

3.2 Hawthorn Heritage Gap Study - preliminary consultation outcomes and request for authorisation (permanent and interim Heritage Overlays)

Abstract

The purpose of this report is to inform the Urban Planning Special Committee (UPSC) of the outcomes of preliminary consultation on the Draft Hawthorn Heritage Gap Study (Draft Study), and seek a resolution from the UPSC to implement the Draft Study.

In accordance with Council's resolution from 25 July 2016, officers commissioned heritage consultants Context Pty Ltd to undertake the Municipal Wide Heritage Gap Study (MWHGS). Hawthorn is the third suburb to be assessed, following Canterbury and Camberwell. The heritage consultants identified seven (7) new heritage precincts, four (4) heritage precinct extensions and sixteen (16) new individually significant heritage places for inclusion in the Heritage Overlay.

Preliminary consultation on the Draft Study was undertaken from 9 October to 3 November 2017. Council received 87 submissions, comprising 26 supporting submissions, 37 objections, and 24 partially supporting submissions. The issues raised by submitters were often site specific, and included the impact on property values and future development opportunities, disagreement with the heritage value of properties and precincts, objections to specific properties being included in a Heritage Overlay and concerns over the accuracy of the citations.

The submissions have been considered by officers and Council's heritage consultants. A detailed response has been provided to all feedback received and is provided at **Attachment 1**. A map of changes arising from preliminary consultation has been provided at **Attachment 2**. The changes are reflected in the revised Draft Study provided at **Attachment 3**.

Officers recommend that the UPSC resolve to adopt the revised Draft Study and commence a planning scheme amendment to implement the recommendations.

Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the Draft Hawthorn Heritage Gap Study.
2. Endorse the officers' response to the preliminary feedback received and recommended changes to the Draft Hawthorn Heritage Gap Study outlined in Attachments 1 and 2.
3. Adopt the revised Hawthorn Heritage Gap Study contained in Attachment 3.

4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Hawthorn Heritage Gap Study in the Heritage Overlay.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
6. Write to the Minister for Planning to request that he prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to introduce interim heritage controls to properties recommended for inclusion in the Heritage Overlay in the Hawthorn Heritage Gap Study.
7. Notwithstanding resolution 4, authorise officers to modify the amendment to remove or alter the grading of properties which have been legally demolished prior to and after exhibition of the amendment.
8. Authorise the Director City Planning to undertake administrative changes to the amendment that do not change the intent of the amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

**Responsible director: Shiran Wickramasinghe
City Planning**

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the Draft Hawthorn Heritage Gap Study (Draft Study).
- Respond to the key issues raised and summarise any changes made to the Draft Study as a result of the feedback.
- Seek a resolution from the Urban Planning Special Committee (UPSC) to request the preparation and exhibition of a planning scheme amendment to implement the revised Study.

2. Policy implications and relevance to council plan

Council Plan 2017-2021

The Draft Study is consistent with the strategic objective to '*Facilitate the process of urban renewal throughout the City to enhance amenity by efficient and effective permit issuing administration*' under Theme 3 - Enhanced amenity.

Specifically, the Draft Study implements Council's commitment to '*engage with our community in striving for protection and enhancement of the natural and built environment*' (Strategy 10).

Boroondara Community Plan 2017-27

The Boroondara Community Plan 2017-27 sets out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The Draft Study implements Strategic Objective 4 of the Plan: '*Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.*

Specifically, the Draft Study addresses the following strategies:

- *Strategy 4.3 - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.*
- *Strategy 4.6 - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.*

Heritage Action Plan 2016

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

The Draft Study is consistent with the following 'Very high' priority action of the Heritage Action Plan 2016:

'Prepare and implement a heritage study of Hawthorn as part of the municipal wide heritage gap study.'

Boroondara Planning Scheme

The Draft Study is consistent with the objectives of the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1 (Heritage Conservation) which seeks to *'ensure the conservation of places of heritage significance' by identifying, retaining and protecting places with identified heritage significance'.*
- Clause 21.04-5 (Built Environment and Heritage) of the Municipal Strategic Statement which includes the objective to *'identify and protect all individual places, objects and precincts of cultural heritage, aboriginal, townscape and landscape significance'.*
- Clause 22.03-2 (Heritage Policy) which seeks to *'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.*

Both the SPPF and LPPF seek to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

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

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

The Draft Study is consistent with these Plan Melbourne directions and initiatives.

Planning and Environment Act 1987

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

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

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

3. Background

Municipal Wide Heritage Gap Study

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

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

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

Hawthorn Heritage Gap Study

The Draft Study is the third suburb wide assessment to be undertaken as part of the MWHGS. The study area consists of all properties located outside the existing Heritage Overlay in Hawthorn.

The Draft Study identified the following individual properties and precincts to be of local heritage significance:

Individual properties:

- 11 Ardene Court, Hawthorn
- 209-217 Auburn Road, Hawthorn
- 15 Burton Avenue, Hawthorn
- 544 Burwood Road, Hawthorn
- 6 Fairview Street, Hawthorn
- 37-41 Glen Street, Hawthorn
- 571 Glenferrie Road, Hawthorn
- 556-558 Glenferrie Road, Hawthorn
- 817-821 Glenferrie Road, Hawthorn
- 14 Glenroy Road, Hawthorn
- 36 Kooyongkoot Road, Hawthorn

- 20-26 Liddiard Street, Hawthorn
- 20-26 Manningtree Road, Hawthorn
- 150 Power Street, Hawthorn
- 180-184 Power Street, Hawthorn
- 13-15 Wellesley Road, Hawthorn

Heritage Precincts:

- Cranmore Estate and Environs Precinct
- Glenferrie and Riversdale Roads Commercial Precinct
- Riversdale Reserve Precinct
- Riversdale Village Precinct
- Rookery Estate Precinct
- Victory Estate Precinct
- Violet Grove and Environs Precinct

Heritage Precinct Extensions:

- HO146 Central Gardens Precinct Extension: 2-30 & 1A-15 Malmsbury Street, Hawthorn
- HO149 Glenferrie Hill Precinct Extension: 1-3 Wellesley Road, Hawthorn
- HO164 Leslie Street Precinct Extensions: 198-218 Auburn Road, Hawthorn (Area 1); 1-17 & 6-12 Edlington Street & 168-178 Auburn Road , Hawthorn (Area 2)
- HO220 West Hawthorn Precinct Extension: 5-47 & 4-40 Lennox Street, Hawthorn

Identification of individually significant places and precincts

Context Pty Ltd has used established criteria accepted by the State Government to recommend individual places and precincts for inclusion in the Heritage Overlay, specifically referred to as the Heritage Convention Criteria (HERCON). More specifically, the criteria guided the following considerations for Hawthorn:

- Places previously identified as works of prominent architects, or as having a form of historical significance (e.g. rare or very early place in Boroondara; associated with an important person; best representative of a historic theme important in the area);
- Individual places noted by the consultant as having a particularly high architectural design quality and intactness for the given suburbs (or Boroondara more widely);
- Precincts noted as having mainly intact buildings that form cohesive streetscapes with a definable character. The buildings in a potential precinct do not have to be of particularly high architectural design quality, but can be typical buildings of their era.

Individual heritage places and precincts that were not recommended for further assessment were rejected on the basis of:

- Typical buildings of their era which do not stand in a cohesive group that could form a precinct. Many such buildings are very attractive and intact, but individually they do not stand out within their suburb as there are many better examples.
- Buildings that may be of high architectural design quality but have been significantly altered, particularly as viewed from the street. This includes cases where the alterations (e.g. upper storey, dormer window) copy the original materials and details. Some of these altered buildings could be included in a precinct, but do not warrant inclusion in a Heritage Overlay on their own.

These criteria were devised by the heritage consultant on the basis of established heritage principles in common use by heritage consultants and supported by numerous Panel findings.

4. Outline of key issues/options

Preliminary consultation outcomes

Preliminary consultation on the Draft Study was undertaken from 9 October to 3 November 2017. Council received 87 submissions, comprising 26 supporting submissions, 37 objections, and 24 partially supporting submissions. Many of the partially supporting submissions generally supported Council's initiative to further identify heritage properties in Hawthorn, but had concerns/objections about specific properties being included in the Heritage Overlay. Some partially supporting submissions also requested additional properties be investigated for heritage protection.

The issues raised by submitters were often site specific, and included the impact on property values and future development opportunities, disagreement with the heritage value of properties and precincts, objections to specific properties being included in a Heritage Overlay, and concerns over the accuracy of the citations.

The submissions have been considered by officers and Council's heritage consultants. A detailed response has been provided to all feedback received and is provided at **Attachment 1**. A map of changes arising from preliminary consultation has been provided at **Attachment 2**. The changes are reflected in the revised Draft Study provided at **Attachment 3**.

Key issues raised during preliminary consultation of the Draft Study are discussed in more detail below.

Concerns about the timing of the Study, the impact on property values and intentions to sell or re-develop the property

The above concerns were commonly raised by submitters during preliminary consultation. However, those issues are not matters relevant to a heritage assessment according to *Planning Practice Note 1: Applying the Heritage Overlay*, which identifies the criteria for assessing heritage significance and refers to only matters of a heritage nature. Therefore, officers are obliged to view financial or maintenance implications as irrelevant.

Council is also required under the *Planning and Environment Act 1987* to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the MWHGS.

Recent Planning Panels for similar heritage amendments have considered the private economic impact of a Heritage Overlay. The Panels have concluded that impacts on land values or the individual financial circumstances of the land owner to be outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel).

It is considered that the implementation of the Study through the introduction of the Heritage Overlay will have positive social effects on the wider community. It will do so by identifying and facilitating the preservation of buildings which provide a valuable and recognisable contribution to the area.

Further, officers note that the Heritage Overlay does not preclude development. Instead it introduces a permit requirement for demolition (part or full), dwelling extensions and infill development to be assessed against Council's Heritage Policy.

The introduction of heritage controls will ultimately provide greater certainty to residents, property owners, and prospective purchasers as studies are completed. All relevant parties will have the opportunity to consider the recommendations during preliminary consultation and the planning scheme amendment processes. However, officers do accept that the timing of such studies will not always align with landowner intentions for their properties and that it may influence change to those plans. Unfortunately, the process of applying a Heritage Overlay needs to be commenced at some point and is a reality of the process of undertaking a planning scheme amendment.

Concerns about the structural condition or economic life of a building, and the potential financial implications on maintenance

The above concerns are acknowledged. However, these issues are not matters relevant to a heritage assessment according to *Planning Practice Note 1: Applying the Heritage Overlay*.

Typically, an assessment of the economic life of a building is subjective and is dependent on a range of factors including a property owner's willingness or desire to maintain or renovate the property. Many elements of a building's structural integrity are not visible from the public realm such as foundation and condition of internal framing, and are not matters for consideration in a heritage assessment.

Fundamentally, Council has a responsibility to identify and protect places of local cultural significance. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied, i.e. allow for full demolition. However, officer experience is that most buildings can be protected with appropriate maintenance or repair.

Concerns about competing planning policy objectives, e.g. urban consolidation and affordable housing opportunities

The above concerns were raised, in particular, for heritage precincts that are in close proximity to schools, public transport, shopping centres and other infrastructure. A number of submitters commented that these areas provide ideal opportunities for well designed higher density housing. Submitters were concerned that a proposed heritage precinct will preclude these opportunities and exacerbate housing affordability issues.

Council is required to balance a range of competing policy objectives with regard to the use and development of land. This is carried out through the administration of the Boroondara Planning Scheme and the application of zones and overlays, as appropriate.

Heritage assessments are focussed only on considering a property from a heritage perspective, consistent with relevant State Government practice notes and accepted professional heritage practice. If a property can be identified as being of individual heritage significance or as part of a coherent heritage precinct, then the property has been recommended for inclusion in the Heritage Overlay and assigned a grading. Competing planning objectives are considered during the planning permit application process.

Concerns about the inclusion of Non-contributory properties in a heritage precinct

Some submitters questioned the inclusion of their property in the Heritage Overlay despite the property being graded 'Non-contributory'. However, it is accepted practice to include non-contributory properties in the Heritage Overlay. The reason for this is that should a property be redeveloped in the future, the replacement building or development should respect the heritage fabric and characteristics of the surrounding heritage precinct. On this basis, a replacement or new building would require a planning permit and trigger an assessment against Council's Heritage Policy.

The Heritage Policy sets out design guidelines for new buildings under the provisions relating to non-contributory places. Importantly, Council's Heritage Policy in the Boroondara Planning Scheme accepts full demolition of non-contributory properties in a Heritage Overlay, but with sympathetically designed replacement buildings.

Request for properties to be downgraded and/or excluded from a Heritage Overlay

Some residents argued that their properties did not have heritage value and should be downgraded and/or excluded from a precinct. Following a review of these submissions, it is considered appropriate to downgrade the following properties due to alterations that have occurred or demolition. Consequently, the proposed precinct boundaries for the Cranmore Estate and Environs Precinct and the Violet Grove and Environs Precinct are also adjusted. Further details including the reasons for downgrade are provided in **Attachment 1**.

Downgrade from 'Significant' to 'Contributory':

- 18 Yarra Grove, Hawthorn

Downgrade from 'Contributory' to 'Non-contributory':

- 288 Barkers Road, Hawthorn
- 5 Bowen Street, Hawthorn
- 4 Carrington Street, Hawthorn
- 34 Haines Street, Hawthorn
- 22 Johnson Street, Hawthorn
- 1 and 18 Manchester Street, Hawthorn
- 1A and 2A Rae Street, Hawthorn
- 2/105 Riversdale Road, Hawthorn
- 9 Vicars Street, Hawthorn

Excluded from a heritage precinct:

- 1, 2, 3, and 5 Johnson Street, Hawthorn (Cranmore Estate and Environs Precinct)
- 1 Manchester Street, Hawthorn (Violet Grove and Environs Precinct)

Request for additional properties to be protected and/or properties to be upgraded

A number of additional properties were nominated for further investigation during preliminary consultation. Following review and consideration of feedback by Council's heritage consultants, it is considered that many of these properties would only be 'Contributory' in a precinct if one existed, and do not meet the threshold for individual heritage significance. However, it is recommended that the following two properties be included in the proposed Cranmore Estate and Environs Precinct:

- 336 Barkers Road, Hawthorn (Non-contributory)
- 340 Barkers Road, Hawthorn (Contributory)

In addition, it is considered appropriate to upgrade the following property:

- Upgrade 4 Majore Street, Hawthorn from 'Non-contributory' to 'Contributory' in the proposed Rookery Estate Precinct.

Further details on the nominations and reasons for the above changes are detailed in **Attachment 1**.

Demolition consents issued for properties of heritage value

During the course of the study preparation, Council has continued to receive applications for report and consent for full or partial demolition of properties under Section 29A (S29A) of the *Building Act 1993*.

In accordance with Council's adopted decision-making process for S29A applications, S29A applications to demolish a 'Significant' graded property can normally be suspended subject to an interim Heritage Overlay request being made to the Minister for Planning. However, prior to Council resolving to adopt a heritage study and proceed to a planning scheme amendment to introduce the Heritage Overlay, consent must be given to S29A applications to demolish a 'Significant' graded property if a planning permit had been issued for the proposed development on site; and to S29A applications to demolish a 'Contributory' or 'Non-contributory' graded property. Should any of the 'Contributory' properties be demolished as the study progresses, they will be downgraded to Non-contributory at that time.

It should be noted that once the UPSC resolves to adopt the Draft Study and commence a planning scheme amendment to introduce the proposed Heritage Overlays, any subsequent S29A applications to demolish a 'Significant' or 'Contributory' building will be suspended. A request to apply an interim Heritage Overlay over all the nominated properties will also be made with the Minister for Planning. If approved, a planning permit will be required for part or full demolition of buildings affected whilst the process to introduce the permanent Heritage Overlay is completed.

To date, the following property identified in the Draft Study as having 'Significant' heritage grading has been demolished:

- 15 Burton Ave, Hawthorn

In addition, the following properties identified in the Draft Study as having 'Contributory' heritage significance to a precinct have been demolished and have been downgraded accordingly:

- 288 Barkers Road, Hawthorn
- 5 Bowen Street, Hawthorn
- 3, 5 and 22 Johnson Street, Hawthorn
- 4 Manchester Street, Hawthorn
- 9 Vicars Street, Hawthorn

In addition to the above properties which have been demolished, consent has been granted to demolish the following properties:

- 286 Auburn Road, Hawthorn
- 32 Haines Street, Hawthorn (Non-contributory)
- 35 Haines Street, Hawthorn (Non-contributory)
- 28 Lennox Street, Hawthorn
- 9 and 11 Malmsbury Street, Hawthorn
- 19 Moir Street, Hawthorn
- 217-223 Riversdale Road, Hawthorn

These properties may be demolished subject to a valid building permit being issued, and prior to the introduction of an interim Heritage Overlay. Should an interim Heritage Overlay be applied to these properties, a planning permit will be required for the demolition.

Other changes

Minor changes have been made to various heritage citations to correct errors and to reflect new information received during preliminary consultation. These changes are summarised in **Attachment 1**.

In addition, Council's heritage consultants have confirmed that Elphin Grove Reserve at 69 Elphin Grove, Hawthorn was the front garden of a large house, which has been demolished and replaced by flats at 37 Elphin Grove, Hawthorn (Non-contributory). Therefore, 69 Elphin Grove, Hawthorn does not have heritage significance and has been removed from the precinct.

Officers also note that under the scope of the MWHGS, Council-managed places of potential significance are being identified and noted in each of the respective suburb assessment reports. As each report is finalised, the list of Council-managed places of potential heritage significance are added to Council's internal register of possible heritage places. The effect of this action is that an internal referral will be required to Strategic Planning for a heritage assessment when works are proposed by other Council Departments on Council-managed land. Therefore, Hull Street Reserve at 1 Hull Street, Hawthorn has been removed from the proposed Cranmore Estate and Environs Precinct and added to the list of Council managed places of potential significance. These changes are shown in **Attachments 2 and 3**.

5. Consultation/communication

All property owners and occupiers within the suburb of Hawthorn were notified in writing of the Draft Study and were invited to provide feedback. The Draft Study was also available on Council's website and at the planning counter.

All residents who provided written feedback, as well as owners and occupiers of the affected and adjoining properties were notified of this UPSC meeting.

If the UPSC resolves to proceed with a planning scheme amendment to implement the recommendations of the Draft Study, residents will be able to lodge submissions as part of the formal amendment exhibition process and present their views at a future UPSC meeting. This will include formal notification to all owners and occupiers of land, as required by Section 19 of the *Planning and Environment Act 1987*.

6. Financial and resource implications

The preparation of the Draft Study has been funded through the MWHGS Priority Project Budget for the 2017/2018 financial year. This budget has also been used to fund the ongoing heritage consultancy services for Section 29A (demolition) referrals.

7. Governance issues

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

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

8. Social and environmental issues

The inclusion of the precincts and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: Zoran Jovanovski, Strategic Planning

Report officer: Jo Liu, Senior Strategic Planner

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
11 Ardene Court (Ardene Court Flats)				
30	Yes	The submitter supports the proposed Heritage Overlay for the property at 11 Ardene Court and supports the preservation of Hawthorn's history.	Noted.	No changes recommended.
15 Burton Avenue				
81	No	<p>The submitter opposes the proposed Heritage Overlay on the following grounds:</p> <ul style="list-style-type: none"> • A Planning Permit for a new dwelling was issued on 22 September 2017 and Council officers did not mention the Heritage Gap Study during the planning permit process. • There was no inspection by Council heritage consultants to determine the status of the building. • The building has been significantly altered over the years and has no heritage significance. A number of the period elements including windows and the front door/façade has also been altered with the purchase of a non-authentic front door and surround. Significant internal alterations have been undertaken over the years including a major extension to the building which removed all original features. • A S29A consent has been issued for the demolition. • A Building Permit was issued on 27 October 2017 to demolish the building. 	<p>The planning permit application was lodged with Council on 24 May 2017 prior to the preparation of the Draft Study. Therefore, it was unclear at that time which properties would be recommended for heritage protection. The planning permit had been issued before the Draft Study was finalised.</p> <p>With regards to the S29A consent, it is noted that the S29A application to demolish the house was lodged after the approval of planning permit PP17/00531. The permit was issued for the construction of "a <i>single dwelling on a lot less than 500 square metres, in accordance with the endorsed plans</i>".</p> <p>In accordance with Council's adopted process, given that the Draft Study was yet to be adopted by Council at that time, and that a planning permit had been issued, consent was given to the proposed demolition in accordance with the planning permit.</p> <p>Site visit on 5 March 2018 confirmed that the house has been demolished. Therefore, the draft study should be revised to remove the recommendation to include the property in the Heritage Overlay.</p>	Revise the Draft Study to remove the recommended Heritage Overlay for 15 Burton Ave, Hawthorn.

Note: submissions have been numbered in chronological order from the date received by Council.

