

- consideration of the detailed methodology upfront; and
- postpone Meeting 2 until after the pilot precinct assessment.

1.3 Existing heritage protection & significance

Most of the precincts and places that are the subject of this report were assessed by previous heritage studies carried out in the municipality. They are not currently included in the Heritage Overlay of the Boroondara Planning Scheme, but have

been recommended for further investigation in other Council studies (e.g. *West Hawthorn Urban Morphology Study* 2003).

They are not listed on any other State or National register including the Victorian Heritage Register, the National Trust of Australia (Victoria) register, the National Heritage List or the Register of the National Estate.

2 PROJECT METHODOLOGY

The Hawthorn Heritage Precincts Study will adopt the methodology based on the key tasks in Section 2.1. Section 2.2 outlines the proposed model for establishing local significance.

2.1 Key tasks

Contextual history

In the absence of a complete thematic history for the City of Boroondara, we will prepare a brief contextual history based on existing documents provided by Council and other secondary sources. This will identify the main historic themes of the precinct in the context of the historic development of Hawthorn drawing on the Australian Historic Themes (AHT) but modifying these where appropriate for the Hawthorn locality.

Fieldwork

Prior to undertaking any fieldwork we will identify any key buildings from documented sources and any historical boundaries of the precinct, either natural or built. The fieldwork will establish what is on the ground, the integrity of buildings and it will identify all significant, contributory and non-contributory buildings.⁵

Site inspections will be undertaken by David Helms, Louise Honman and Fae Ingledew. Properties will be inspected from the street. No internal inspections will be undertaken, although buildings that may be worthy of internal inspection will be noted.

Precinct history

Detailed historic research for each precinct will be undertaken by Fae Ingledew. This will include a review of primary sources such as MMBW plans, rate records, Sands & McDougall Directories, subdivision plans, title records as well as further review of secondary sources. Contact will also be made with key historic societies.

This research will determine when the precinct was first subdivided, when the first buildings appeared, the key stages of development, and when the precinct was largely complete. It will examine how the precinct illustrates the key historic themes identified by the initial contextual history. It is possible that the key themes may be modified or added to on the basis of the more detailed research.

Specific research will be undertaken for buildings identified as being of potential individual significance such as examination of rate records, building records, etc.. This will include identifying the architect/ designer etc., use of the building and ownership/occupancy to determine if there are any significant historic associations.

⁵ The approach will use the definitions and gradings of 'significant heritage places, contributory heritage places and non-contributory heritage places, as set out in Amendment C66, Heritage Policy at Clause 22.05-5 of the Boroondara Planning Scheme. This is consistent with the Definitions in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance, The Burra Charter, 1999*.

Analysis of significance

Analysis will be undertaken by using the Australian Heritage Commission (AHC) criteria. The analysis will use the threshold of local significance (see below), however, places that are of potential State significance will also be identified⁶. Comparative analysis will consider places already identified by previous studies as well as current studies that are being undertaken. As part of the fieldwork stage, inspection will be made of key comparative precincts.

The statement of significance will use the Heritage Victoria format of *What is significant?*, *How is it significant?* and *Why is it significant?*

Conservation management guidelines & statutory recommendations

Conservation management guidelines will be provided for each precinct. These will comprise standard guidelines that apply to all precincts, and may include, as appropriate, specific guidelines that apply to particular precincts, parts of precincts or buildings.

The guidelines will provide broad policy guidance in relation to matters such as demolition, new development and subdivision where sufficient guidance is not provided in the replacement Heritage Policy at Clause 22.05 of the Boroondara Planning Scheme. Detailed development guidelines will not be provided – it is intended that the Council's Heritage Policy will be referred to as the appropriate tool. If there are aspects that are not fully covered by those guidelines they will be identified as potential future work (see below).

The statutory recommendations will be based on the statement of significance and the conservation management guidelines and will include:

- Recommendations for the HO and other statutory registers such as the Victorian Heritage Register.
- Recommendations for changes to the Local Planning Policy Framework, as appropriate.
- Recommendations for the use of incorporated documents, as appropriate, to provide permit exemptions.

The statutory recommendations will have regard to the findings of recent panel reports as well as the recent Advisory Committee Report *Review of Heritage Provisions in Planning Schemes* (August 2007). The recommendations will be framed in a way that may be easily translated into one of the new models recommended by the Review. For example, one model that has been suggested is the concept of 'multiple schedules', which may require individually listed places and precincts to be shown on separate maps. Where individual places are located within and contribute to precincts they could be listed and mapped using a supplementary number (e.g. HO-47-1) to clarify the relationship.

Future assessment

The study will also identify the need for any future work that may be outside the scope of the study. This may include

²Note: Assessment of places to establish State level values will not be undertaken – potential values will simply be identified as a basis of providing a nomination to the Heritage Council.

the interior inspection of buildings, the preparation of individual citations for places of individual significance, or the preparation of detailed development guidelines where the Heritage Policy guidelines are not sufficient.

Hermes database and place records

A datasheet will be prepared for each heritage place or precinct found to meet the threshold of local significance. Each datasheet will include:

- History (including a contextual history of Hawthorn as well as a specific history of the place)
- Description (This will include a map of the precinct showing significant and contributory properties).
- Analysis of significance and statement of significance
- Conservation management policy
- Statutory recommendations

The information in the datasheets will be used to create a record in the Hermes database for each precinct. A record will also be created for each place identified as being of individual significance, however, individual records will not be created for places of contributory significance.

Datasheets will not be created for precincts or places that do not meet the threshold of local significance; however, a brief record will be created in the Hermes database that will record the place. They will also be recorded in the Final Report.

2.2 Thresholds for local significance

Establishing appropriate thresholds for local significance will be a critical part of the study process. As previously noted, places will be assessed using the AHC criteria adopting a threshold of local significance. Reference will be made to the *AHC Criteria for the Register of the National Estate: Application Guidelines* and for the purposes of this study, the following specific 'tests' will be applied to determine whether a place met the threshold of local significance⁷:

- The place is associated with a key theme identified in the Hawthorn contextual history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality. It may be a very early place, or one that is under-represented within Boroondara (Criterion B.2).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type - i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D.2).

⁷ Note: This model may be adapted on the basis of the detailed research carried out for this project.

-
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
 - The place has strong social or historic associations (Criterion G.1 or H.1) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisation/s is not short or incidental and may have been documented - for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality.
- The social or historical associations are not well established or demonstrated.