1

Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
544 Burwood Rd (Grant Dorman, former Lion Rubber Works)				
74	No	<p>The submitter opposes the proposed Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The lack of communication with the owners ratepayers in undertaking the draft study, and proposing heritage restrictions with no provision for consultation. The rapid response required from the owners and ratepayers to issues that entail far-reaching consequences. 	<p>Council has given all residents the opportunity to provide feedback on the draft study through the preliminary consultation process. One month has been provided for the receiving of submissions. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. This is considered fair and reasonable bearing in mind that should a planning scheme amendment proceed, further opportunities will be provided for receiving and considering submissions, including formal exhibition of the planning scheme amendment.</p>	No changes recommended.
556-558 Glenferrie Rd (Edwardian Shops)				
56	No	<p>The submitter opposes the proposed Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Such an imposition could well be restrictive in the future. The shopfronts are not intact - in March 1985, a car impacted the front of the property at 556 causing extensive damage to all components of the shopfront. In 1989, an internal renovation of the property at 556 Glenferrie Road was carried out which included a new front door at the splayed entry, replacement of two ground floor windows in the Henrietta Street wall and the insertion of two new windows in the rear wall. In the report a comparison is made with the properties at 773-779 Glenferrie Road but this example has 4 arched balconies with intact tiled shopfronts. It is surprising that the Draft Study does not include 	<p>Concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to <i>Planning Practice Note 1: Applying the Heritage Overlay</i>, which identifies the criteria for assessing heritage significance and refers to only matters of a heritage nature.</p> <p>The alterations to shopfronts and the new front door and windows to the side elevation have been noted in the citation. The replacement shopfronts are sympathetic and do not substantially reduce the authenticity of this place. Internal alterations are not taken into account in the assessments of the properties at 556-558 Glenferrie Road as no Internal Alteration Controls are proposed.</p> <p>Comparative analysis was undertaken with other shops of a similar period and style, such as the properties at 773-779 Glenferrie Road. However, they do not need to</p>	No changes recommended.

Note: submissions have been numbered in chronological order from the date received by Council.

2

Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		the properties at 556 and 558 Glenferrie Road in the Glenferrie and Riversdale Roads Commercial Precinct when they have always been included in that Neighbourhood Retail Centre/Precinct. All the shops in this Precinct including 524-532 Glenferrie Road have been given a "Contributory" grading whereas 556 and 558 Glenferrie Road are graded as "Individually Significant".	be identical. The properties at 556-558 Glenferrie Road are not included within the proposed Glenferrie and Riversdale Roads Commercial Precinct as they are situated away from the cohesive group of earlier commercial buildings, separated by two large buildings with no heritage value (at 546-550 Glenferrie Road and 2 Henrietta Street). If the precinct is extended to include the properties at 556-558 Glenferrie Road, the precinct would be less consistent. Therefore, a precinct extension is not recommended.	
14 Glenroy Rd (Woodford)				
39	Partially	The submitter agrees with the identification of the property at 14 Glenroy Road as a heritage place but does not agree that the property should be included in the Heritage Overlay as an individually significant place. The submitter believes that it should be included as part of a heritage precinct covering parts of the southern portion of Glenroy Road. The following reasons are provided: <ul style="list-style-type: none"> The property at 16 Glenroy Road is already the subject of a Heritage Overlay. Unless the properties at 14 and 16 Glenroy Road are protected by a heritage precinct, it is only a matter of time until other properties in the southern portion of Glenroy Road will be developed as substantial apartment blocks in such a manner that 14 and 16 Glenroy Road will be the odd ones remaining in the southern part of the street and the amenity of it lost. E.g. 18 Glenroy Road is an example of an inappropriate recent development. 	It is acknowledged that a heritage precinct may allow future development around houses such as 14 and 16 Glenroy Road to be assessed. However, there is not a cohesive enough collection of early (in this area, Edwardian and interwar) houses to form a precinct. 14 Glenroy was assessed and considered as meeting the threshold of an individually significant place and the recommendation for an individual Heritage Overlay is appropriate.	No changes recommended.
78	Yes	The submitter supports the proposed Heritage Overlay for 14 Glenroy Road.	Noted.	No changes recommended.

Note: submissions have been numbered in chronological order from the date received by Council.

3

Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
36 Kooyongkoot Rd (Dalsworth)				
7 and 82	No	<p>The submitter objects to the proposed Heritage Overlay and requests the site be removed from the Draft Study, for the following reasons:</p> <ul style="list-style-type: none"> The existing dwelling has been significantly modified and altered externally and internally. The Heritage Overlay will significantly undermine the landholding and value of the land. <p>The submitter subsequently provides further advice from Lovell Chen heritage consultants which supports the removal of the house from the proposed HO, on the following grounds:</p> <ul style="list-style-type: none"> A number of significant external changes were made in 2007, including alterations to the eastern elevation (new windows installed into dormer opening, cottage leadlight panes in steel frame, window breast removed, flanking wall panels and window removed from the east face and windows removed opening lowered on the north and south sides, timber structure and glass balustrade installed); alterations to the southern elevation (window and flanking walls removed and new doors installed); alterations to the north elevation (new window installed to match the original windows to the west); alterations to the west elevation (windows and lower wall removed and single sheets of glass installed with expressed timber framing to match the eastern gable, complete reworking of the façade at the ground level, façade opened out and entirely reconfigured with new south side extension). The house has undergone considerable alteration. Although to some degree the alteration has been recognised in the citation, the overall impact has not. 	<p>With regards to the potential impact on property value, it should be noted that financial implications are not relevant considerations in the assessment of appropriate heritage controls. Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Planning Panels for similar heritage amendments have also considered that private economic effects, e.g. impacts upon land values or the individual financial circumstances of the landowner, are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel).</p> <p>With regards to heritage matters, officers note that:</p> <p>The original drawings of the house have been identified and a site visit was conducted prior to preparing the citation. While some changes to the exterior of the building were noted, the overall form of the dwelling is intact.</p> <p>The changes to the front (east) elevation have not impacted on the legibility of the scheme and Scarborough's design remains clear and largely intact when viewed from the street. Side, rear or internal alterations have not impacted on the house's legibility from the street. However, it is acknowledged that the draft citation should be revised to accurately reflect the alterations.</p> <p>In terms of representativeness, the alterations have not made the house any less recognisable as an English Domestic Revival house.</p>	Revise the draft citation to reflect the alterations.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>The principal façade as presenting to Kooyongkoot Rd is not intact. The upper façade is much altered as related to the central gable roofed balcony and the flanking dormers. It is not correct to describe the building as intact. The changes have diminished the value of the property. While the house is legible as a house designed in the Old English revival style, it is an altered example and not one that can satisfy Criterion D. The symmetry of the design is not common in examples of this style as applied domestically, but it is certainly not a characteristic that elevates the houses' significance. Noting the relative intactness of the comparative examples of the style identified in the draft citation, the house presents as an altered and lesser example and not one which achieves the threshold of individual significance. It would at most be regarded as Contributory within a precinct.</p> <ul style="list-style-type: none"> • The house is of some interest historically for its associations with architect John F. D. Scarborough and builders A R P Crow and Sons. However, the critical consideration is the manner in which that association is a 'special' association with the life or works of people of importance in the City of Boroondara's history. This 'special association' was not established. Such association would need to be considerably more enduring and recognised as such in the history of the municipality. Therefore, these associations are of historical interest but not of such significance that the house would warrant individual significance. • The comparative analysis shows buildings of higher levels of intactness and of greater architectural interest and significance. The subject house is less significant. 	<p>With regards to Criterion E (aesthetic significance), the report acknowledges that symmetry is not common in English Domestic Revival examples. The combination of symmetry and the English Domestic Revival style enhances the architectural distinction of the house. As the report notes, the symmetry is the application of the designer's style. When the designer is an important architect like Scarborough, their design choices are an integral part of their significance.</p> <p>With regards to Criterion H (associative significance), the house appears to be one of Crow's few works in Boroondara. Scarborough was born in Canterbury, so is a Boroondara local. His notable early works are in Boroondara, including the Littlejohn Chapel at Scotch College are from this period. 36 Kooyongkoot is contemporaneous with the chapel. His surviving later works in Boroondara tended to be churches (East Kew, 1939, Deepdene 1941), making the house an unusual example within his oeuvre. While he would go on to become a significant architect in wider circles – president of the Institute of Architects, designer of institutional, residential and religious buildings around Victoria and interstate – this does not negate his significance within Boroondara.</p> <p>With regards to buildings reviewed in comparative analysis, while some of the buildings are more intact than the subject property, it is nonetheless distinctive in its architect design, particularly its symmetrical form and dominant central balcony. Its aesthetic characteristics make it unique in Boroondara. Alterations to its dormer windows and balcony balustrade have not obscured these characteristics.</p> <p>Given the above, despite the alterations, the building is considered still meeting the threshold for individual</p>	

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			heritage significance in the City of Boroondara.	
20-26 Liddiard Street (former Farey Brothers' Bakery)				
48	No	<p>The submitter opposes the proposed Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The building at 20-26 Liddiard Street does not match the description provided in the gap study. The study incorrectly mentions that the building is federation freestyle. This style refers to a period from 1890 to 1915 when some really funky buildings were completed (Dimmey's in Richmond, City Baths), the bakery is not one. The study also makes reference to the architectural features but they have already been lost and the building has already been re-purposed and fabric altered. 	<p>The heritage citation for the former Farey Brothers' Bakery has been prepared to include information and historic images that could be located to document the original appearance of the building, and changes to the building as part of the office conversion. The alterations have been described and taken into account when assessing the building's heritage significance.</p> <p>Federation Freestyle is an apt description for this building. As indicated by its name, this style is characterised by its variety and non-conformity. Therefore, these buildings are not all identical. It should be noted that Dimmey's and the City Baths are both of State-significance (on the Victorian Heritage Register) and are the most distinguished examples in Victoria. In contrast, the subject building is of local significance, and is distinguished in Hawthorn and Boroondara.</p>	No changes recommended.
49	No	<p>The submitter opposes the proposed Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> There have been numerous heritage studies in Hawthorn over the years, all of which have determined that the Bakery is not significant enough to be included on the Heritage Overlay. This building has already been significantly altered over the years. As evidenced in the photos provided in the Draft Study, the original structure provided no interface with the street. The agreeable relationship of this building to the street is a result of the skilful 	<p>Farey Brothers' Bakery has only been reviewed very briefly in the Hawthorn Heritage Study 1993. It has never been assessed in detail until the current study as part of the Municipal Wide Heritage Gap Study to review all buildings that are not already within a Heritage Overlay.</p> <p>The alterations to the building have been taken into account when assessing the heritage significance of the building, and have been documented in the draft study. The building's original relationship to the street lies with the main gabled volume (with carriage entry) and the large '1915' chimney and associated roof, which have</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>alterations and amendments undertaken when the building was renovated in the 1970s.</p> <ul style="list-style-type: none"> Regarding Criterion A, the significance of this building as a pre-World War 2 industrial building is limited. This building was a bakery. The history of the City of Hawthorn and Boroondara in general is not one of industrialisation. To suggest that this building should be included in a heritage register as recognition of Boroondara's industrial past is a fabrication of a story that does not have any relevance to the history of the area. Regarding Criterion E, the bakery is a very plain building. Its features have been enhanced by alterations over the years. The study has used considerable poetic license in describing this building as a fine example of Federation Free Style, with Baroque influences. Fine examples of Federation Freestyle include buildings such as the City Baths and Dimmeys in Richmond which are far more intricate facades than the Bakery. Baroque is the architecture of the 16th century renaissance movement in Rome. Its influences can be found in nearly every building, worldwide since then. To suggest that this is a significant feature of the bakery is an exaggeration. The statement that the Bakery has <i>'been designed in such a way with a variety in massing and details, so that it forms a focal point for the street instead of overwhelming the single storey villas that surround it'</i> is misleading. The buildings that surround the bakery are completely non-descript walk up flats and modern two storey townhouses. The sympathetic massing of this site is the result of the alterations made in the 1970s. There is no noteworthy heritage precinct around this building to create any contributory aspects. 	<p>always been clearly visible.</p> <p>Officers provide the following response to the criteria:</p> <ul style="list-style-type: none"> Criterion A: it is noted that a bakery of this size is an industrial-scale operation, so it is correct to treat it as a remnant of the suburb's industrial history, which illustrates how mass-production was carried out in the early 20th century. <p>Criterion E: it is noted that the building has many notable ornaments, particularly for one with a former industrial use. This includes features such as the decorative front gable with cement-render detail and the sculptural double chimneys. It should be noted that Dimmey's and the City Baths are both of State-significance (on the Victorian Heritage Register) and are the most distinguished examples in Victoria. In contrast, the subject building is of local significance, and is distinguished in Hawthorn and Boroondara. It should also be noted that not all buildings since the 16th century have a Baroque influence. It is seen in the use of classical elements used in free or sculptural way.</p> <p>With regards to the surrounding buildings, the reference to the single-storey villas refers to those on the north side of the street which the subject site faces. It is noted that they are recommended by this study for inclusion in a new heritage precinct.</p> <p>The building has been assessed as an individual place, so changes in the street do not affect the building's significance.</p>	

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
50, 59, 71	No	<p>The submitters oppose the Heritage Overlay recommendation for the following reasons:</p> <ul style="list-style-type: none"> • It has been significantly repurposed and the fabric altered. In 1970, the building was converted from a bakery to offices. • The building is not an example of Federal Freestyle Architecture and does not show Baroque influences. Federation Freestyle Architecture is defined as 'a fanciful freestyle composition with art nouveau elements' (Wikipedia). Examples of this style include the Dimmey's building in Cremorne. Whilst Baroque architecture is distinguished primarily by 'richly sculpted surfaces'. Great examples of Baroque architecture stem from 16th Century renaissance Rome and include St Peters Cathedral in Rome, the Church of the Gesu etc. Neither of these definitions or examples appears relevant to the Bakery. The features of the Bakery are plain and typical of any early 20th century building. Many of the significant architectural features have been lost. • The study notes that the building 'forms a focal point in the street and has been designed in such a way so as not to overwhelm the single storey villas that surround it'. This description is not accurate as a number of the original single storey villas that were on the same side of the street as the Bakery have been replaced with double storey town houses and flats. • The features are plain and typical of any early 20th century building. Many of the significant architectural features have been lost and the building itself does not carry any major architectural significance that would require it being listed as an individually significant building. <p>The submitter would like the following changes made to</p>	<p>It is acknowledged that there have been alterations when the building was adapted for a new use. However, they have already been taken into account when assessing the heritage significance of the building, and have been documented in the citation.</p> <p>The inclusion of minor Art Nouveau touches, such as lettering, was sometimes applied to a Federation Freestyle building, but is not a requirement of this style. The definition of Baroque as only applying to a few Italian buildings is far too narrow and incorrect, as this style had variants across Europe and Great Britain in the subsequent centuries. Baroque influence can be seen in the use of classical elements used in free or sculptural way. It should be noted that the Dimmey's building is of State-significance (on the Victorian Heritage Register) and is one of the most distinguished examples in Victoria. The subject building is of local significance and is distinguished in Hawthorn and Boroondara.</p> <p>With regards to the comments that the features of the building are plain and typical, it is noted that only a very small number of comparative examples could be identified in Boroondara. Having considered the alterations, it is still considered that the building is of local heritage significance.</p> <p>With regards to the surrounding buildings, the reference to the single-storey villas refers to those on the northern side of the street which the subject site faces. It is note that they are recommended by this study for inclusion in a new heritage precinct.</p> <p>The building has been assessed as an individual place, so changes in the street do not affect the building's significance.</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>the study:</p> <ul style="list-style-type: none"> Remove 20-26 Liddard Street from the proposed Heritage Overlay. Remove reference to Federal Freestyle Architecture and Baroque architecture from the description of the building. Reflect the changes that have occurred in Liddard Street in the study, mainly the introduction of two storey town houses and multiple flats. 		
51	No	<p>The submitter opposes the proposed Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The building is currently divided into 7 tenancies and has been used as commercial offices for over 40 years, There is no operational connection to its past. Boroondara does not have an industrial past of any significance to warrant preserving. The presence of a bakery in the context of 1915 suburban Melbourne does not represent a significant local achievement and a bakery is not an industrial undertaking by any stretch of the imagination. This building does not satisfy Criterion A. The building has been significantly altered. Its current aesthetic value is the result of the alterations made to the building. The original bakery structure was overbearing on the street scape, clumsy and without merit. This is evidenced by the fact that it has been overlooked for inclusions on previous Hawthorn Heritage registers. There is no significant local heritage surrounding the building for it to be considered in a Heritage Overlay on any contributory grounds. The statement in the draft study that the Bakery has <i>'been designed in such a way with a variety in massing and details, so that it forms a focal point for the street instead of</i> 	<p>It is acknowledged that the building is no longer used as a bakery and was repurposed for office use. It is not uncommon for former industrial buildings to be given a new use and this does not affect the heritage significance of the building. Adaptive reuse of redundant buildings is encouraged for places in the Heritage Overlay.</p> <p>Regarding Criterion A, it is noted that a bakery of this size is an industrial-scale operation, so it is correct to treat it as a remnant of the suburb's industrial history, which illustrates how mass-production was carried out in the early 20th century.</p> <p>It is also acknowledged that there have been alterations when the building was adapted for a new use. However, they have already been taken into account when assessing the heritage significance of the building, and have been documented in the citation. It is considered that the building was well designed and is not overbearing the streetscape. It is also noted that Farey Brothers' Bakery has only been reviewed very briefly in the Hawthorn Heritage Study 1993 and has never been assessed in detail until the current study as part of the Municipal Wide Heritage Gap Study to review all buildings that are not already within a Heritage Overlay.</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p><i>overwhelming the single storey villas that surround it</i> is misleading.</p> <ul style="list-style-type: none"> The construction techniques used for the bakery are simple brick and timber frames with some facade relief created by cement render. It is not a very skilful industrial building. It is very plain. The study has used considerable poetic license in describing this building as a fine example of Federation Free Style, with Baroque influences. Federation Freestyle generally was named after the period of 1880 to 1915 and included buildings such as the City Baths, Canterbury Apartments St Kilda, Observatory Hotel, and Dimmey Richmond. These are far more elaborate facades than the bakery building to be considered worthy of a Heritage Overlay. Baroque is the architecture of the 16th century renaissance movement in Rome. Its influences can be found in nearly every building constructed since this time. To suggest that this is a significant feature of the bakery is an exaggeration. To suggest that it is aesthetic grounds for preserving a façade is also unfounded. The buildings listed in the comparative analysis are of a more substantial public heritage and better examples of the type of architecture of the era. With these buildings listed there is no need to include 20 - 26 Liddiard Street, Hawthorn. 	<p>With regards to the surrounding buildings, it is noted that the single-storey Victorian villas on the northern side of the street are recommended by this study for inclusion in a new heritage precinct.</p> <p>The reference to a skilful design was not intended to suggest that it used cutting-edge construction technology. It referred to the massing and decorative features used to make more than a utilitarian manufacturing plant.</p> <p>The building has many notable ornaments, particularly for one with a former industrial use. This includes features such as the decorative front gable with cement-render detail and the sculptural double chimneys. It should be noted that Dimmey's, Canterbury Apartments and the City Baths are all of State-significance (on the Victorian Heritage Register) and are the most distinguished examples in Victoria. The Observatory Hotel is in New South Wales. The subject building is of local significance as it is distinguished in Hawthorn and Boroondara. In addition, not all buildings since the 16th century have a Baroque influence. It is seen in the use of classical elements used in free or sculptural way.</p> <p>There are only a small number of buildings of this style that survive, as indicated by the very short list of comparative examples. Their inclusion in heritage registers does not mean that another fine example should not also be protected.</p>	
150 Power Street (Yarralands Flats)				
78	Yes	The submitter supports the recommendations of the Draft Study and commends Council and the consultants on the thoroughness of the report.	As indicated in the history, the combined sites of 150-152 Power Street were collectively known as 'Yarralands'. The first stage being the 16 maisonettes at No. 152, and the second stage being the 8 flats on the	Revise the citation to correct the description of

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

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		<p>The submitter provides the following comments in relation to the property:</p> <ul style="list-style-type: none"> This distinctive group of self-contained Romberg designed units from 1958 is worthy of inclusion although different in age and style from the interwar houses of the proposed Victory Estate further to the north. Current residents have recently been canvassed as to their views and no objections were raised. Generally they are mindful of retaining the integrity of the exterior architecture. <p>The submitter suggests two corrections:</p> <ul style="list-style-type: none"> According to an original purchaser and long-term resident this group has not been called "Yarralands" – this is actually the name of the cluster of flats next door at 152 Power Street. The fence on the southern boundary is timber, not metal. 	<p>subject site.</p> <p>Further, it was published under the guise of 'Yarralands' in the Melbourne magazine <i>Architecture & Arts</i> in October 1958 upon its construction. Modern contemporaries also refer to the subject site as 'Yarralands' and they include Conrad Hamann in his PhD thesis on Grounds, Romberg and Boyd (site referred to as stage 2 of Yarralands) and Harriet Edquist's <i>Frederick Romberg: the architecture of migration 1938-1975</i>.</p> <p>It is acknowledged that internally (by owner / occupiers) the flats may not have been known as such, however, based on the above evidence, the name is considered appropriate.</p> <p>With reference to the fence on the southern boundary, it is acknowledged that the fence is predominately timber and the citation should be revised to reflect this.</p>	<p>the fence.</p>
Cranmore Estate and Environs Precinct				
1	No	<p>The submitter opposes the Heritage Overlay recommendation for 17 Bell Street. The submitter has plans to renovate and does not want heritage restrictions applied to the property.</p>	<p>The property at 17 Bell Street forms part of the proposed Cranmore Estate and Environs Precinct as a 'Contributory' graded building.</p> <p>Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Concerns about future renovation options are not relevant considerations in the assessment of appropriate heritage controls.</p> <p>It is noted that the Heritage Overlay does not prohibit</p>	<p>No changes recommended.</p>

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			renovation or alterations to the building. A planning permit will be required for external alterations, extensions and demolition once the Heritage Overlay is applied to ensure that identified heritage features are appropriately considered as part of the process. No planning permit is required for internal alterations to the buildings.	
2	Yes	The submitter supports Council taking action to protect Hawthorn's heritage and considers that Hawthorn's heritage is what makes the area special. The submitter supports the draft study in full and wishes only it be extended as far as possible in the future.	Noted	No changes recommended.
3	No	<p>The submitter does not support the proposed Cranmore Estate and Environs Precinct or similar precincts for the following reasons:</p> <ul style="list-style-type: none"> Concerned that proposing heritage precincts in areas within close proximity to popular schools, city, public transports, shopping centres and other amenities will preclude redevelopment and potential replacement by high density or high rise dwellings. This will exacerbate housing affordability in established suburbs which has already become unaffordable for younger generations. Areas like the Cranmore Estate and Environs Precinct comprise small dwellings and limited land size. These lots provide opportunities for carefully planned redevelopment, e.g. two level townhouses with ground floor garage, with designs that maximize the use of height without overly compromising the ground space and vegetation. Need to be practical and realistic in maintaining a healthy balance of property supply and demand in an era of continuous population growth. <p>The submitter suggests a change from the heritage policy</p>	<p>Officers note that heritage is a key concern for residents of Boroondara and the Heritage Overlay is an appropriate mechanism for protecting valued heritage places and precincts. Council is required to balance competing planning objectives particularly in an established urban area such as Boroondara. This is carried out by applying relevant zones and overlay controls to properties as required.</p> <p>The Heritage Overlay is recommended for individual places and precinct areas that have been assessed as locally significant to Hawthorn or to the municipality. This is a separate matter to the provision of affordable housing, or to building heights and design considerations of new development. Opportunities for new and more intensive development exist in many other parts of the municipality.</p> <p>In addition, the Heritage Overlay does not preclude redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Building height and design issues are also managed through other planning controls such</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		to a visionary redevelopment plan to unleash the potential supply in this precinct, to serve a better purpose for the future of the community.	as Design and Development Overlays, and through the provisions of zones and associated zone schedules. Appropriate designs can be achieved within the Heritage Overlay.	
9	No	<p>The submitter opposes the proposed Heritage Overlay at 25 Johnson Street for the following reasons:</p> <ul style="list-style-type: none"> The property was extensively renovated during 2004. During the process, the façade was completely rebuilt due to structural damage and rotting timbers. This included the front verandah. No heritage fabric remains as the materials are all new. 	<p>Building permit plans indicate that the two front rooms of the house have been kept, though there may have been replacement of deteriorated materials in-kind. The alterations and additions beyond the front rooms have also been achieved with very little impact on the street presentation and the extension is not highly visible. In this case, the degree to which this house still makes a contribution to Johnston Street is largely unaffected.</p> <p>25 Johnson Street is part of a large precinct and, importantly, is located in a street with a high degree of consistency. In this context, the significance of 25 Johnson Street is as part of a wider area. The form of the house with the hipped roof is legible and similar to many other examples in the street. The restoration work has been carefully done to replace original features in a highly sympathetic manner, retaining the appearance of a Victorian house despite the new elements. Consequently the house is recognisably Victorian and still makes a contribution to the precinct.</p>	No changes recommended.
14	Yes	<p>The submitter supports the proposed Cranmore Estate and Environs Precinct, as well as other heritage precincts and places in the Draft Study for the following reasons:</p> <ul style="list-style-type: none"> Many beautiful homes have been demolished and replaced with new mansions, which is heartbreaking to see. This is an opportunity to save the magnificent streets 	Noted.	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		of the beautiful old suburbs, which are full of history.		
20	Yes	The submitter supports the protection of heritage in the area. The submitter is concerned about the demolition of beautiful houses (e.g. 9 Vicars St) and the replacement buildings not being in keeping with the character.	A site visit confirmed that the property at 9 Vicars Street has been demolished and a new building constructed on site. The property at 5 Bowen Street in the vicinity has also been demolished and a new building is under construction. These sites should be downgraded to Non-contributory.	Downgrade 9 Vicars St and 5 Bowen St to 'Non-contributory' and revise the Draft Study accordingly.
23	Partially	The submitter does not agree that 4 Carrington Street should be heritage listed as the house was built in the 1980/1990's.	It is confirmed that 4 Carrington Street has no heritage significance and should be downgraded to 'Non-contributory'.	Downgrade 4 Carrington Street to 'Non-contributory' and revise the Draft Study accordingly.
26	No	The submitter opposes the proposed Heritage Overlay at 284 Barkers Rd (15 townhouses) for the following reasons: <ul style="list-style-type: none"> The townhouses are unattractive and have no heritage significance. They should be among the first to be demolished and rebuilt. Heritage Overlay in this area will greatly hamper the development and the wellbeing of the residents. 	The 15 townhouses at 284 Barkers Road are appropriately graded 'Non-contributory' in the proposed Cranmore Estate and Environs Precinct. It is accepted practice to include non-contributory properties in the Heritage Overlay. Demolition of 'Non-contributory' places in a Heritage Overlay is permitted subject to a planning permit. Inclusion of non-contributory properties in the Heritage Overlay also allows Council to assess future replacement buildings through the planning permit application process, to ensure they respect the heritage fabric and characteristics of the surrounding heritage precinct. It should be noted that the Heritage Overlay does not preclude redevelopment but requires that the identified	No changes recommended to 284 Barkers Road. Downgrade 288 Barkers Road to 'Non-contributory' and revise the Draft Study accordingly.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>heritage values are considered as part of the planning permit application process.</p> <p>Although not mentioned in the submission, a site visit confirmed that the property at 288 Barkers Road in the vicinity has been demolished and should be downgraded to Non-contributory.</p>	
28	No	<p>The submitter does not agree with the 'Contributory' grading of the property at 61 Haines Street, and suggests that it should be downgraded as 'Non-contributory', for the following reasons:</p> <ul style="list-style-type: none"> The property is at the end of a short row of 'Contributory' houses but differs from them due to alterations made to the shed, verandah and the fence. The shed at the front of the house is contemporary; the previous verandah and stairs have been removed and the replacement verandah and stairs are inconsistent with the other houses in the row; the previous fence has also been removed and the new fence is of a modern style and inconsistent with the other houses in the row. Unlike the row of houses from 63 to 75 Haines Street, 61 Haines Street does not appear to be built by the same builder. It is higher than the other houses and has a different design. The property does not demonstrate principal characteristics of Victorian era housing (criterion D) or the aesthetic characteristics (criterion E) referred to in the gap study. It does not have fretwork or friezes, or a bullnose verandah, which all the other houses in the row from 63 to 75 Haines Street exhibit. The abutting property at 59 Haines Street has been graded as 'Non-contributory'. Downgrading 61 Haines Street as 'Non-contributory' would not break up the 	<p>It is acknowledged that the property at 61 Haines Street is a different design to those at 63-75 and has had a number of alterations, particularly to the front verandah. However, the dwelling falls within the period of development for the precinct and the single fronted form is recognisably Victorian (also found at 5 Vicars Street, Contributory to the precinct). The alterations to the shed and the replacement fence (a sympathetic replacement) do not impact on the 'Contributory' grading of the dwelling.</p> <p>Officers also note that the Cranmore Estate and Environs Precinct is a large area of mainly Victorian and Edwardian dwellings and the houses do not need to be of identical design to form a precinct.</p> <p>With regards to Criterion D, the house at 61 Haines Street demonstrates a number of principal characteristics of the Victorian Italianate style, despite the loss of the verandah. These include the hipped roof, use of ashlar-look timber cladding to the façade (only), the vertical format of the front window and the four-panel front door and surround. The house contributes to Criterion D as it is still clearly recognisable as part of the late nineteenth-century development of the area.</p> <p>With regards to Criterion E, it is agreed that simpler houses in the precinct and particularly those that have lost decorative detail (such as 61 Haines Street) do not</p>	<p>No changes recommended in relation to 61 Haines St.</p> <p>Downgrade 34 Haines St to 'Non-contributory' and revise the Draft Study accordingly.</p>

Note: submissions have been numbered in chronological order from the date received by Council.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

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		row of 'Contributory' houses.	<p>contribute to Criterion E (the aesthetic significance of the precinct). However, it should be noted that Contributory properties do not need to satisfy all the criteria of their heritage precinct.</p> <p>The property at 59 Haines Street is graded 'Non-contributory' on the basis that it was built around 1940. Therefore, it does not contribute to the significant Victorian and Edwardian character of the precinct. On the other hand, the property at 61 Haines Street is part of this valued early development period. The 'Contributory' grading of 61 Haines St is therefore appropriate.</p> <p>Whilst not mentioned in the submission, it was noted in the review of Haines Street that the property at 34 Haines Street should be downgraded to 'Non-contributory' due to its late built period (c1940), the same as the other duplexes in the street (e.g. 28, 30 and 32 Haines St).</p>	
33	No	<p>The submitter opposes the proposed Heritage Overlay at 23 Edward Street, and urges Council to not impose any Heritage Overlay over Edward Street, for the following reasons:</p> <ul style="list-style-type: none"> The rationale for the Heritage Overlay over Edward Street is questionable. The houses on Edward Street face the 'ugly/rusted' garage/roller doors of properties opposite them (with frontage on Bell Street). It does not make sense to impose a Heritage Overlay over one side of the street when the appearance of the other side of the street is not of a good standard. There are significant cracks inside the property at 23 Edward Street, which may indicate structural issues. The Heritage Overlay will impose significant burden to maintain the facade for the sake of it. 	<p>23 Edward Street forms part of the proposed Cranmore Estate and Environs Precinct as a 'Contributory' graded building.</p> <p>As noted in the Draft Study, Edward Street is of a highly consistent Victorian street. It represents the period of development for which the Cranmore Estate is noted, and is part of a large precinct that exhibits a relatively consistent pattern of development. The one sided character of the street with the rear of properties facing the property at No. 23 Edward Street is also reflective of the development sequence and pattern, and the way in which the different subdivisions within this precinct developed. Therefore, the inclusion of Edward Street in the precinct is appropriate.</p> <p>The structural integrity of a building and maintenance</p>	No changes recommended.

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			issues are not matters for consideration in heritage assessments. The assessment is focussed on intactness of a building as viewed from the public realm. This includes the extent of external alterations to a building which may result in a building being graded. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied.	
34	Partially	<p>The submitter agrees that there are a number of properties of heritage significance that should be considered. However, the submitter opposes the inclusion of the property at 106 Liddiard Street in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • 106 Liddiard Street was built in 1990 and has no heritage significance. • Purchased the property on the basis that it is in the GRZ3 and can be renovated or extended in the future. <p>The submitter notes that the property at 106 Liddiard Street is not within the proposed precinct, however, the submitter is concerned that the listing of the neighbouring property at 104 Liddiard Street will impact the owner's ability to renovate the property at 106 Liddiard Street in the future. The submitter would like to confirm that the proposed precinct does not impact the property at 106 Liddiard Street.</p>	The property at 106 Liddiard Street is not within the proposed Cranmore Estate and Environs Precinct and is not affected by the proposed Heritage Overlay, or subject to the local Heritage Policy should redevelopment of the site be proposed.	No changes recommended.
41	No	<p>The submitter opposes the inclusion of the property at 6 Salisbury Grove in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • It has no heritage value and does not contribute to the character of the streetscape. The existing façade does not blend well with the neighbouring properties. 	The property at 6 Salisbury Grove is a typical double fronted Victorian house with alterations to the verandah and the roof cladding. The form and façade are typical of other houses in the precinct and the alterations described do not alter its character substantially. It still makes a contribution to the street and the precinct.	No changes recommended.

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		<ul style="list-style-type: none"> The existing building is in a very poor condition and is not safe or habitable, e.g. the front brick wall, the subsided foundation, sunken front porch, roof and rusty gutter, cracked internal walls and ceilings, water stained walls etc. The owner is considering rebuilding the house due to its poor condition, and is concerned that the proposed Heritage Overlay will restrict redevelopment options. 	<p>The structural integrity of a building and maintenance issues are not matters for consideration in heritage assessments. The assessment is focussed on intactness of a building as viewed from the public realm. This includes the extent of external alterations to a building which may result in a building being graded. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied.</p>	
42	Yes	<p>The submitter supports the assessment and identification of built heritage, so that the area is not cherry picked for development.</p> <p>However, the submitter suggests that there is a gap in the assessment along Barkers Road as the precinct only includes houses (to the east) to the property at No. 334. Houses from 336 Barkers Road to Corsewall Close are not mentioned. The properties at 336 and 340 Barkers Road are Edwardian period houses but are not noted in the study. The heritage status of these houses (contributory or non-contributory) should be clarified.</p> <p>The submitter is concerned that the existing heritage precinct (HO147 - Corsewall Close Precinct, Hawthorn) is "exposed" to inappropriate development if the adjacent buildings to the west are omitted from the gap study.</p>	<p>Officers note that any proposed heritage precincts need to be considered based on heritage merits, rather than on considerations of the management implications of inappropriate development in certain locations.</p> <p>The boundary of the proposed precinct along Barkers Road includes the Victorian and late Edwardian houses at Nos. 328 - 334. The property at 336 Barkers Road is a significantly altered late Edwardian house with a highly visible second floor extension. Therefore, the current boundary is drawn to exclude the property at 336 Barkers Road.</p> <p>However, it is agreed that the property at 340 Barkers Road is a fairly intact Edwardian house. Therefore, it is considered that there is merit to enlarge the proposed precinct boundary to include the property at 340 Barkers Road as a 'Contributory' place and the property at 336 Barkers Road as a 'Non-contributory' place.</p> <p>However, the properties at 342-346 Barkers Road do not relate closely (in period and style) to the Cranmore Estate and Environs Precinct and should not be included in the proposed precinct.</p>	<p>Amend precinct boundary to include the property at 336 Barkers Road as a 'Non-contributory' place and the property at 340 Barkers Road as a 'Contributory' place.</p>

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
45	No	<p>The submitter opposes the inclusion of the property at 62 Liddiard Street in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The cottage is not of any significant period style. It's a simple, single fronted weatherboard building with no period features. • It may require significant upgrades in electrics and plumbing to ensure that it is structurally sound. 	<p>The property at 62 Liddiard Street is correctly graded as Contributory.</p> <p>It is a single-fronted Victorian workers' cottage built in the late nineteenth century. While built as a modest dwelling, it still has very clear features of that period, including the hipped roof, rendered chimney with a decorative cornice, eaves brackets, timber cladding milled to look like stone ashlar, a vertical-format double-hung front window with sidelights, and a four-panel door with typical Victorian surround. All of these elements illustrate the Victorian-era development in the heritage precinct. It is noted that the front porch supports were replaced in the 1920s in the California Bungalow style. However, this alteration does not affect the recognition of the house as Victorian.</p> <p>Officers also note that the HO does not prohibit future upgrades to the house. A planning permit will be required for external alterations and extensions to ensure compliance with Council's Heritage Policy.</p>	No changes recommended.
47	No	<p>The submitter opposes the inclusion of the property at 5 Vicars Street in the Heritage Overlay and suggests that the precinct boundary should be revised to exclude this property for the following reasons:</p> <ul style="list-style-type: none"> • The house is in poor structural condition. • The house does not form part of a consistent streetscape and is located at the bend of the road further reducing its level of contribution to the street. • The house is graded 'Contributory' but it is next to a 'Non-contributory' building at number 7. Houses at 2, 4, and 6 Vicars Street should be acknowledged as more consistent and in a row on the opposite side of the street. • The house is located at the edge of the boundary of 	<p>The property at 5 Vicars Street is correctly graded as Contributory. Its Victorian form is still legible and the roof still retains its slate cladding. It is part of the development era of the precinct. A similar example is the property at 61 Haines Street, also graded Contributory.</p> <p>The structural integrity of a building is not a matter for consideration in heritage assessments. The assessment is focussed on intactness of a building as viewed from the public realm. This includes the extent of external alterations to a building which may result in a building being graded. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied.</p>	No changes recommended.

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		the proposed Heritage Overlay.	<p>The property at 5 Vicars Street is part of a very consistent streetscape of Victorian workers' housing, which is the principal focus of the Cranmore Estate & Environs Precinct. Within a precinct of this size there are multiple streets and corners of streets, creating locations such as that surrounding the property at 5 Vicars Street. Being located at 'the bend of the road' does not reduce the contribution of a house to a larger precinct.</p> <p>It is agreed that the dwellings at 2-6 Vicars Street were built as a single (small) terrace row, also of the Victorian period. As such, they were more or less identical when built so consistently within the row. However, a heritage precinct does not have to be made up of all identical buildings. In this case, the properties at 5 and 2-6 Vicars Street all illustrate and contribute to the Victorian workers' housing character of the precinct, and for this reason all are correctly graded Contributory to the precinct.</p> <p>Being located at the edge of the precinct is not a reason to exclude a building identified as Contributory to the precinct. The property at 5 Vicars Street is part of an entire streetscape included within the heritage precinct and is a logical inclusion – both by building type and location within the streetscape.</p>	
52	Partially	<p>The submitter has no concerns in general with Council's plans to review heritage places and precincts. However, the submitter has suggested that the properties at 75, 77 and 79 Liddiard Street should be graded as 'Non-contributory' for the following reasons:</p> <ul style="list-style-type: none"> • These properties are a small group of Californian Bungalows developed much later than the precinct in general following a subsequent subdivision. • They are not consistent with what makes the precinct 	<p>The Cranmore Estate is primarily significant for its Victorian era housing, but full development of the area did not take place until the end of the interwar period. For this reason, Edwardian and interwar houses are also considered contributory to the precinct, such as the Californian Bungalows at the properties at 75, 77 and 79 Liddiard Street.</p> <p>It is acknowledged that the contribution from these later periods is not clearly expressed in the precinct citation,</p>	<p>Revise the Cranmore Estate citation to clearly reflect the contribution of Edwardian and interwar dwellings.</p>

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		historically or aesthetically significant i.e. Victorian-era housing and so they would seem not to play an integral role demonstrating the cultural heritage significance of the precinct.	particularly the statement of significance. The study should be revised to more comprehensively express the precinct's heritage significance.	
53	Partially	<p>The submitter appreciates the reasoning behind protecting streetscape and amenity, and thinks that high rise buildings on Johnson Street are not suitable. However, the submitter does not agree that a Heritage Overlay should be imposed on properties (e.g. 12 Johnson Street). The following reasons are provided:</p> <ul style="list-style-type: none"> The existing block of flats along Johnson Street has already altered the streetscape. Having the Heritage Overlay applied to the property at 12 Johnson Street and all others on the street is not necessary. Having a Heritage Overlay will not preserve the heritage of the area given the flats have broken up the homogeneous architecture of the street. Houses on Johnson Street have different character, e.g. some brick and others weatherboard. There is no need for a Heritage Overlay. Height restrictions would limit apartment buildings and single dwelling covenants should prevent units being built. Instead of the Heritage Overlay, restrictions on the type of architectural design for new buildings will be sufficient. Preventing an old building from being demolished is nonsensical. The property at 12 Johnson Street has nothing special on the building itself which needs preserving. It has rotting weatherboard with rusting steel roofs. Prefer the ability to build a new building which can replicate the 'look' rather than the Heritage Overlay. 	<p>Johnson Street has a consistent streetscape with a long run of timber Victorian houses of which the property at No.12 is a very typical example. The property at 12 Johnson Street is correctly graded as Contributory, along with the majority of the houses in Johnson Street. It is also not uncommon to have Non-contributory houses within a proposed precinct and it is considered that Johnston Street presents a homogenous character. It is considered one of the most consistent Victorian Streets in the Cranmore Estate and Environs Precinct.</p> <p>The Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts. The application of the Heritage Overlay cannot be replaced by height restrictions (through the zones) or single dwelling covenants (registered on the property title and not a planning matter).</p> <p>The property at 12 Johnson Street is correctly graded as a Contributory place according to accepted heritage planning practice. The Contributory grading is on the basis that it illustrates the Victorian workers' housing character of the area. Moreover, it is a very intact nineteenth-century building with no alterations apparent when viewed from the street.</p> <p>The Heritage Overlay does not preclude development but introduces a permit requirement for demolition (part or full), dwelling extensions and infill development to be assessed against Council's Heritage Policy.</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
55	Yes	The submitter supports the recommendations in the Draft Study. The submitter believes that the historical significance and integrity of the property at 17 Churchill Grove should be protected. The significance of the adjoining properties at 7-15 Churchill Grove should also be protected and included as a whole, i.e. 7- 17 Churchill Grove so that at the very least the facades, Hawthorn bricks, verandahs with cast iron friezes, doors, windows and parapets remain intact as they currently stand and appear today.	Properties at 5-17 Churchill Grove have all been identified as Significant within the Cranmore Estate and Environs Precinct.	No changes recommended.
58	No	The submitter opposes the inclusion of the property at 38 Bell Street in the proposed precinct for the following reasons: <ul style="list-style-type: none"> There is no evidence of the property ever having commercial use as suggested by the Draft Study. It looks like any other double fronted residential property. The property is basically derelict and does not warrant the 'contributory' heritage status proposed. It has been uninhabited for a number of years and is basically a dumping ground. Bell Street in its entirety does not warrant inclusion in a Heritage Overlay. The street has a mix of 1960s/1970s flats (e.g. Nos. 29 and 46), 1970 brown brick homes (no. 27), 1980s Fasham homes (nos. 21 and 23), Victorian era homes that have had second storey additions in more recent times (e.g. No. 25) and original single storey Victorian residences. The heritage integrity of the street no longer exists. 	Further historical research has been carried out to establish whether 38 Bell Street had a partial commercial use. Street directories confirm that in the 1890s, 38 Bell Street was occupied by a herbalist, by the name of C.H. Newnham. The footprint of the projecting shop is also visible on the 1901 MMBW plan (No. 55). Together, these two pieces of evidence support the initial identification of the early combined shop-house use of this property. Officers also note that the commercial use of some of the houses was raised as a point of interest to explain their built form, but the contributory status of the property at No. 38 Bell Street and others does not depend solely on this part of their history. Bell Street has a strong Victorian character. The heritage character of the street is still strong despite the changes that have occurred to a limited number of places.	No changes recommended.
63	No	The submitter opposes the inclusion of the property at 258 Barkers Road in the proposed precinct, and the application of heritage controls on a precinct basis, for the	The property at 258 Barkers Road is correctly graded Non-contributory as a contemporary residence. It is accepted practice to include non-contributory	No changes recommended.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>following reasons:</p> <ul style="list-style-type: none"> The property has been identified as Non-contributory in the precinct. It is a contemporary building with no heritage significance, and should not be captured under the heritage planning controls. The Draft Study has failed to present the impact assessment of its recommendations to absorb non-contributory properties into a precinct with heritage controls. Council cannot accept the recommendations if it is to perform its role of public administration and transparency. The property at 258 Barkers Road is 26 years old in the style of a 90s AV Jennings home. It can never be improved/developed to keep in line with the other heritage type properties therefore shouldn't be grouped with them. Concerned that owners have no transparency or clarity of what the design requirements are if they want to improve or develop their property. Concerned that they will be forced to comply with a scheme that has no relevance to the 'non-contributory' properties. <p>The submitter considers that an independent report is required to review the draft study to provide an open and transparent assessment of different ways of placing heritage protections on properties that have heritage significance and other regulations placed on those of non-significance.</p>	<p>properties in the Heritage Overlay. The reason for this is that should a property be redeveloped in the future, the replacement building or development should respect the heritage fabric and characteristics of the surrounding heritage precinct. On this basis, a replacement or new building would require a planning permit and trigger an assessment against Council's Heritage Policy. Full demolition and redevelopment of a non-contributory place is permitted within a Heritage Overlay. A planning permit will be required for the redevelopment.</p> <p>Council's Heritage Policy generally allows the demolition of 'non-contributory' buildings, subject to the approval of a suitable replacement building or development. The full demolition of 'significant' or 'contributory' buildings is not normally allowed. However, partial demolition for a 'significant' or 'contributory' building may be permitted if the additions do not adversely affect the heritage significance of the place, and the proposed addition is in accordance with the Heritage Policy provisions.</p> <p>With regards to independent review and the process to introduce the Heritage Overlay, should Council resolve to commence a planning scheme amendment to introduce the proposed heritage controls, formal exhibition of the amendment will be undertaken as part of the statutory process stipulated by the <i>Planning and Environment Act 1987</i>. Any unresolved submissions made during the amendment exhibition may be referred to an independent planning panel for review. The process will be open and transparent to all parties concerned.</p>	
67	Partially	The submitter strongly disagrees with the 'Contributory' grading of the property at 17 Edward Street and believes it should be 'Non-contributory'. The submitter states that the property was rebuilt over 10 years ago with the vast	<p>The property at 17 Edward Street is correctly graded as Contributory.</p> <p>It has a second storey addition amongst other changes to the side and front. It is one of a pair with the property</p>	No changes recommended.

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		<p>majority of the building being new, and only one wall is original.</p> <p>The submitter considers that the buildings on Edward Street with Hawthorn brick are extremely small in size (150sqm) and heritage restrictions would make development of these extremely small blocks very difficult and costly. The submitter suggests that properties where the vast majority of building is new and not original should be made non-contributory, and that blocks less than 200sqm should be non-contributory or have reduced restrictions for building in a Heritage Overlay.</p>	<p>at 19 Edward Street and one of two pairs of brick dwellings with 21 and 23 Edward Street. It still remains legible as a matching building with its patterned brick façade and parapet. Whilst it is the least intact of the four, it is still considered to be contributory to the group and to the street. While only the front façade is original, it is of value for its polychrome brick and as its part in a bigger building – the terrace row.</p> <p>Lot sizes and development options in the future are not relevant to a heritage assessment according to <i>Planning Practice Note 1: Applying the Heritage Overlay</i>, which identifies the criteria for assessing heritage significance and refers to only matters of a heritage nature. The grading of a property is determined on heritage matters such as the intactness of the building.</p>	
70	Partially	<p>The submitter generally supports the Draft Study but opposes the inclusion of the property at 9 Elphin Grove in the precinct. The submitter also suggests that the properties at 11 Elphin Grove, 1A and 2A Rae Street should be excluded for the following reasons:</p> <ul style="list-style-type: none"> The Cranmore Estate and Environs Precinct is noted in the Draft Study as aesthetically significant for the range and consistency of its Victorian era workers' housing. However, the properties at 9 and 11 Elphin Grove are not Victorian era houses but rather from a later era being built in 1912 and 1919, respectively. The reason for this is that when Irwell Estate was subdivided and blocks sold from 1885 to 1892, Robert Rae acquired 3 blocks, including the properties at Nos. 9 and 11 and the land in between, now Rae Street, which was not developed as a new street until 1911 (as shown in Figure 11 of the Draft Study). The properties at 9 and 11 Elphin Grove are more part of 	<p>The Cranmore Estate is primarily significant for its Victorian era housing, but full development of the area did not take place until the end of the interwar period. For this reason, Edwardian and interwar houses such as 9 and 11 Elphin Grove are also considered contributory to the precinct. All reasonably intact buildings of these two later eras have been included as contributory to the precinct.</p> <p>It is acknowledged that the contribution from these later periods is not clearly expressed in the precinct citation, particularly the statement of significance. The study should be revised to more comprehensively express the precinct's heritage significance. The statement of significance should also be revised to reflect the contributions of these periods of all aspects of the precinct's significance (under criteria A, D and E).</p> <p>It is agreed that the relatively new units at 1A and 2A Rae Street are contemporary dwellings constructed in</p>	<p>Revise the Cranmore Estate citation to clearly reflect the contribution of Edwardian and interwar dwellings.</p> <p>Downgrade 1A & 2A Rae Street to Non-contributory to the precinct.</p>

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		<p>Rae Street and aligned to the housing architecture in Rae Street, (from 1912 onwards) and not Elphin Grove.</p> <ul style="list-style-type: none"> The property at 1A Rae Street was subdivided from the property at 9 Elphin Grove in 1987 and is occupied by a house built between the 1950s and 1980s. The property at 2A Rae Street is occupied by a new house (c2012). Both the properties at 1A and 2A Rae Street are not Victorian era houses or Federation houses. Regarding Criterion A, the properties at 9 and 11 Elphin Grove in the Irwell Estate were not developed until the 20th century when Rae Street was developed and therefore should not be included in the proposed precinct. Regarding Criterion D, the houses at 9 and 11 Elphin Grove, 1A and 2A Rae Street are much later 20th century developments with subsequent land subdivisions not related to the Victorian era, and not representative of Victorian workers housing from that period. Regarding Criterion E, the properties at 9 and 11 Elphin Grove, 1A and 2A Rae Street are not consistent with this aesthetic value or similar patterns of housing. 	<p>the former backyards of houses facing Elphin Grove, and that they do not contribute to the heritage significance of the proposed precinct. They should be downgraded to non-contributory, but should be kept in the precinct due to the early bluestone laneway at the rear being added to the precinct boundaries (refer to laneway discussions below).</p>	
75	Yes	<p>The submitter supports the Draft Study as a Hawthorn resident for over 40 years, for the following reasons:</p> <ul style="list-style-type: none"> The recognition of both individual and whole precincts within Hawthorn, as contributing to the overall heritage input of the Boroondara area, is vital and long overdue. The heritage study documents provided for public feedback are a prominent exemplar of the rich, unique and varied architectural styles and structures worthy of maximum protection. It is a really lovely area in which to live. There are 	<p>The right-angled laneway that runs to the northern and eastern sides of the property at 1 Elphin Grove and then south behind the properties at 3-13 Elphin Grove is bluestone paved and appears to be part of the original development of this part of the precinct.</p> <p>The boundary of the precinct should be amended to include the Elphin Grove / Rae Street laneway within the precinct.</p>	<p>Amend the map, schedule and description to include the Elphin Grove laneway.</p>

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		<p>complete streets of workers cottages and others with equally complete examples of Edwardian or Victorian houses. These heritage characteristics are what make the area attractive.</p> <ul style="list-style-type: none"> Loss of local history would be irreversible. <p>The submitter suggests that the laneway running off the northern end of Elphin Grove (at the rear of Nos. 1-13) should be included in the precinct. The laneways are a relic of the past and this particular laneway is held in high esteem, especially by the residents whose properties abut it.</p>		
76	Yes	<p>The submitter supports heritage protection within the Hawthorn area for the following reasons:</p> <ul style="list-style-type: none"> Heritage protection is an issue of preserving local history and protecting both physical built form and community values. Hawthorn is rich with heritage character - with whole streets of magnificent examples of heritage buildings, as well as individual examples. There has already been too much heritage lost in the area (demolition of buildings contributing to the overall heritage of the area) and the loss cannot be replaced. This creates both an immediate and incremental deficit for the area in terms of loss of local history. Hopefully this study to extend protections in the area is going to have a lasting and positive impact. <p>The submitter suggests that the Elphin Grove laneway leading into Rae Street should be considered for heritage protection.</p>	<p>The right-angled laneway that runs to the north and east sides of 1 Elphin Grove and then south behind 3-13 Elphin Grove is bluestone paved and appears to be part of the original development of this part of the precinct.</p> <p>The boundary of the precinct should be amended to include the Elphin Grove / Rae Street laneway within the precinct.</p>	Amend the map, schedule and description to include the Elphin Grove laneway.
77	No	<p>The submitter objects to the inclusion of the property at 1 Johnson Street, Hawthorn as a Contributory property in the precinct, and suggests that it should be downgraded</p>	<p>Site visit on 18 January 2018 confirms that the properties at Nos. 3, 5 and 22 Johnson Street have been</p>	Revise the precinct boundary to

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		<p>to non-contributory, for the following reasons (based on advice from architectural conservation consultant Peter Barrett):</p> <ul style="list-style-type: none"> The property is surrounded by non-heritage buildings (modern commercial buildings to the west, 2 contemporary townhouses to the south, and to the east, the original homes on 3 and 5 Johnson Street have been or are in the process of being demolished to be replaced by contemporary houses). These changes will significantly change the character of the street and haven't been taken into account in the study. The existing building at 1 Johnson Street has been greatly altered, including a large two storey addition which is prominent from the street, and a newly erected carport extension. These changes compromise the original character of the home and its aesthetic significance. The front of the house has also been renovated and much of the detailing is not original or historically accurate. The chimney was removed, and the verandah roof is not of historically accurate style. These works also removed key original elements such as the fretwork, posts, front door and window. 	<p>demolished.</p> <p>It is agreed that the demolition of houses at Nos. 3 & 5 Johnson Street have altered considerations of the boundary location of the Cranmore Estate Precinct.</p> <p>It is noted that the remaining house at 1 Johnston Street has a visible second storey extension and carport, and that its Contributory grading is compromised through the demolition of 3 and 5 Johnson St. Consequently, it is considered appropriate to revise the precinct boundary to exclude the properties at 1, 3 & 5 Johnson Street.</p> <p>Whilst not addressed in this submission it is also recommended that the Non-contributory building at 2 Johnson Street be removed from the precinct given that it's at the edge of the precinct, and that the property at 22 Johnson Street should be downgraded to 'Non-contributory' given that the original building has been demolished.</p>	<p>exclude 1, 2, 3 and 5 Johnson Street; downgrade 22 Johnson Street to 'Non-contributory', revise the study accordingly.</p>
78	Yes	<p>The submitter supports the Draft Study and commends Council and the consultants on the thoroughness of the report.</p> <p>The submitter provides the following comments in relation to the precinct:</p> <ul style="list-style-type: none"> The three possible former shops noted in the draft study (2 Bell Street, 48 Bell Street and 6 Haines Street) were shops for extended periods of time and represent an era of small local traders operating within 	<p>The additional information provided by the submitter is helpful and has been noted in the revised study and referenced as personal communication.</p> <p>Whilst not addressed in this submission it is also recommended that 6 Bell Street be downgraded to 'Non-contributory' as it is a new building under construction.</p>	<p>Amend citation history to include additional information.</p> <p>Downgrade 6 Bell Street to 'Non-contributory',</p>

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		<p>otherwise residential areas.</p> <ul style="list-style-type: none"> • While Burwood Road might have been the main trading hub in the late 19th/early 20th century, these small shops demonstrate a smaller 'village' within the wider Hawthorn community. Each was principally a grocery; 2 Bell Street from 1896 to 1945, 48 Bell Street from 1892 to 1931 (also a coal and wool merchants for periods) and 6 Haines Street from 1892 to 1935. • 2 Bell Street also has connections with the citation for 556 - 558 and for 817 - 821 Glenferrie Road through the person of James Joseph Pine. (Ref: Unpublished manuscript, "Grocers of Hawthorn", Hawthorn Historical Society). • It should be noted that Thomas Barrett (noted on page 29/30 that "Councillor Barrett was a City of Coburg Councillor") was also Mayor of Hawthorn 1887-1888 and his name appears on the foundation stone of the former Hawthorn Town Hall laid in 1888. 		<p>revise the study accordingly.</p>
79	No	<p>The submitter opposes the 'Significant' grading of the property at 15 Elphin Grove for the following reasons:</p> <ul style="list-style-type: none"> • The dwelling has been significantly altered from its original state. The owners have undertaken various works including a major renovation which retained the first four rooms but demolished the rest and built an extension on a concrete slab. Many of the façade features are not original. • The only justification in the draft study for the grading was on the basis that 'whilst typical in form, displays stucco work of a high quality'. The submitter requests that Council provide further reasons for this conclusion. • The house is no more significant than the others in this precinct and it is unremarkable in the streetscape, 	<p>The property at 15 Elphin Grove is considered a well detailed and highly intact Victorian house. The description of the house in the precinct citation clearly sets out the elements that are part of its significance, such as the slate roof, the verandah wing walls, and features at the front elevation.</p> <p>Alterations to the house have been considered in the assessment. The demolition of the utilitarian rear lean-to and its replacement with a modern kitchen and living area is a common change for dwellings in the Heritage Overlay, and is considered an acceptable compromise between heritage value and modern amenity. For a double-fronted house such as this one, the retention of the front four rooms would be required, as has been done in this case. For this reason, the new rear</p>	<p>No changes recommended.</p>

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		<p>particularly when considered alongside the other houses of the same era to the north. The Study is deficient and its conclusions lack rigour and justification.</p>	<p>extension and associated demolition are not considered to have an appreciable impact on the heritage significance of the property at 15 Elphin Grove.</p> <p>The submission also notes that 'many of the façade features are not original', but provides no further details. Officers have contacted the owners' representative to obtain further details of these changes. The owners are yet to provide the information. The building permit plans show that the house was extended beyond the verandah and the front two rooms. The extension is only partially visible from the street front and does not impact on its presentation. There are no façade changes or repairs indicated on these drawings. If repairs were carried out they were achieved in a highly sympathetic manner.</p> <p>The high level of stucco and other ornamentation to the façade is the key reason this house has been graded Significant. Due to these aesthetic features (e.g. the highly ornamented façade), the property at 15 Elphin Grove stood out amongst other Victorian houses in the precinct.</p>	
85	Yes	<p>The submitter supports the recommendations of the Draft Study, and provides further detailed information about 2 Hull Street as follows:</p> <ul style="list-style-type: none"> 2 Hull Street was built by Dr. Edmund William Edwards, Veterinarian, horse dealer and trainer who owned significant properties and a vast portion of Hawthorn. This home, built by Edmund Edwards in 1884 is on a modest-sized block that occupied an end-corner location on Edmund Edwards' property "Carrington"—ostensibly for visiting family. Its position on the Certificate of Title shown, shows it related to the Edwards' property with the block measured from Carrington Street, confirmed with the re-establishment 	<p>The additional information provided by the submitter is helpful and has been noted in the revised study and referenced as personal communication.</p>	<p>Amend citation history to include additional information.</p>

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		<p>of Title - despite it being located on Hull Street - where it used to be annexed to the Edwards' family property at the end of the garden.</p> <ul style="list-style-type: none"> The property was also owned by Hawthorn first Mayor Francis Gillman. In addition, it was also home of Hugh Henry Dowling, who was one of the first to enlist for the World War 1 in 1915. <p>The submitter proposes the following changes:</p> <ul style="list-style-type: none"> Add information about Dr. Edmund William Edwards in the study. There are archived documents supporting his place in the history of Hawthorn. Edwards' and Carrington Streets are named after him. "Carrington" was the name of his home of considerable proportions placed in a large garden setting where he lived until the end his life. Unfortunately due to the vastness of the property, it has been subdivided. 2 Hull Street was also built by him in 1884 for a Foreman or visiting family and part of the Edwards' property that remains. The Edwards' family former home in Liddiard Street still exists where at the Bell Street end, the cottage he lived in while the Liddiard Street property was being constructed has been recently replaced by a modern villa. 		
Glenferrie and Riversdale Roads Commercial Precinct				
6	No	<p>The submitter opposes the inclusion of 105 Riversdale Road as part of the heritage precinct for the following reasons:</p> <ul style="list-style-type: none"> The original property has been altered by addition of the shopfront. Many original features have been lost over the years. The shopfront isn't part of the original set of Edwardian shops. The house was built in 1884 and the shopfront 	<p>It is noted that there are two occupancies at 105 Riversdale Road, known as 1/105 (the shop) and 2/105 (the residence). However, they are on one title.</p> <p>It is acknowledged that the significance of the precinct derives from its high consistency of Edwardian and interwar shop buildings which are indicative of the precinct's relatively late development from the 1920s, compared to most other commercial precincts in</p>	<p>Revise the study to clarify that only 1/105 Riversdale Road is Contributory to the proposed precinct, and</p>

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		<p>MC Dowell Butcher was built in 1926, in the area which was the front yard of the original Victorian house known as 2/105 Riversdale Road.</p> <ul style="list-style-type: none"> The listing of 105 Riversdale Road as part of the precinct is incorrect from the address point of view. 1/105 Riversdale or 105A is the address for the shop and 2/105 or 105 Riversdale Road is the residence next to the shopfront but part of the property. All the adjacent properties have been redeveloped, such as a 3 storey apartment building at 107 Riversdale Rd. This has resulted in negative amenity impact (overlooking). In addition, the subject property abuts a supermarket and car park at the rear. Developers have changed the area's character. Many high density properties have been created. There is an intention to redevelop the whole site for apartments for lower cost housing such as apartments, and there shouldn't be restrictions imposed on the subject property for future development. 	<p>Hawthorn. Therefore, the Victorian (1884) residence at 2/105 Riversdale Road is not within the identified period of significance.</p> <p>The Draft Study should be revised to distinguish between the shop building at 1/105 (Contributory) and residence at 2/105 (Non-contributory).</p> <p>Typically, the proposed Heritage Overlay is applied to land boundaries. Therefore, it is appropriate to include the entire site in the heritage precinct. The inclusion of non-contributory elements as part of a site in a Heritage Overlay is an acceptable practice to ensure future development's impact to the heritage place can be appropriately considered. The residence at 2/105 Riversdale Road, however, should be mapped as 'Non-contributory'.</p> <p>It should also be noted that the Heritage Overlay does not preclude development in the future. A planning permit will be required once the Heritage Overlay is applied, and the permit process seeks to ensure that identified heritage features are appropriately considered as part of the process. Given the residence at 2/105 Riversdale Road does not contribute to the precinct's heritage significance, the demolition of this part of the building will be permitted subject to a planning permit. Alterations and extensions to the shop at 2/205 Riversdale Road are also subject to a planning permit.</p> <p>The three-storey apartment block at 107 Riversdale Road is not immediately adjacent to the interwar shop building at 1/105 Riversdale Road. It is separated by the land of 2/105 Riversdale Road and the laneway in between 105 and 107 Riversdale Road. 107 Riversdale Road is set back from the front property boundary. These factors combined, serve to reduce the visual impact of the apartment building on the 1/105 Riversdale</p>	<p>2/105 Riversdale Rd is Non-contributory.</p>

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			<p>Road shop building, and are not considered to have had a detrimental impact on the broader commercial shopfront setting. In addition, the supermarket building and car park about the rear of 105 Riversdale Road are not visible from the street. Therefore, they do not impact on the grading of 1/105 Riversdale Road.</p> <p>Future development opportunities are not relevant to a heritage assessment according to <i>Planning Practice Note 1: Applying the Heritage Overlay</i>, which identifies the criteria for assessing heritage significance and refers to only matters of a heritage nature.</p>	
78	Yes	The submitter supports the proposed precinct.	Noted.	No changes recommended.
Riversdale Reserve Precinct				
18	Partially	<p>The submitter does not agree with the 'Contributory' grading of the property at 19 Robinson Road and suggests that it should be removed from the precinct, or downgraded to 'Non-Contributory', for the following reasons:</p> <ul style="list-style-type: none"> • Extensive alterations have been made to 19 Robinson Road since 1968. • The report does not include a photograph of 19 Robinson Road. The photograph on p. 96 of the report, attributed to 19 Robinson Road is in fact a photograph of 19 Illawarra Road (Contributory). 	<p>The property at 19 Robinson Road (along with many other properties) has a rear extension. However, the house still presents as a Victorian-era dwelling to the street and much of the form is still evident. Therefore, the 'Contributory' grading is appropriate.</p> <p>The photo caption error is noted and the Draft Study should be revised to correct the caption to the photo in the citation to 19 Illawarra Road.</p>	Make changes to the citation to correct the photo caption.
86	No	<p>The submitter opposes the inclusion of the property at 18 Robinson Road in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> • The property has been substantially altered, including 	<p>The external alterations are noted, however it is considered that the property at 18 Robinson Road is still legible as a Victorian era dwelling and as a pair to 20 Robinson Road, despite its less authentic condition.</p> <p>It should be noted that many properties have large</p>	No changes recommended.

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		<p>the complete reconstruction of the front balcony and the removal of original fretwork. A double car space was narrowed to allow for a wrap-around balcony to be added. The original tiles were removed and mock-Victorian tiles were laid under the front verandah and down the staircase. The window overlooking the balcony is not original. The fret work around the balcony was replaced to give the house a Victorian feel. The bathroom window at the front of the house is not original. The external doors and light fittings in the study are not original. Other internal alterations in the study include the removal of the entire period ceiling and a shelving unit. Many of the light fittings are faux Victorian/period in nature. The fireplace has been filled in and the remaining marble has been damaged beyond repair.</p> <ul style="list-style-type: none"> The entire back half of the house was also renovated with alterations. A new single width carport was also constructed as part of these alterations. 	<p>extensions at the rear and this does not preclude them being considered for an HO. Generally, the degree of visibility of an extension is considered to determine whether the place still contributes to the precinct. In this case, the extension of the property at 18 Robinson Road is well concealed behind the original section of the house. Therefore, the extension is considered to have minimal impact on its ability to contribute to the significance of the precinct.</p> <p>The proposed Heritage Overlay does not include any internal controls. Therefore, internal fittings and features are not relevant to the heritage assessment and do not impact on the property's heritage grading.</p>	
Riversdale Village Precinct				
25	No	<p>The submitter opposes the inclusion of 236 Riversdale Rd in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The property is in-between the buildings owned by Riversdale Hotel. The hotel owner also owns the two properties on the other side of 236 Riversdale Road. Concerned that the Heritage Overlay will deter the hotel owner from purchasing 236 Riversdale Road in the future. Concerned that a Heritage Overlay would not allow a new owner to make any major changes to the business from a fish shop to any other commercial business. This will have an impact on anyone 	<p>Officers note that concerns about future sale or commercial opportunities are not relevant considerations in the assessment of heritage significance of properties. Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature.</p> <p>Officers also note that Riversdale Hotel at 277 Riversdale Rd is already protected within a Heritage Overlay (HO595). Properties abutting 236 Riversdale Road are also included in the proposed Riversdale Village Precinct.</p>	No changes recommended.

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		purchasing the property in the future.		
68	No	<p>The submitter opposes the proposed inclusion of 217-223 Riversdale Road and 286 Auburn Road in the Heritage Overlay and requests that the Draft Study be revised to downgrade and remove 201-223 Riversdale Road and 282-286 Auburn Road from the precinct. The following reasons are provided:</p> <ul style="list-style-type: none"> This group of buildings is of less significance in comparison to the buildings on the east side of Auburn Road which are of much higher value and represent better examples of the built form heritage in this area. In particular, the properties at 217-223 Riversdale Road and 286 Auburn Road are of negligible significance due to their compromised integrity and condition. The shop fronts at 217-223 Riversdale Road have undergone works (in some cases complete replacement) with their facades retaining only some original features. Their integrity has been reduced over time and are an example of built form that does not warrant contributory status. Their inclusion 'waters down' the 'in-tact' collection of buildings on the eastern side of Auburn Road which includes only a single non-contributory site (out of 21 properties). The Draft Study incorrectly identifies the façade of the property at 286 Auburn Road as undergoing restoration works. The property has undergone demolition works since 2011 with buildings removed from the rear of the property with further demolition undertaken in 2014 removing part of the roof and all internal walls of the main building fronting Auburn Road. This has left only the façade and some of the roof to maintain structural integrity of the adjoining building at 284 Auburn Road. Subsequently the 	<p>The upper storey façade of the interwar Coppard's Buildings (1923) at 217-223 Riversdale Road strongly contributes to the significance of the precinct, a retail and commercial centre of mixed architectural character reflecting its establishment and consolidation from the late 1880s to the interwar period. As part of the largely intact interwar development within the streetscape, the Contributory status of the properties at 217-223 Riversdale Road is correct.</p> <p>The interwar shops at 201-213 Riversdale Road strongly contribute to the significance of the precinct; especially the upper storey façades and parapets, which are largely intact. The shopfronts at 201 and 211 are among the most intact in the precinct. The Contributory status of these shops is correct.</p> <p>The shopfronts of 282 and 286 Auburn Road and parapets of the properties at 282-286 Auburn Road are largely intact and contribute strongly to the precinct. The alterations described to not alter the character of the shopfronts. Even with minor alterations such as overpainting (at 282 and 284), these shop buildings still make a contribution to the streetscape and therefore to the significance of the precinct.</p>	No changes recommended.

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		remaining façade is of low value and potentially unsafe, warranting identification as non-contributory within the precinct.		
Rookery Estate Precinct				
19	No	<p>The submitter opposes the proposed Heritage Overlay for the property at 3 Yarra Grove for the following reasons:</p> <ul style="list-style-type: none"> • There is already extensive heritage in this area. It would be good to have some contemporary good design in a neighbourhood where it can be afforded. • The property has been redesigned by architect Daniel Van Cleemput who does not support the idea of reconstructing Victorian homes. Would like to complete the plan in the future which involves rebuilding the front of the residence in a contemporary style. 	<p>The property at 3 Yarra Grove is correctly graded as a Contributory place. Its style and period of construction are within the period for which the Rookery Estate Precinct is noted.</p> <p>The existing Heritage Overlay in the area does not preclude further identification of properties for heritage protection. Heritage is a key concern for residents of Boroondara. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the Municipal Wide Heritage Gap Study and Hawthorn was the third suburb assessment.</p> <p>Council is looking to protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay. This is a separate matter to housing affordability. It should also be noted that the Heritage Overlay does not require reconstruction of Victorian homes or preclude redevelopment. Appropriate designs can be achieved within the Heritage Overlay. A planning permit will be required for alterations and additions to the building to ensure the identified heritage values are considered as part of the planning permit application process.</p>	No changes recommended.
69	Partially	<p>The submitter suggests the following changes with regards to the property at 18 Yarra Grove:</p> <ul style="list-style-type: none"> • Correction of renovation status referred to on page 	The property at 18 Yarra Grove was given a 'Significant' grading within the proposed Rookery Estate Precinct based on its condition prior to the removal of the front	Downgrade 18 Yarra Grove to Contributory

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		<p>136 of the study. Renovation in 2017 was prevented from continuing due to a dispensation application having been rejected by Council (planning permit had been issued).</p> <ul style="list-style-type: none"> Note the reduced heritage significance of the property following the removal of the double height verandah and chimneys as part of an approved and staged demolition. This particular renovation paid enormous respect to the historical significance of the property. As the building faces the Yarra River, its significant features do not face Yarra Grove but rather the river. Additional building works can only be completed at the back (street side) of the building to maintain its significance and not compromise the facade or sweeping grounds to the Yarra River. Council has not been able to concede this is the case and has imposed restrictions that are appropriate for buildings without unusual heritage limitation. <p>The submitter also explains that the owners' plan to preserve and restore the historic front (facing the River) and provide a modern extension to the back (street side) was approved by the Planning Department, but was rejected by Council's Building Department (the report and consent application for dispensation regarding building set back). As a result, 18 Yarra Grove now stands partially demolished and its future restricted unless appropriate dispensation from Council can be achieved. It leaves owners in the position of potentially opposing the heritage listing as it seems easier to demolish buildings than it does to restore and enhance them.</p> <p>The submitter considers that:</p> <ul style="list-style-type: none"> The department responsible for heritage and the Building Department within Council need to work cooperatively with the owner. 	<p>verandah and the removal of two of three original chimneys. Despite the removal of these elements, it is still considered to contribute to the overall significance of the precinct as it's a large Victorian dwelling (within the proposed Rookery Estate Precinct) with an unusual and atypical form, and a river aspect.</p> <p>It is acknowledged that the demolition of the verandah and chimneys should be noted in the precinct citation, and the property downgraded to Contributory.</p> <p>It is noted that a planning permit was issued in 2015 for alterations to the building and vegetation removal. The permit was required due to a number of overlays affecting the subject site, i.e. the Environment Significance Overlay, the Design and Development Overlay, and the Land Subject to Inundation Overlay. As the Heritage Overlay was not applicable at that time, buildings and works were not assessed against Council's Heritage Policy. It is appreciated that the siting of the building is unusual as the main elevation of the building faces away from the street. Therefore, a bespoke response is required for alterations and additions. It is considered that the proposed Heritage Overlay, if applied, will provide guidance in future restoration or reinstatement of significant elements through the planning permit process.</p> <p>Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. Report and consent applications for dispensation are regulated under the <i>Building Act 1993</i>. The associated requirements cannot be superseded or varied by the Draft Study or the Heritage Overlay.</p>	<p>and revise the study accordingly.</p>

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		<ul style="list-style-type: none"> Owners of historical properties should be supported by Council to renovate and maintain their properties so as to meet modern liveability standards. Otherwise those properties become at risk of decline and become uninhabitable. 		
72	Yes	<p>The submitter supports the consideration of heritage areas and properties for the following reasons:</p> <ul style="list-style-type: none"> The historical buildings are in need of protection as developers regularly destroy original buildings, and usually replace them with less attractive and poorer quality buildings. These heritage precincts may help to preserve the area's original character. It was fascinating to discover the local history of the area, which includes some of the oldest homes in Victoria. All residents, workers and visitors of Boroondara will equally benefit from the preservation of many of these buildings and remaining historical pockets, and that this work will be a legacy appreciated by future generations. The study is comprehensive with appropriate proposals to help preserve Hawthorn's character and charm. 	Noted.	No changes recommended.
83	Partially	<p>The submitter suggests that 4 Majore St should be upgraded from Non-contributory to Contributory for the following reasons:</p> <ul style="list-style-type: none"> Despite changes to the windows and verandah etc, it still contains many features that are distinctively Victorian in nature and/or are in original condition. Being an attached dwelling (with 2 Majore Street) also means that it would significantly de-value the 	<p>4 Majore Street is graded 'Non-contributory' due to the fairly substantial changes that have occurred to the building, when compared with other places of a Contributory status. The changes include new bay windows, high front fence, loss of front garden and removal of the verandah.</p> <p>However, further considerations have been given to its relationship to No.2. As a single structure with No. 2 and</p>	Upgrade 4 Majore St to 'Contributory' and revise the study accordingly.

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		precinct/adjoining residence if changes were permitted to be made in an uncontrolled manner.	their shared roof form (no party wall), it demonstrates an early form of multi-unit housing. In addition, No. 4 retains its building envelope, roof form, bichrome brick chimney and bracketed eaves. Therefore, it is considered appropriate to upgrade 4 Majore Street, as one half of a pair, to 'Contributory'.	
Victory Estate Precinct				
21	Yes	The submitter supports the proposed Heritage Overlay for the Victory Estate Precinct. The submitter agrees that the precinct has heritage significance because it represents a largely intact collection of California Bungalows from the interwar period and is therefore of aesthetic, architectural and historical significance.	Noted.	No changes recommended.
24	Yes	The submitter supports any strategy that preserves the unique character of the area which attracts a diverse group of residents.	Noted.	No changes recommended.
54	Yes	The submitter supports the Statement of Significance for Victory Estate, for the following reasons: <ul style="list-style-type: none"> This is a very significant precinct for the reasons stated in the study. It is remarkable that it remains so intact and any measure to protect this heritage environment is fully supported. 	Noted.	No changes recommended.
64	Yes	The submitter supports the proposed Heritage Overlay for the following reasons: <ul style="list-style-type: none"> The property at 6 Gibney Street is one of the 12 properties in the Victory Estate which is a unique subdivision and should be preserved. The 12 properties were set aside by the Gibney-Roche family 	The additional historic information provided by the submitter should be incorporated into the revised study.	Amend citation to include additional information.

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		<p>after the First World War. All houses were built in the Californian bungalow style and most still retain the original character of that era.</p> <ul style="list-style-type: none"> With the many commemorations of the events of the First World War occurring at present, we should all be mindful of any heritage from this era. 		
66	No	<p>The submitter considers it difficult for individuals to mount effective arguments against the recommendations. The individuals are not familiar with the planning framework and do not have the expertise or resources to prepare a response, e.g. assessment against the heritage criteria.</p> <p>The submitter opposes the inclusion of Victory Estate Precinct in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Criterion A - comments on World War 1 can be put aside as there are many other sites of significance in the municipality to recognise World War 1. The other comments about time of construction are relevant, insofar as to the building standards of the time. Also, there is a clear recognition that the many other similar edifices were constructed elsewhere in Hawthorn. Criterion D - the submitter disagrees that the houses in the precinct 'represent a high quality of construction' as noted in the citation. The foundations are well below contemporary standards, the roof structures were inadequate to support a tiled roof, the quality of the mortar was extremely variable with an effective dearth of cement in some walls, and the buildings were constructed at various periods from 1919, none of which were noted for expansive wealth in the community. The fences are varied, in poor condition in some instances, or have been remanufactured in most instances. Criterion E - the submitter suggests that the 	<p>The Draft Study and the heritage citations provide detailed information about the history of a precinct or an individual place, and descriptions of the properties. Council's heritage consultants have undertaken research and comparative analysis to determine the appropriate gradings for the recommended properties. In addition, it is anticipated that through preliminary consultation and the subsequent amendment exhibition (should Council resolve to proceed to a planning scheme amendment), residents can review the information contained in the study and provide comments or additional information as relevant. Council relies on the expert knowledge of the heritage consultants to make recommendations on heritage controls as appropriate. An Independent Planning Panel with extensive technical expertise is typically involved in the amendment process to review any unresolved submissions.</p> <p>Officers make the following comments with respect to the criteria:</p> <ul style="list-style-type: none"> Criterion A: this Criterion seeks to recognise the direct connection between WWI and the study area, which is unusual in the municipality in the commemorative naming of a residential subdivision, the Victory Estate. Criterion D: it is acknowledged that the citation should be revised so that the description under Criterion D is to accentuate the consistency of 	<p>Amend citation in relation to Criterion D.</p> <p>Amend the draft Heritage Overlay Schedule to remove Fence Controls from 1 Gibney Street.</p>

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		<p>description is an attempt to build "a Precinct" - the corner houses and 5 Gibney Street are excluded, and supposition made about designers and builders.</p> <ul style="list-style-type: none"> • Statement of Significance - it is not clear what the genealogy of the previous residents brings to a consideration in 2017 against the criteria. • In summary, the submitter considers that Victory Estate Precinct has not met the 'significant' threshold as the architectural merit is lacking, and any external intactness is illusory and superficial. Many of the properties have had quite significant alterations. The precinct concept has been stretched, the criteria interpreted in a way which overstates the relevance of these few (and generally only modestly maintained) buildings, to justify "Significance". 	<p>architectural detailing and materiality that contributes aesthetically to the high visual quality of the precinct.</p> <p>Front fence controls have been re-examined for all properties in the precinct. It was found that the low brick fence in front of the property at 1 Gibney Street is a mid-twentieth century replacement which is sympathetic to the house, but not a contributory heritage element. Therefore, the citation should be revised to remove the front fence control at the property at 1 Gibney Street. It was noted that the brick fences at the properties at 2 and 8 Gibney Street have minor alterations (coping bricks), but are otherwise original and worth of protection.</p> <ul style="list-style-type: none"> • Criterion E: The property at 5 Gibney Street is correctly graded as non-contributory within the proposed heritage precinct. The non-contributory grading reflects the fairly substantial changes that have occurred to the property when compared with other places of a Contributory status. The changes include a large second storey addition, which dwarfs the original form and scale of the house. In addition, although constructed to different designs to the California Bungalows in Gibney Street, the interwar corner houses (at 134 and 140 Power Street) are consistent with the significance of the precinct because they were built in the same decade, and their Contributory status is correct. <p>Regarding the Statement of Significance, the original landowners were mentioned in the 'What is significant?' component of the Statement of Significance for historical completeness. There is no change required to this component.</p> <p>Notwithstanding the revisions to the assessment with regard to architectural merit, and acknowledging the non-</p>	

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			<p>contributory grading of the property at 5 Gibney Street, the integrity of the streetscape is remarkably high because of the high proportion of original architectural detailing and materiality, including the front fences and gates, as visible from the public domain. The modesty of the houses within the precinct does not alter its ability to meet the threshold for significance at the local level.</p> <p>The precinct reads strongly as cohesive, and therefore qualifies correctly as a precinct, because of the consistent interwar character of houses and their front fences, the consistent architectural style and materiality of the houses fronting Gibney Street, and their correlation with the original subdivision of the Victory Estate.</p>	
Violet Grove and Environs Precinct				
16	Yes	<p>The submitter supports the recommendations of the draft study.</p> <p>The submitter comments that there are five well maintained/renovated Victorian homes (Nos. 2-10) in a row on Violet Grove that all deserve to be preserved in the Heritage Overlay.</p>	Noted.	No changes recommended.
27	No	<p>The submitter opposes the inclusion of 18 Manchester Street in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> The building is a contemporary building (c1990) and not a Victorian building or of other significant style. There should not be any heritage control for the property in this heritage precinct area. The property should be changed from Contributory to Non-contributory. There is a main sewage pipe under the house. Yarra Valley Water will require access should there be any 	<p>Further review confirms that the grading of 18 Manchester Street is an error in the schedule for the Violet Grove and Environs Precinct. The property at 18 Manchester Street should be downgraded to 'Non-contributory'.</p> <p>Demolition of 'Non-contributory' places in a Heritage Overlay is permitted subject to a planning permit.</p>	Downgrade 18 Manchester St to 'Non-contributory' and revise the draft study accordingly.

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		issues with the sewerage system or demolish the property.		
29	Partially	<p>The submitter considers that the property at 1 Manchester Street should be downgraded from 'Contributory' to 'Non-contributory', for the following reasons:</p> <ul style="list-style-type: none"> • Building records will confirm that the rear of the house, built in a modern style, was completed in the mid 1980's. The front of the house, which is a new extension in a period manner, was completed in the mid 1990s. • Whilst the front of the house appears as a period style dwelling, it is new, including all walls, roof line, tiling, ridge tiles, highlight window, doors, fretwork, fencing and the like. • The facade has no relationship to the original 1920s house design. Council records will also show that at some time prior to 1983 the original house was divided into two flats and all period details had been removed both internally and externally. • The only original structure left is part of the north facing boundary brick wall, otherwise the house both internally and externally is totally new and built after mid-1980. • The lot now known as 1 Manchester Street was not included in the original subdivision identified as the Manchester Estate plan 1892 and is more correctly related to an unknown date sub-division of a house located in Riversdale Road identified as lot 21 in the 1909 sale, now known as 167 Riversdale Road. This villa no longer exists, nor does the villa identified as lot 20, now 165 Riverdale Road. Both are contemporary developments. 	<p>The alterations to the property at 1 Manchester Street are substantial and it is agreed that the present building bears little relation to its original form. It is agreed that it could be downgraded to Non-contributory and removed from the precinct, given that it is at the edge of the precinct.</p> <p>Site visit on 5 March 2018 also confirmed that 4 Manchester Street had been demolished and should be downgraded to 'Non-contributory'.</p>	<p>Remove 1 Manchester St from the precinct; downgrade 4 Manchester St to 'Non-contributory' and revise the draft study accordingly.</p>

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37	Partially	<p>The submitter supports in part the recommendation to include the Violet Grove and Environs Precinct in the Heritage Overlay.</p> <p>However, the submitter does not support the inclusion of properties graded 'Non-contributory' in the Precinct if they are contemporary properties (i.e. those properties categorised with a built date of 'Contemporary'), for the following reasons:</p> <ul style="list-style-type: none"> • These contemporary properties do not have heritage value and should not be referred to as non-contributory heritage places but rather simply as contemporary places, and do not belong in the Heritage Overlay. • Other non-contemporary properties (i.e. from a historic period other than the heritage period concerned) may well be appropriate for consideration for inclusion in the heritage precinct to control the impact that future development may have on the heritage significance of the area. 	<p>In the schedule an approximate build date is noted as a means of identifying contemporary places. Non-contributory properties are properties which do not contribute to the heritage significance of the precinct. They could be period homes that do not fall within the era of the precinct, or modern buildings that are clearly not heritage. Both are graded 'Non-contributory'.</p> <p>It is not uncommon to have non-contributory houses within a proposed precinct, to manage future development's impact within the precinct, particularly when these buildings are contained more central to the precinct.</p>	No changes recommended.
40	Partially	<p>The submitter opposes the inclusion of the property at 139 Riversdale Road in the proposed precinct, for the following reasons:</p> <ul style="list-style-type: none"> • The draft report only refers to the features of the property at 137 Riversdale Road and that it is an 'entry to the precinct'. The study does not describe any features of the property at 139 Riversdale Road other than noting it is next to the property at 137 Riversdale Road. The property at 139 Riversdale Road does not form any part of a "fine entry point" to any part of the precinct under consideration. Whilst some part of the property does in fact form part of Marian Street, it is only a crumbling concrete driveway that is used for 	<p>The history of the precinct notes that the properties at 137 and 139 Riversdale Road were built in the same period (c.1915). The fact that they share a party wall and chimney indicates that they were built at the same time as a semi-detached pair. Therefore, they were considered together as a single building (on two titles). It is agreed that the citation should be revised to clarify that it is 137 Riversdale Road that has the verandah visible on Marian Street. However, as a single building, Nos. 137-139 can together be described as providing a fine entry point to the precinct.</p> <p>It is also agreed that the driveway on Marian Street relating to 139 Riversdale Road is not of aesthetic</p>	Revise the citation to clarify that only 137 Riversdale Rd has a verandah visible from Marian Street

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		<p>storing rubbish bins. This driveway shouldn't be considered as meeting Criterion E.</p> <ul style="list-style-type: none"> The study is limited as places were only investigated externally and most often from the public domain only, therefore only the front façade and partial side elevations were viewed. The property at 139 Riversdale Road is hidden by a large brown brick wall that was rendered about 15 years ago in a Spanish mission style, as was popular in the 2000s. No attempt was made to make it a Heritage look. There is no elevated verandah on the property at 139 Riversdale Road facing onto Marian Street as mentioned in the study. Nos.137 and139 are on separate titles and it is unfair and unreasonable to consider them as one property. The property at 137 and 139 Riversdale Road are zoned as Residential Growth Zone 1. The study does not balance the requirements and considerations of the zone against the objectives of the heritage controls. Council has an obligation to ensure future liveability of the entire community. The development needs of future generations need to be considered. By placing heritage restrictions on land in the Residential Growth Zone such as the subject sites, future development in an appropriately zoned area will not be possible. This will force either inappropriate development elsewhere or create areas of underdevelopment. There are numerous precedents of existing properties along Riversdale Road being developed to enable greater density (e.g. 127, 129, 133, 141, 147 Riversdale Road all developed to maximum height). This approach has enabled a balance between heritage and amenity in the area whilst allowing the heritage aspects of non-main road spaces to be maintained. Placing a restriction on the two properties at 137 and 139 Riversdale Road would 	<p>significance (Criterion E). However, it should be noted that the citation does not state that this is the case. It is standard practice in urban areas, such as Boroondara, to include suburban properties along with all their associated land, including a back driveway when it sits within a precinct.</p> <p>It is acknowledged that all places were investigated only from the public domain. This is accepted practice for heritage studies. The property at 139 Riversdale Road was observed and described based on the extent that can be determined from the public domain, and it was considered that the property appeared to still retain the features of the style and period of its construction.</p> <p>The Statement of Significance refers to 'the elevation with verandah fronting Marian Street'. This means the 'side of the house' facing Marian Street, but does not suggest that it is raised high above that street.</p> <p>With regards to other planning related comments, officers note that the Heritage Overlay is a separate planning consideration from the zone of a property. Heritage Overlays are introduced based on heritage merits. Other planning controls and objectives, e.g. zoning, may be considered as part of a planning permit application process. In addition, heritage controls are recommended to individual properties and precincts based on the technical assessment of a qualified heritage consultant according to the criteria set out in <i>Practice Note 1: Applying the Heritage Overlay</i>. Both historical significance and architectural significance are criteria for assessing heritage significance, however, only one criterion is required for a place to meet the threshold of local significance.</p>	

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		create an ongoing incongruous streetscape for the community. All properties in Residential Growth Zone 1 along Riversdale Road should be excluded from the Heritage Overlay unless they are of historical significance and not only architectural significance.		
HO146 Central Gardens Precinct Extension				
87	No	<p>The submitter objects to the proposed inclusion of the properties at 7, 9 and 11 Malmsbury Street in the proposed HO146 extension, and requests all properties on the northern side of Malmsbury Street be removed from the proposed extension. The objection for the properties at 7, 9, and 11 Malmsbury Street is based on the following reasons:</p> <ul style="list-style-type: none"> The proposed HO146 extension has excluded land at 17-31 Malmsbury Street. If both sides of the street are considered, the number of contributory buildings is significantly less than 74% as referred to in the Draft Study. The percentage is not a good measure of the streetscape value ascertained on the northern side of the street, which has very low historic value. 1 Malmsbury St was the only property on the northern side of the street identified in the 1993 Hawthorn Heritage Study (Gold), which has now been replaced with a contemporary two storey dwelling. There is no reasonable justification to support the HO146 extension on the northern side of Malmsbury Street. Significant infill development has occurred on the northern side of Malmsbury Street. Current planning controls, including the NRZ3 (2 storey height limit and garden area requirement), Clause 22.05 (Neighbourhood Character Policy), and the Neighbourhood Character Precinct Statement for 	<p>The proposed HO146 extension has excluded land along the street that is consistently of no heritage value. This is not an uncommon approach to delineating heritage precincts. The percentage of Contributory buildings reflects the heritage value of the street within the proposed precinct boundary.</p> <p>It is noted that the property at 1A Malmsbury Street is occupied by a contemporary two storey building and is correctly graded as 'Non-contributory'. The citation in the Draft Study notes that the double-fronted brick Victorian house once at No. 3 has been renumbered as No. 1, and has been correctly graded 'Contributory'. Nonetheless, the Draft Study has been prepared to identify properties worthy of heritage protection based on current site surveys and research. The information recorded in the 1993 study does not preclude further review of the area.</p> <p>It is acknowledged that nearly half of the properties on the northern side of Malmsbury Street within the proposed precinct extension are post-war infill. These properties have been correctly graded 'Non-contributory'. The remaining Victorian houses on this side of the street still contribute to the precinct extension and are graded 'Contributory'. It is common to include Non-contributory properties within a heritage precinct to manage future development's impact on the precinct.</p> <p>Further, with regards to comments on other planning</p>	No changes recommended.

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		<p>Precinct 17 are more than sufficient to guide appropriate development. A Heritage Overlay is not warranted on the northern side of Malmsbury Street.</p> <p>Additional reasons for excluding the northern side of Malmsbury Street (based on a report from RBA Architects, provided subsequently by the submitter) include:</p> <ul style="list-style-type: none"> The heritage value of the northern side of the street is limited. There are only 55% contributory properties on the northern side of Malmsbury Street and more (88%) on the southern side, giving an average of 74%. For this reason, the northern side should be excluded as it falls below the rule-of-thumb that at least two-thirds of properties be contributory for a viable Heritage Overlay. The Victorian timber cottages at Nos. 9 & 11 Malmsbury Street can be broadly considered 'Contributory' to the proposed extension, but they are borderline due to the alterations. Their contribution can be said to be less than most of the other 'contributory' places in the proposed extension. Inclusion of the non-contributory buildings at Nos. 1A and 3-7 Malmsbury Street may negatively affect the heritage significance of the wider Central Gardens Precinct. The exclusion of the northern side of Malmsbury Street would not negatively affect the identified heritage significance of the wider precinct. <p>The RBA report supports the inclusion of the southern side of Malmsbury Street in the proposed extension.</p>	<p>controls, the Heritage Overlay is the appropriate mechanism within the Boroondara Planning Scheme for the purpose of protecting identified heritage places.</p> <p>The provisions of the Heritage Overlay cannot be replaced by other planning policies or zones. In relation to additional comments raised in the RBA report, it is agreed that the cottages at Nos. 9 & 11 Malmsbury Street have undergone the external alterations noted in the RBA report. These alterations have been taken into account when assessing the two cottages as part of the larger precinct extension. While the unsympathetic alterations are acknowledged, it is considered that they still meet the threshold to be graded as Contributory to the precinct, as agreed by RBA. It is also worth noting that there are many Contributory houses in the HO146 precinct that have altered or replacement verandahs, and a number of them with changes to window formats as well as verandah alterations (see Nos. 7, 27, 29 & 33 Allen Street; 29 & 33 Henry Street; and 3 & 14 Falmouth Street).</p> <p>With regards to the 'two-thirds rule of thumb' for precincts, it should be considered for the proposed precinct in its entirety, not discrete sides of a given street within a larger precinct. While it is agreed that the southern side of Malmsbury Street is the more cohesive and intact side of the street, the properties at Nos. 1A-15 on the northern side reinforce the significance of the south side due to the inclusion of more Victorian and Edwardian-era workers housing. It is considered that the significance of the streetscapes in the extended HO146 precinct would be compromised if the entire northern side of Malmsbury Street was redeveloped (e.g. further loss of Victorian housing stock and/or unsympathetic development).</p>	

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			<p>It is also noted that the inclusion of Non-contributory buildings at 1A and 3-7 Malmsbury Street will not introduce any 'negative' elements that were not already present. There are already two and three-storey buildings within the HO146 precinct, at 35 Allen Street, and Nos. 3, 9 & 11 Henry Street, all of which are Non-contributory.</p> <p>Despite the presence of these multi-storey buildings, Council has been able to ensure that new buildings constructed in the precinct have a single-storey massing at the front (e.g. No. 1 Allen Street and 37 Henry Street). It is also noted that there are two reproduction 'Victorian' semi-detached houses at 10 Falmouth Street (Non-contributory).</p>	
HO164 Leslie Street Precinct Extensions (two areas)				
15	Partially	<p>The submitter is concerned about the inclusion of 212 Auburn Road in the proposed HO164 extension for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay will impact on the owner's ability to improve the value of the property. • The house has had extensive (but generally sympathetic) modifications to the rear of the building during the 1980s. The extension has a metal roof, fly screen and security doors were also added. • If outbuildings are also included in the Heritage Overlay, the brick garage on the subject land will require significant maintenance or replacement, including replacing the existing wooden barn doors. Modern and more secure roller or tilt doors would be preferred and the Heritage Overlay will make it difficult to complete this. 	<p>The interwar house at 212 Auburn Road is correctly graded as Contributory.</p> <p>It should be noted that financial implications such as property value and/or concerns about the restriction of the Heritage Overlay are not relevant considerations in the assessment of appropriate heritage controls. Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Recent Planning Panels for similar heritage amendments have also considered that private economic effects, e.g. impacts upon land values or the individual financial circumstances of the landowner are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel).</p> <p>The alterations and extensions at the rear are noted.</p>	No changes recommended.

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		<ul style="list-style-type: none"> There has been significant relatively recent landscaping all around the main dwelling. Other changes include the replacement of side fences, side and rear gates and the installation of a TV aerial to the house. The house has also been repainted many times. The Heritage Overlay will place restrictions on the owners' ability to undertake works and to update elements to modern option), e.g. modern and secure garage doors, front fence and gates, double glazed windows etc. <p>The submitter needs assurances that the proposed overlay will not require reversion of the property to its 1927 appearance, and suggests that the study should clarify what changes may be allowed to properties under the Heritage Overlay. The submitter also seeks to reduce the requirement for red tape (onerous permission requirements), in particular, for the removal or replacement of potentially hazardous material from the property or where safety and security upgrades are required (including outbuilding and fences).</p>	<p>However, the building's appearance from Auburn Road is more important in the assessment of heritage significance than alterations to the rear of the house. Further, it is noted that the rear addition is single storey and is not visible from the street. Such extensions are frequently approved in a heritage precinct.</p> <p>It is common practice to apply the Heritage Overlay to property boundaries.</p> <p>The front garden of the house is largely intact, retaining the original masonry front fence and mature plantings. The new side fences and gates, and painting of the house are noted, however, they have a negligible impact on the overall intactness of the site.</p> <p>The Heritage Overlay does not preclude alterations or extensions to the property. It also does not require the property to be reversed to its original appearance. Sympathetic alterations and additions are commonly approved under the Heritage Overlay.</p> <p>The Heritage Overlay triggers the need for a planning permit for all demolition, buildings and works, new buildings and subdivision on the property. This includes external alterations and additions to existing buildings. The assessment would be undertaken against Council's Heritage Policy in the Boroondara Planning Scheme. Routine repairs and maintenance does not usually require a planning permit, unless it changes the appearance of the heritage place.</p>	
17	Yes	<p>The submitter supports the proposed HO164 extension and the inclusion of 10 Edlington Street in the precinct extension, for the following reasons:</p> <ul style="list-style-type: none"> Substantial redevelopment is occurring in Melbourne. Areas of historic and aesthetic value should be 	Noted.	No changes recommended.

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		<p>identified and preserved, particularly in an area such as Boroondara.</p> <ul style="list-style-type: none"> This strategy will provide a comprehensive framework for informing future planning decisions so that redevelopment does not destroy our heritage. 		
36	No	<p>The submitter strongly objects to the inclusion of 7 Edlington Street in the proposed HO164 extension for the following reason:</p> <ul style="list-style-type: none"> The property was demolished in 2016 and is a vacant lot. It has no heritage value. 	<p>7 Edlington Street is correctly graded as Non-contributory.</p> <p>It is accepted practice to include Non-contributory properties in the Heritage Overlay. Should a Non-contributory property be redeveloped in the future, the replacement building/s should respect the heritage fabric and characteristics of the surrounding heritage precinct. Including these properties in the Heritage Overlay will ensure that a planning permit requirement will be triggered and an assessment required for new buildings under the provisions of Council's Heritage Policy.</p>	No changes recommended.
HO220 West Hawthorn Precinct Extension				
5	No	<p>The submitter opposes the inclusion of 24 Lennox St in the proposed HO220 extension, for the following reasons:</p> <ul style="list-style-type: none"> The properties at 4-40 Lennox Street are predominantly of recent date and applying an overlay to all properties is unwarranted. 14 Lennox Street is the only property of significance and has already been recognised as such by the plaque in front of the house. It would be more appropriate to have it recognised as a significant dwelling. 	<p>It is acknowledged that the townhouses at Nos. 6-12 Lennox Street, as well as other houses at the east end of the street are recent in date. However, there are many 'Contributory' graded houses among 4-40 Lennox Street, including a consistent group of Victorian houses at 14-24 Lennox Street.</p> <p>Together with the Contributory and Significant properties along the north side of the street, the proposed HO220 extension is considered appropriate as the Contributory houses are of a similar quality and nature to those in the adjacent HO220, and warrant inclusion in the proposed HO220 extension. In addition, the inclusion of these Non-contributory properties ensures that future development will be assessed against Council's Heritage Policy, which</p>	No changes recommended.

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			requires development within a heritage precinct to be respectful in scale and setbacks to the heritage dwellings.	
11	Yes	<p>The submitter supports the proposed HO220 extension, for the following reasons:</p> <ul style="list-style-type: none"> • Lennox Street is one of the oldest streets in the suburb. • There have been some inappropriate developments in the street in recent years, but the remaining properties are unique and mostly old, e.g. 5A Lennox Street is a good example of mid-war architecture. Built in 1940, it has a lot of character. 	Noted.	No changes recommended.
43	Yes	<p>The submitter supports the proposed HO220 extension for the following reasons:</p> <ul style="list-style-type: none"> • Lennox Street (substantially wider than nearby streets except Burwood Rd.) was initially the main route to the punt (and later the initial bridge) over the Yarra River, and thus critical for the carriage of timber from the ranges to the city and inner suburbs. • Individual houses and groups of houses have significant heritage value and have been carefully maintained. It would be a substantial loss to the appreciation of the growth of our city if this ambience is lost. 	Noted.	No changes recommended.
46	Yes	<p>The submitter supports the proposed HO220 extension for the following reasons:</p> <ul style="list-style-type: none"> • The surrounding streets are already subject to the Heritage Overlay and Lennox Street should also be included. • Several houses in Lennox Street (e.g. 34 Lennox St) 	Noted.	No changes recommended.

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		have significant heritage value and it would be disappointing if these were ever demolished and replaced with dwellings that were out of character.		
57	Partially	<p>The submitter considers that some mechanism should be provided to compensate the affected property owners for loss in property value, for the following reasons:</p> <ul style="list-style-type: none"> • It is unfair that the potential impacts on property values will not be considered by Council. • If the HO is so important to the community then the community should be prepared to compensate those owners of affected properties. • It is unjust that Council should impose heritage restrictions. Rules and laws are changed regularly if they are unfair or no longer meet community expectations e.g. indigenous recognition, immigration control etc. 	<p>Financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls. Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Recent Planning Panels for similar heritage amendments have also considered that private economic effects, e.g. impacts upon land values or the individual financial circumstances of the landowner are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel).</p> <p>Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of (amongst others) architectural and historical interest. In light of this, Council is carrying out the Hawthorn Heritage Gap Study as part of the wider Municipal Wide Heritage Gap Study. It is considered that the implementation of the Study through the introduction of the Heritage Overlay will have positive social effects on the wider community. It will do so by identifying and facilitating the preservation of buildings which provide a valuable and recognisable contribution to the area.</p>	No changes recommended.
61	Yes	The submitter fully supports Council to preserve heritage buildings and precincts in Boroondara, to maintain the beauty and history of the area and to leave to future generations.	Noted.	No changes recommended.

Note: submissions have been numbered in chronological order from the date received by Council.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
62	No	<p>The submitter opposes the inclusion of Lennox Street in the proposed HO220 extension, and the 'Contributory' grading of the block of units at 5-7 Lennox Street, for the following reasons:</p> <ul style="list-style-type: none"> • The heritage and cultural value of Lennox Street lies in the presence of the street itself (with its alignment within the urban context, its width and green connection to St James Park) instead of the eclectic building stock, with the exception of buildings already included in the West Hawthorn Heritage Overlay. • Lennox Street includes and is bounded by many different planning zones. The pattern of development along Lennox Street varies. Multi storey commercial and residential developments have a much bigger impact on the streetscape than the traditional dwellings, many of which sit behind high front fences so their contribution to the streetscape and its heritage significance is limited. Given Lennox Street backs onto Burwood Road, the dominant streetscape is not the traditional dwellings, but rather the visual bulk of the back elevation of commercial developments along Burwood Road, and the mature trees that line the street leading to St James' Park. • Commercial interests have been put ahead of the local residents. Following all the large developments, it is unfair to now place the onus on the residents of Lennox Street to safeguard the "cultural and architectural" heritage and integrity of the area. A blanket approach to heritage overlays that targets smaller lots is not the solution to a sustainable, innovative and effective future for Boroondara. • The units at 5-7 Lennox Street were built as infill during the interwar years with inferior building materials and techniques (such as a lack of 	<p>While the alignment of Lennox Street may be important in Hawthorn, the buildings along it are also of heritage significance. These two considerations are not mutually exclusive.</p> <p>Zoning and development in and around Lennox Street is a separate matter to the assessment of heritage significance of properties in Lennox St. Lennox Street has a very similar housing stock to HO220 West Hawthorn Precinct, and is a logical extension to it. The recent medium-high commercial development on Burwood Road to the south of the proposed extension is noted. However, the existing three to four-storey buildings on Burwood Road do not overwhelm the streetscape of Lennox Street or define its character. Officers also note that the proposed inclusion of the street in the HO220 extension will allow future development be assessed through the planning permit process, and their impact on the precinct considered.</p> <p>Council does not favour commercial interests. Development applications, whether it's commercial or residential, are assessed in accordance with the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council is carrying out the Hawthorn Heritage Gap Study as part of the wider Municipal Wide Heritage Gap Study.</p> <p>The interwar infill development such as 5-7 Lennox St is seen in HO220 (e.g. the maisonettes at Nos. 3-3A Lennox St, Contributory in HO220) and is the pattern through the northern half of Hawthorn. Structural conditions of the dwellings are not matters for consideration in a heritage assessment, however, if</p>	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>foundations). In particular, units 5 and 7 at the front are in poor structural condition (a detailed Dilapidation Report of 7 Lennox Street is provided to demonstrate that it is of poor structural state).</p> <ul style="list-style-type: none"> • The properties at 5 and 7 Lennox Street have street frontages on Lennox Street; 5A and 7A are at the rear and barely visible from the street. Any changes to the zoning or overlays will have the most impact on front units at 5 and 7, not rear units at 5A and 7A. • The units at 5-7 Lennox Street are neither visually nor architecturally interesting, with very little architectural integrity or evident detail of that era. Many more interesting and historically significant examples of inter-war architecture in Hawthorn are already protected. West Hawthorn is really about the Victorian Worker's cottage, and some fine, more intact examples of those streetscapes and building stock are already protected by the existing West Hawthorn heritage overlay, e.g. late 1930s brick two-storey Maisonettes at 3-3A Lennox Street (Contributory in H0220) and Lennox Court Flats built in 1939-1941 (H0457). The properties' at 5-7 Lennox Street are not "seemingly similar" to West Hawthorn's "concentration of brick and timber veneer worker's cottages. The streetscape is not consistent enough. The supposition in the report that 71% of the buildings in Lennox Street are potentially "Contributory" is also questionable. Lennox Street was not recommended for heritage protection in the 1993 Hawthorn Heritage Study, except for an individual HO for Lennox Court Flats at No.11, and 2 double-storey brick Maisonettes at No. 3-3A Lennox Street. • One of council's strategic objectives in the Council Plan 2017-2021 is to create strong and engaged communities, supporting families and young people, 	<p>evidence can be provided that a building is structurally unsafe, allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied, i.e. allow for full demolition.</p> <p>In addition, the Dilapidation Report of 7 Lennox St has been reviewed. It is noted that Non-contributory elements (e.g. the timber insert to the front fence) and off-site elements (e.g. the concrete driveway crossover) do not need to be taken into account when assessing the impact of dilapidations on the heritage value of the unit at 7 Lennox Street. The Dilapidation Report demonstrates a good deal of movement (recent and repaired) of the external and internal walls, as well as the need to rebuild the front fence pier. It notes some unsuccessful repair approaches from the past, in particular the partial and shallow underpinning of the two front rooms. It also notes several items that are in the category of deferred maintenance, such as dislodged gutters and downpipes and rotten window sills with flaking paint. However, the report does not demonstrate that demolition or almost total (external) rebuilding is inevitable. Therefore, it is appropriate to retain the units as a Contributory element in the proposed HO220 extension.</p> <p>Officers note that any changes to the zoning or overlays will affect all four units equally, regardless of how they present to the street. i.e. if a Heritage Overlay is introduced, the rear units will be subject to the same requirements as the front units with regards to development in the future.</p> <p>With regards to the architectural value of the units at 5-7 Lennox St, although the units are simple in detail, they are intact examples of the end of the interwar period (c1940) units. The original front fences are also retained. The intactness of the units warrants their</p>	

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>as well as protection and enhancement of the natural and built environment. Council should not be inhibiting the future of any further development and typologies that should be allowed to develop over time (e.g. Lennox Street). Smaller, smarter design is the way forward for housing affordability and the inevitable increase in population of inner Melbourne suburbs. Increasing precinct Heritage Overlays can stifle smart design and innovation.</p> <ul style="list-style-type: none"> • Instead of expanding the Heritage Overlays, Council should be doing more to promote established community living in West Hawthorn, encourage the reinvigoration and renewal of existing dwellings to support a more contemporary way of life, promote increased density next to public transport hubs in the form of smaller-scale, smarter developments in transitional zones between commercial and residential precincts such as Lennox Street, improve informal and social surveillance of the public realm by the community, encourage the future of Boroondara while honouring the past where it is warranted, and control the quality and quantity of developments on sites over 500sqm. 	<p>Contributory grading. The example of 3-3A Lennox Street also suggests that intact interwar dwellings (in a predominantly Victorian and Edwardian streetscape) can be considered Contributory to the precinct. The consistency of the streetscape in Lennox St is comparable to other parts of HO220. Also, the draft study has been prepared to identify properties worthy of heritage protection. The information recorded in the 1993 study does not preclude further review of the area.</p> <p>The Boroondara Community Plan 2017-27 sets out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community. The draft study implements Strategic Objective 4 of the Plan: <i>Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.</i> Council is looking to protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay. Council understands that this may affect built form design and development potential of individual land parcels in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and remains committed to doing so through carrying out heritage studies and making recommendations.</p> <p>It should also be noted that the Heritage Overlay is an appropriate mechanism for protecting valued heritage places and precincts. Competing planning objectives such as facilitating urban consolidation, regulating building heights and design, and the provision of affordable housing are not uncommon in an urban area such as Hawthorn. However, these are considered during the planning permit application process instead of</p>	

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>the heritage assessment process.</p> <p>In addition, the Heritage Overlay does not preclude redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay. The construction of a single dwelling on a lot greater than 500 sqm does not generally require a planning permit unless triggered by a specific overlay. Council therefore cannot control the design of single dwellings in the majority of these instances. Where the HO is applied, Council will have the ability to assess any proposed buildings and works to ensure its consistency with the significance of the precinct area.</p>	
78	Yes	<p>The submitter supports the draft study and commends Council and the consultants on the thoroughness of the report.</p> <p>The submitter provides the following comments in relation to the precinct extension:</p> <ul style="list-style-type: none"> Houses within Lennox Street are worthy of inclusion. Lennox Street was the main street of the Hawthorn Village in 1852 and was to continue through the Hawthorn common (St James Park) to connect with the bridge over the Yarra. No. 14 Lennox Street is a significant house built about mid 1850s for Major Charles Newman, originally a pastoralist in Templestowe. It now has two dormer windows which were added around 1980. It is the oldest remaining house within the original village block. It should be noted, however, that the villa house 'Grasmere' at No 29 Hill Street has retained more architectural integrity. It was built in 1857/58 by local builder James Richardson, a candidate for the 	<p>14 Lennox Street is correctly graded Contributory due to its level of intactness. However, it does not meet the threshold of individual significance in the context of Hawthorn. The historical details about the house, particularly it being the oldest in the original village block is of interest and should be included in the draft study.</p> <p>It is also noted that 29 Hill Street is a Contributory graded building in HO220.</p> <p>The information about 34 Lennox St can also be added to the citation. The association with Baker is noted but is not sufficient enough to elevate the property to individual significance for Criterion H. The property is correctly graded as Contributory due to the alterations to the façade (verandah and painted brickwork).</p>	<p>Revise the study to add historic information about 14 and 34 Lennox St.</p>

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

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		Hawthorn municipal council in the late 1850s and successful tenderer for the construction of the first Town Hall. He later declined the commission and migrated to New Zealand. The original four- roomed house, roof and verandah remain structurally intact. Both properties have historic plaques commemorating their role in early Hawthorn. No. 34 Lennox Street "Ventnor" 1883 is also of significance because of its association with Charles Baker. Baker was a councillor and mayor of Hawthorn 1872-1873. He had a shop in Burwood Road and this dwelling at the rear facing Lennox Street. This property warrants inclusion under Criterion H.		
Other				
4	Partially	The submitter agrees that the heritage precincts should be preserved, and considers that the amount of demolition that is happening in the city of Boroondara is a shame. The submitter believes that all period buildings should be included. The submitter suggests that 18 Belgrave Street and surrounding period homes be identified as part of the Hawthorn Heritage areas.	Belgrave Street has been reviewed for its heritage significance. It is considered that the houses at 16-26 Belgrave Street are attractive timber Edwardian cottages and a duplex. However, they have undergone alterations to facades. Therefore, as a whole the west side of Belgrave Street is less intact than other comparable streets in the precinct. In addition, almost all houses on the eastern side of Belgrave Street are non-contributory. Therefore, Belgrave Street is not recommended for inclusion in the proposed precinct.	No changes recommended.
8	Yes	The submitter is very supportive of any initiatives to protect the existing housing stock and deter inappropriate development. The submitter would be very supportive of reinstating the limit of two dwellings per lot.	Noted.	No changes recommended.
10	Partially	The submitter is pleased to see Council engaging in a proactive study to implement much needed heritage controls. However, the submitter suggests that the	These properties have been reviewed for their heritage significance. However, due to their lack of intactness, the individual properties could be contributory to a precinct (if one existed), but do not meet the standard to be	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>following properties should be investigated and protected:</p> <ul style="list-style-type: none"> • 49 to 51 Auburn Road • 52 Auburn Road • 226 to 252 Auburn Road • Belgrave Street • 27- 39 Church Street • 36- 54 Church Street • 56 and 54 Elphin Grove • Finchley Court • 573 Glenferrie Road • 828 to 838 Glenferrie Road • 21 and 25 Glenroy Road • Henrietta Street • 1 to 3 Lyndhurst Crescent • 9 Lyndhurst Crescent • 1,3, 15 and 17 Rathmines Road • View Street (specifically No.25).76 Wattle Road 	<p>recommended for an individual Heritage Overlay. This general comment applies to: 52 Auburn Road (a large Edwardian villa of fairly standard design), 573 Glenferrie Road (Victorian villa converted to interwar flats), 828-838 Glenferrie Road (early 1900s row of shops which lack the intactness and architectural design to be an individually significant grouping), 21 & 25 Glenroy Road (both very altered), 25 View Street (an eclectic 1930s block of flats, not judged to be architectural significant in the Hawthorn context), and 76 Wattle Road (altered Victorian house),</p> <p>In addition, none of the groups was considered to form a precinct of local significance, namely Belgrave Street (many non-contributory properties), 27-39 Church Street (grouping too small for such varied building stock), 36-54 Church Street (too much alteration for such a small group), Finchley Court (very standard flats design), Henrietta Street (a number of non-contributory properties, alterations to facades of early dwellings), and View Street (too many intrusive alterations).</p> <p>With regards to Belgrave Street, it is considered that the houses at 16-26 Belgrave Street are attractive timber Edwardian cottages and a duplex. However, they have undergone alterations to facades. Therefore as a whole the western side of Belgrave Street is less intact than other comparable streets in the precinct. In addition, almost all houses on the eastern side of Belgrave Street are non-contributory. Therefore, Belgrave Street is not recommended for inclusion in the proposed precinct.</p> <p>Further, officers note that:</p> <p>The properties at 226-252 Auburn Road were originally assessed for potential inclusion as part of the extension to HO164 Leslie Street Precinct. However, the significance of this precinct is based largely on its</p>	

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			<p>detached-housing covenants and resultant distinctive development. As the section of Auburn Road in question is mainly duplexes, they were not a viable extension to the precinct.</p> <p>Part of Elphin Grove is included in the Cranmore Estate Precinct however the southern part has undergone a number of changes and is considered to be too fragmented to be part of the precinct. However, the property at 54 Elphin Grove is legible as a Victorian house but has undergone changes to the roof cladding (tiles) and the verandah. It does not meet the threshold for an individual place. The property at 56 Elphin Grove has a large side elevation to Liddiard Street with a recent extension to the side of the house. This elevation does not make a contribution to the character of the Cranmore Estate Precinct and was excluded from it. As a representative Victorian house and with the visible extension, it falls below the threshold of individual significance.</p> <p>Lyndhurst Crescent was not included in the Cranmore Estate Precinct as it is considered to have a disparate character with a number of later developments. The remaining Victorian houses at 1 and 9 Lyndhurst Crescent are representative rather than outstanding, and the property at 3 Lyndhurst Crescent (highly altered) is not considered to meet the threshold of individual significance.</p> <p>1, 3, 15 and 17 Rathmines Road, and 49-51 Auburn Road will be considered as part of the Hawthorn East Heritage Gap Study.</p>	
12	Partially	The submitter suggests that the property at 70 Riversdale	The property at 70 Riversdale Road has already been	No changes

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		Road should have a Heritage Overlay given its unique architecture and heritage.	included in HO664.	recommended.
13	Partially	<p>The submitter considers that the Draft Study is a great effort, however, many properties are not recommended. The submitter urges Council to include more properties into the study, and recommends the following properties for inclusion in the Heritage Overlay:</p> <ul style="list-style-type: none"> • 157 Auburn Road • 337-343 Auburn Road • HO526 to include 117 and 119 Barkers Road • HO152 to include 126, 128, 130 and 132 Barkers Road • North side of Brook Street, specifically 15 and 78-80 Church Street • 5 Glan Aron Road • 84- 94 Liddiard Street to ensure new buildings do not compromise the precinct • 10 Lisson Grove • Loch Rae Court (post-war) • 65 Morang Road • 96-98 Morang Road • Riversdale Court • 3 Russell's Place • 1 Wallen Road • 58 Wattle Valley Road • 2 and 4 William Street to be included in this precinct 	<p>These properties have been reviewed for their heritage significance. However, due to their lack of intactness, the individual properties could be contributory to a precinct (if one existed), but do not meet the standard to be recommended for an individual Heritage Overlay. In addition, none of the groups was considered to form a precinct of local significance. This applies to the following nominated places: 157 Auburn Road, 5 Glan Aron Road, 65, 96-98 Morang Rd, 10 Lisson Grove, Loch Rae Court, Riversdale Court, and 1 Wallen Road.</p> <p>In addition, officers note that:</p> <ul style="list-style-type: none"> • 337-343 Auburn Road are being considered as part of a larger precinct as part of the Hawthorn East Heritage Gap Study, currently underway. • While the Edwardian house at 119 Barkers Road could be contributory to HO526 (though it is missing its verandah ornament), the late interwar house at No. 117 Barkers Road would not. Therefore, such an extension would involve adding one Non-contributory and one Contributory property, which is not considered to be beneficial to the precinct overall. • While 126-132 Barkers Road comprise a group of potentially contributory Victorian and Edwardian houses, they are physically and visually isolated from the rest of HO152 and should not be included in the precinct. • The character of the north side of Brook Street is too mixed to form an acceptable heritage precinct. The property at 15 Brook Street has been altered over the years and does not meet the threshold of individual heritage significance. 	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<ul style="list-style-type: none"> • The pairs of semi-detached houses at 72-80 Church Street have also been too altered to qualify for an individual Heritage Overlay. • The group of buildings at 84-94 Liddiard Street are mostly Non-contributory. Inclusion of them in the proposed precinct solely for the reason to control development adjacent to it is not appropriate, and would compromise the integrity of the precinct. • 3 Russell's Place will be considered as part of the Hawthorn East Heritage Gap Study. • 58 Wattle Valley Road, Canterbury is already in HO145. • While the property at 2 William Street is a Victorian villa similar to those in the Cranmore Estate & Environs Precinct, it is not contiguous with the rest of the precinct and does not face other properties in the precinct, so it does not have strong enough visual links to be an integral part of it. The house at 4 William Street is removed from the proposed precinct, and late interwar in date, so it has limited connection to the proposed precinct. 	
22	Partially	<p>The submitter comments that:</p> <ul style="list-style-type: none"> • The building next to 766 Glenferrie Road Hawthorn has received a planning permit for a multi storey building. It is very disappointing to see such an asset being destroyed by allowing 3-4 storey buildings. • That area was particularly historic and should have been protected. The buildings are two storeys and very unique. By permitting buildings to exceed 2 stories, the street is quickly losing its beautiful outlook. The continued building should cease. Height limits must be restrained. 	766 Glenferrie Road and the buildings on either side are within the existing heritage precinct HO491 - Glenferrie Rd Commercial Precinct, Hawthorn. The submitter's disappointment about the planning permit is noted. However, the gap study does not review any existing Heritage Overlays, or address the permit process which is considered separately by Council in accordance with the Boroondara Planning Scheme.	No changes recommended.

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Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
31	Partially	<p>The submitter considers that more properties should be considered for heritage protection to avoid development consuming the streetscape (e.g. 1 Auburn Road). The submitter recommends the following properties for heritage protection:</p> <ul style="list-style-type: none"> • HO147 is extended to include 2, 4, 6, 8 and 10 Auburn Road; 3, 5, 7 and 9 Auburn Road; and 336, 340, 342, 344, 346, 360 and 402 Barkers Road. • Wattle Grove and a number of the surrounding Victorian dwellings are protected by a heritage precinct. 	<p>It is acknowledged that the properties noted by the submitter have a similar built-date among some of the houses surrounding HO147 Corsewall Close. However, a more relevant consideration is how these c1940 (and early post-war) buildings relate to the reasons that the HO147 precinct is considered to be of heritage significance. It is noted that the significance of HO147 is based on three primary reasons: as an illustration of re-subdivision and changing patterns of development; for its unusually consistent flats development; and the application of the garden villa concept to multi-unit dwellings. While this subdivision includes blocks on Auburn and Barkers Roads, the Corsewall Close double cul-de-sac layout is clearest illustration of the re-subdivision of this land. Therefore, an extension to the precinct has limited contribution to this aspect of significance. In addition, none of the pre-WWII or early post-war buildings in the proposed extension are multi-unit dwellings, so would not contribute to the principal reasons for the precinct's significance. The two pre-WWII houses at Nos. 4 & 6 Auburn Road are both somewhat altered (rendered) and of low architectural interest. The two Georgian Revival houses at Nos. 2 & 5 are closer in style and intactness to some of the Corsewall Close flats, but built in the 1950s. In addition, although the Old English house at 344 Barkers Road would be a good contributory property in the precinct, the other houses along Barkers Road are too altered.</p> <p>Therefore, it is considered that the proposed extension to the HO147 precinct, with a number of lower standard houses with a weaker connection to the Corsewall Close development and significance, would diminish the current very high cohesiveness and quality of HO147.</p> <p>With regards to Wattle Grove, while there are some</p>	No changes recommended.

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			attractive, though modest Victorian timber houses on Wattle Grove, the grouping is very small in an area characterised by substantial Victorian houses, and it would not meet the threshold of local significance in the Hawthorn context.	
32	Yes	The submitter comments that the pace of change is greater than what can be managed. It's important to recognise the significance of local heritage so that future generations can benefit from it.	Noted.	No changes recommended.
35	No	<p>The submitter suggest that 7 View Street should be identified as individually significant for the following reasons:</p> <ul style="list-style-type: none"> • It was built by the owners' parents in the 1940's. • The house has cultural significance as the home of Professor Peter Singer AC who is an internationally famous philosopher. 	<p>The nomination of 7 View Street by its owners for the Heritage Overlay is appreciated. It is worth noting that, architecturally, the house is considered not of significance. Therefore, any heritage listing would be based on its association with Professor Singer, whose importance and contribution as an internationally renowned philosopher is acknowledged.</p> <p>The heritage consultants have spoken to a number of experts in social history and heritage listings to determine if this is an appropriate place to assess for its heritage assessment. Following the further considerations, as well as guidance from Heritage Victoria and Heritage NSW, it is considered that there would need to be a strongly demonstrated influence of this childhood home on Peter Singer's work as a philosopher. E.g. mentions of View Street and Hawthorn in his writing, or discussions of his childhood in interviews. Such influence is not demonstrated. In addition, it is generally more appropriate to consider such heritage listings following the completion of the associated person's career, so that their legacy can be fully understood. Professor Singer still enjoys an active career.</p>	No changes recommended.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			For the reasons above, the listing of 7 View Street for its association with Professor Singer is not recommended.	
38	No	<p>The submitter provides the following comments:</p> <ul style="list-style-type: none"> 26 and 28 Morang Road, and 19 Evansdale Road (flats) came into existence in the early 1960s. Both no. 26 Morang Road, and in particular, no. 19 Evansdale Road, have not been well maintained over the years, and their days could be numbered. 28 Morang Road, due to its strategic location, will probably be redeveloped. These three properties referred to above are not heritage properties, and although most other single dwellings at the northern end of Morang Road could fall into a Heritage Area, the area referred to above should not be so included. 	<p>These properties are 'Non-contributory' properties within the existing Heritage Overlay HO156 - Lyndhurst Crescent Precinct, Hawthorn.</p> <p>The gap study does not review any existing Heritage Overlays. It is noted that inclusion of 'Non-contributory' properties in a heritage precinct is common practice. Redevelopment of these properties will be subject to a planning permit. Future development, e.g. any replacement buildings should respect the heritage fabric and characteristics of the surrounding heritage precinct.</p>	No changes recommended.
44	Yes	The submitter considers that keeping old houses will preserve Australia's history, in particular Hawthorn's. Too many houses are being knocked down today even though they are old and beautiful, e.g. like 9-11 Edward Street, Kew.	Noted.	No changes recommended.
60	Partially	<p>The submitter is concerned about the style and quality of any new buildings that are erected in the vicinity of Morang Street. The submitter accepts the need for some medium density housing, but is concerned that the architectural history is not maintained well enough, and the new "designs" are poorly built and become eyesores very quickly.</p> <p>The submitter suggests that some assessment on design and materials used should be included in the study.</p>	<p>Noted.</p> <p>The purpose of the study is to identify and protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay. Heritage assessments are separate to matters relating to building design (e.g. materials, heights and visual bulk) considerations of redevelopment. These issues are managed through other planning overlays such as Design and Development Overlays and through the provisions of zones and associated zone schedules.</p> <p>Where the HO is applied, Council will have the ability to</p>	No changes recommended.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			assess any proposed buildings and works to ensure its consistency with the significance of the precinct area.	
65	Partially	<p>The submitter believes that Boroondara must do everything it can to preserve the unique heritage of the area. Too much has been lost already through poor control of inappropriate development. The submitter provides the following information:</p> <ul style="list-style-type: none"> 3-5 Power Avenue, Hawthorn forms a small remnant of housing from a particular era - that of the immediate post-subdivision of the large and almost semi-rural properties which bordered the 'industrial' quarry in what is now Morang Road on the one side and the developing artery of Power Street. 	<p>The houses at 3-5 Power Avenue are Edwardian/Federation villas built in the first decade of the 20th century. MMBW Detail Plans from 1901 and 1902 (Nos. 1091 & 1092) show that there was a quarry on the east side of Morang Road, a little south of where Power Avenue is now. Power Avenue did not exist yet in 1902, and the land where it stands was not directly associated with the quarry. Instead, it was created from the large side setbacks of two Victorian mansions that faced Power Street.</p> <p>Therefore, it can be concluded that the construction of the three Federation houses appears to be related to the subdivision of Victorian-era villas and not the quarry on Morang Road. However, due to their lack of intactness, they would only be contributory to a larger precinct if one existed, but not of individual heritage significance.</p>	No changes recommended.
73	Yes	<p>The submitter supports the study and suggests that the rail bridge which connects the cities of Yarra and Boroondara should be reviewed.</p> <p>The submitter notes that the Yarra side of the bridge is within a Heritage Overlay (HO287), however, on the Boroondara side there is no protection.</p>	Officers note that the Hawthorn side of the Wallen Road Bridge is now protected in the Boroondara Heritage Overlay as HO487. The bridge is also on the Victorian Heritage Register (Ref No H380).	No changes recommended.
78	Yes	<p>The submitter supports the draft study and suggests that:</p> <ul style="list-style-type: none"> The restored Edwardian house at 80 Riversdale Road warrants examination as contributory to the area under Criterion E "exhibiting particular aesthetic characteristics." It is adjacent to the property at 82 Riversdale Road which currently has an individual overlay HO114. 	<p>The house at 82 Riversdale Road is in the Heritage Overlay because it is a very distinctive local type (with a three-gabled front bay) and it has particularly fine render detail.</p> <p>The Victorian house next to it at 80 Riversdale Road is large and intact, but a far more typical house of its era. It is a fine example of a house that would be contributory</p>	No changes recommended.

Note: submissions have been numbered in chronological order from the date received by Council.

64

Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			within a heritage precinct if one existed, but not one that is individually significant.	
80	Yes	The submitter suggests that the properties at 8 and 10 Henrietta Street are distinctive among others on the street, and seeks clarification on where they stand in the Draft Study. The submitter provides further information on the previous and current owners of 10 Henrietta Street to be considered by the heritage consultant.	<p>The property at 10 Henrietta Street is an intact but very typical example of an Italianate house, which would be contributory in a precinct if one existed.</p> <p>The property at 8 Henrietta Street is a distinct Gothic Revival type with a three-part gable to the front bay first designed by local architect John Beswicke for his house 'Rotha' in Harcourt Street. However, there are other houses in Hawthorn which use this feature, many of them by local builder Henry Kaiser, some of which are already in the Heritage Overlay. For example, the properties at 11 Riversdale Road (HO111) and 82 Riversdale Road (HO114) are both a more elaborate version of this Gothic Revival type by Kaiser, with features such as decorative bargeboards and finials and a return verandah, which the property at 8 Henrietta Street lacks.</p> <p>Therefore, both houses are attractive examples of Victorian residential architecture, but are not of local significance in the Hawthorn context.</p>	No changes recommended.
84	Partially	<p>The submitter provides the following comments on behalf of the Precinct 24 Committee, which was formed in 2013 in response to the GRZ3 zone:</p> <ul style="list-style-type: none"> The area's heritage significance was reviewed by Meredith Gould in 1992/93, and 126 residences were noted in the 1993 study but only 16 properties had Heritage Overlay applied. Additional Heritage Overlays were applied in 2017 to about 60 of the original Gould recommended properties, and another 44 additional properties, following a review in 2015. 	<p>Officers note that both the zoning and the heritage significance of Precinct 24 were recently reviewed.</p> <p>It is acknowledged that some properties identified in Meredith Gould's 1993 study were not included in the Heritage Overlay. However, it should be noted that Ms Gould identified all buildings that she regarded as deserving a heritage grading, but not all those warrant an individual HO. Many 1993 'C' and 'D' graded properties are not individually significant and could only be protected if located within an area still cohesive enough</p>	No changes recommended.

Note: submissions have been numbered in chronological order from the date received by Council.

65

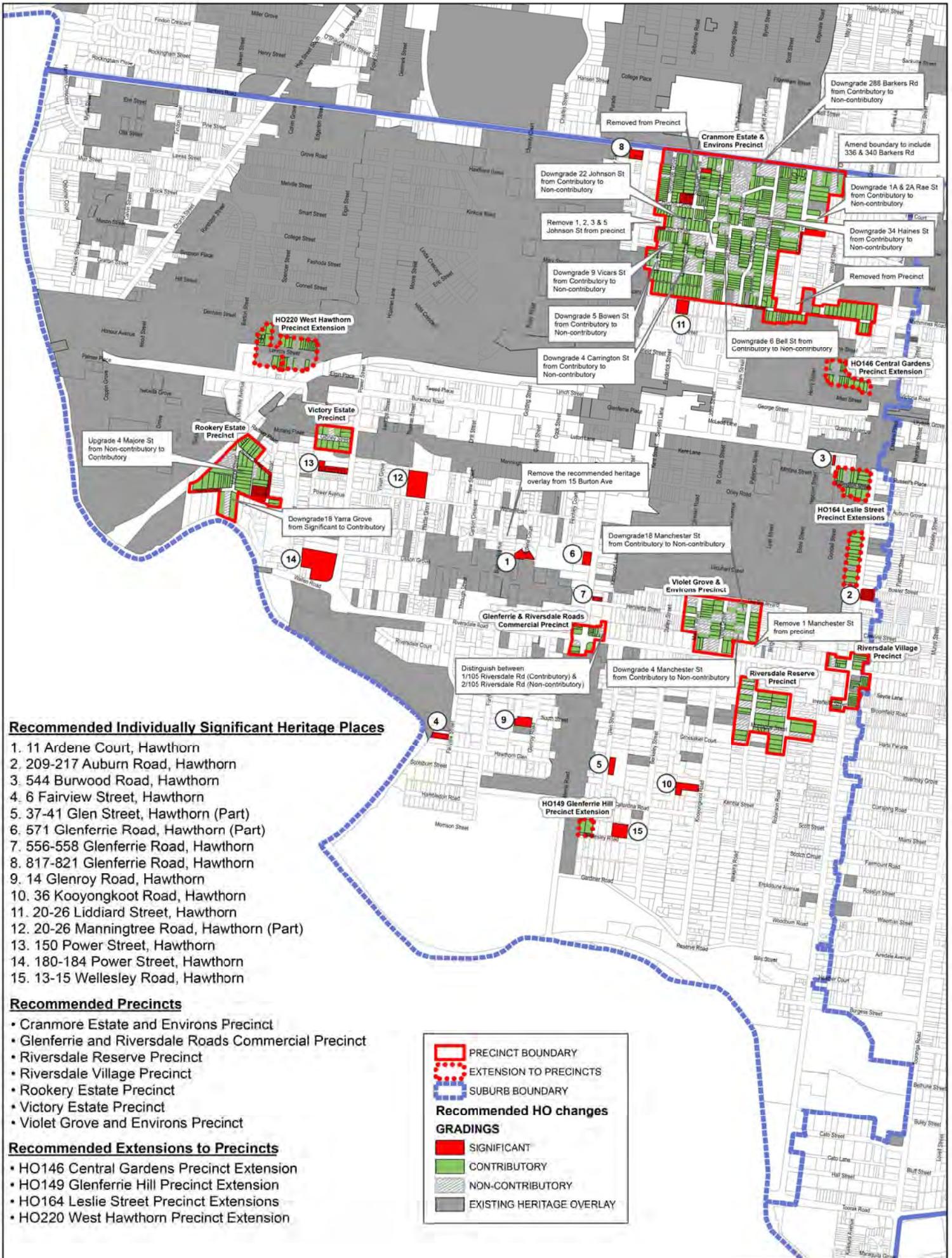
Draft Hawthorn Heritage Gap Study - Summary of preliminary consultation feedback and officers' response

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>Precinct 24 is the oldest area in Boroondara. The other 55 heritage properties recommended from the 1993 Gould study should also be investigated for heritage protection. Many owners of these properties are unhappy that these properties have been passed over.</p> <ul style="list-style-type: none"> The residents are happy to receive strong councillor support to change the zoning of P24 in March 2016 to GRZ1. However, the amendment to implement this (C241) was overturned by the Minister's planning department. Since being zoned GRZ3, many historical homes, interwar homes and Californian bungalows have been demolished and high rise developments have taken their place which has greatly impacted the neighbourhood character and it is still taking place. The politics of increased population growth by both major political parties put pressure on Council officers to give up more of the neighbourhoods, especially in Hawthorn, than was reasonable. The GRZ3 zoning is not appropriate for the area and heritage protection should be increased. 	<p>to form a heritage precinct.</p> <p>The recent heritage study of Precinct 24 resulted in the new HO precincts and individual places introduced in 2017, as noted in the submission. Areas in 'Precinct 24' that could form a precinct of local heritage significance were identified (i.e., of good quality in comparison to the general housing stock in Hawthorn, and in comparison to existing HO precincts in Hawthorn), as well as individual properties and small cohesive groups that were of a quality to be individually significant in the Hawthorn context.</p> <p>The zoning of the precinct is a separate matter to the heritage assessment. As noted in the submission, Council's request to rezone the precinct from the existing GRZ3 zone to GRZ1 was not authorised by the Minister for Planning and could not proceed.</p>	

Note: submissions have been numbered in chronological order from the date received by Council.

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Individually Significant Heritage Places and Precincts - Hawthorn



Recommended Individually Significant Heritage Places

1. 11 Ardene Court, Hawthorn
2. 209-217 Auburn Road, Hawthorn
3. 544 Burwood Road, Hawthorn
4. 6 Fairview Street, Hawthorn
5. 37-41 Glen Street, Hawthorn (Part)
6. 571 Glenferrie Road, Hawthorn (Part)
7. 556-558 Glenferrie Road, Hawthorn
8. 817-821 Glenferrie Road, Hawthorn
9. 14 Glenroy Road, Hawthorn
10. 36 Kooyongkoot Road, Hawthorn
11. 20-26 Liddiard Street, Hawthorn
12. 20-26 Manningtree Road, Hawthorn (Part)
13. 150 Power Street, Hawthorn
14. 180-184 Power Street, Hawthorn
15. 13-15 Wellesley Road, Hawthorn

Recommended Precincts

- Cranmore Estate and Environs Precinct
- Glenferrie and Riversdale Roads Commercial Precinct
- Riversdale Reserve Precinct
- Riversdale Village Precinct
- Rookery Estate Precinct
- Victory Estate Precinct
- Violet Grove and Environs Precinct

Recommended Extensions to Precincts

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

Legend

- PRECINCT BOUNDARY
- EXTENSION TO PRECINCTS
- SUBURB BOUNDARY

Recommended HO changes

GRADINGS

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

people place heritage

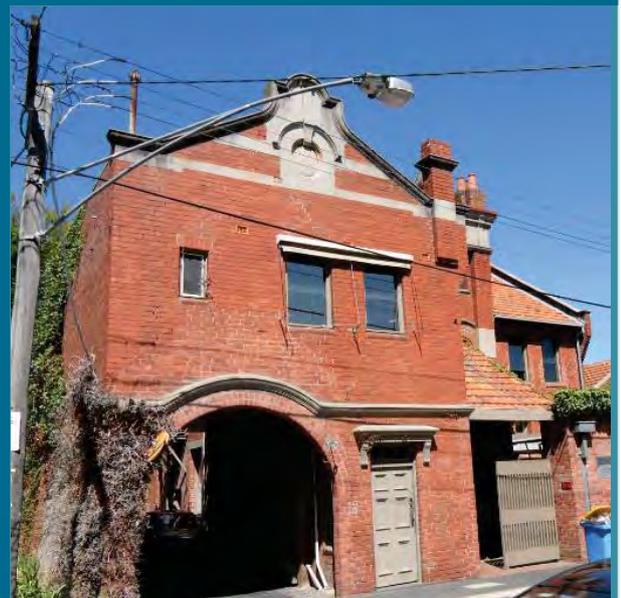
CONTEXT

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Volume 3. Hawthorn

Revised
6 March 2018

Prepared for the
City of Boroondara



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Report Register

This report register documents the development and issue of the report entitled *City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 3 Hawthorn* undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2112	1	Background report, draft	19 July 2017	Jo Liu
2112	2	Full report, final draft	27 July 2017	Jo Liu
2112	3	Full report, revised	31 August 2017	Jo Liu
2112	4	Full report, revised	13 February 2018	Jo Liu

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15 Burton Avenue, Hawthorn	236
544 Burwood Road, Hawthorn	245
6 Fairview Street, Hawthorn	262
37-41 Glen Street, Hawthorn	278
571 Glenferrie Road, Hawthorn	287
556-558 Glenferrie Road	300
817-821 Glenferrie Road, Hawthorn	308
14 Glenroy Road, Hawthorn	317
36 Kooyongkoot Road, Hawthorn	326
20-26 Liddiard Street, Hawthorn	339
20-26 Manningtree Road, Hawthorn	350
150 Power Street, Hawthorn	366
180-184 Power Street, Hawthorn	380
13-15 Wellesley Rd, Hawthorn	411

EXECUTIVE SUMMARY

Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Around 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out as a very high priority action the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. Suburb assessments for Canterbury, Camberwell, Hawthorn and Kew are being undertaken in the 2016/17 financial year. Suburb assessments for Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already been assessed.

This report covers the suburb assessment for Hawthorn (excluding Hawthorn East). It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and precincts.

Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn' are:

- There are 7 heritage precincts assessed to be of local significance (see Appendix A.1).
- There are 4 extensions to existing HO precincts (see Appendix A.2).
- There are ~~16~~15 individual heritage places assessed to be of local significance (see Appendix A.3).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn' (2017) and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn' (2017) by:
 - Adding the precincts assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations. The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.
 - Adding the precinct extensions, listed in Appendix A.2, to the four existing HO precincts.
 - Adding the places assessed as being of local significance, listed in Appendix A.3, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

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

As a result of these studies, approximately 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Heritage Overlays in Surrey Hills have recently been gazetted through Amendment C177 to the Boroondara Planning Scheme (13 July 2017).

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew are being undertaken in the 2016/17 financial year. The suburb assessments for Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessment of the suburb of Hawthorn. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

commercial strips. Interspersed among this are interwar-era flats, many of high design quality, which stand out in the Boroondara context. Just south of Riversdale Road there is sporadic Victorian and Federation/Edwardian-era housing, but the majority of the development in this area took place after World War I. Many of these interwar houses have now been replaced by contemporary dwellings. This is in contrast to the nineteenth-century subdivisions to the north which retain a high level of the original housing stock, probably in part due to the small allotment sizes which have limited redevelopment potential.

1.3 Previous heritage studies

Heritage places and precincts in Hawthorn (and Hawthorn East) have previously been identified and assessed in a series of heritage studies, only one of which has investigated the suburb as a whole. This was the first study, the ‘Hawthorn Heritage Study’ carried out by Meredith Gould and completed in 1993, with a review of some recommendations in 1994.

While most of the residential precincts recommended by the 1993 study were implemented at the time, little commercial development was included at the time. Likewise, nearly all individual properties graded ‘A’ or ‘B’ (State and Regional significance) by the 1993 study were implemented at the time. This left a small number of ‘B’ graded places and all C* graded (‘Keynote’) outside of precincts without protection.

Since that time, there have been a number of heritage studies following on the unimplemented recommendations of the ‘Hawthorn Heritage Study’ which have led to additional places and precincts being added to the (now) Boroondara Heritage Overlay:

- ‘Auburn Village Heritage Study’ by Context Pty Ltd, 2005;
- ‘Review of C* Grade Buildings in the Former City of Hawthorn’ by Lovell Chen, 2006, revised 2009;
- ‘Review of B-graded buildings in Kew, Camberwell and Hawthorn’ by Lovell Chen, 2007 revised 2009;
- ‘Assessment of the Burwood Road Heritage Precinct, Hawthorn’ by John Briggs, 2008;
- ‘Hawthorn Heritage Precincts Study’ by Context Pty Ltd, 2009, revised 2012;
- ‘Kew and Hawthorn Further Heritage Investigations – Assessment of Specific Sites’ by Lovell Chen, 2012, revised 2014;

There have also been a number of assessments of individual places and precincts carried out by Context Pty Ltd as part of ongoing heritage advice to the City of Boroondara’s Strategic Planning Department since 2012. Most recently these were a number of places and precincts in Neighbourhood Character Precinct 24 – the triangular area on the western edge of Hawthorn bound by Barkers Road, Church Street, and Denham Street.

1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.4.

2 APPROACH AND METHODOLOGY

2.1 Introduction

The ‘City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 3 Hawthorn’ (the ‘Hawthorn Study’) was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2015) (the ‘Practice Note’).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called ‘values-based’ assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.4.5.

The Study was carried out generally in accordance with the set of tasks defined in Council’s Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context Pty Ltd (‘Context’), with support from Trethowan Architecture & Design (‘Trethowan’). Context’s team project managed the entire study process, carried out the initial suburb survey, assessed all precincts and extensions of potential heritage significance and assessed half of the individual places. Context Pty Ltd also prepared this background report. Trethowan’s team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built-era, to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.

2.2 Stage 1 - Preliminary identification of places

2.2.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of written sources. Primary among them is the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality’s development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara’s history, and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places and precincts assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Hawthorn Study, this meant the ‘Hawthorn Heritage Study’ (M Gould, 1993);
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation;
- National Trust of Australia (Victoria) Register and property files;

- Thematic and typological studies including ‘The motor garage and service station in Victoria: a survey’ (Catrice & Summerton, 1997) and ‘Survey of Post-War Built Heritage in Victoria’ (Heritage Alliance, 2008 & Built Heritage, 2010);
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955;
- The Royal Australian Institute of Architects’ list of notable buildings;

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. Council had also been keeping record of spontaneous community nominations from recent years.

2.2.2 Preliminary survey

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

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as potential precincts. Groups of buildings adjoining an existing precinct of a seemingly similar character were also noted as potential precinct extensions. Properties and precincts that had been identified from previous sources, as discussed in section 2.2.1, above, were given special consideration.

At the close of the survey, a short-list of places of potential individual significance was prepared and potential precinct areas mapped. These were places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History 2012). In identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built date or building type) were chosen.

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Hawthorn Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very ‘typical’ of their era should be larger than a precinct comprising an unusual grouping.

The Stage 1 survey revealed the sheer wealth of Victorian-era dwellings in Hawthorn. While the grandest Victorian (and Edwardian) streetscapes have been included in existing HO precincts, as well as some of Hawthorn’s earliest (and more modest) development in HO220 West Hawthorn Precinct, there are still large and consistent Victorian residential areas not included. For the most part, these are streets of timber Italianate houses built for owners and residents of more modest incomes and pretensions. Thanks in part to their smaller allotments, many of these streetscapes have survived largely intact, particularly in the north-eastern corner of the suburb.

Pockets of interwar houses and interwar and post-war flats are mainly infill development in Hawthorn, displacing Victorian-era mansion estates or houses. This character only changes to

HAWTHORN

the south, where Victorian houses are clustered just south of Riversdale Road but transition to minor Edwardian and major interwar development nearer Gardiners Creek (Monash Freeway).

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

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

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

2.2.3 Preliminary assessment

Following the preliminary survey, the consultants came together in March 2017 for ‘comparative workshops’. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for significance) about the individual places and precinct areas of potential significance. For the Hawthorn survey, this also included a drive-through of the potential precincts with another Context consultant to get a second opinion.

During the workshops each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts).

Two workshops were carried out: one at Context and the other at the Trethowan office to review the interwar and post-war places.

The shortlists were created on the basis of these workshops as well as limited historical research where required to determine if a place was worthy of full assessment, for example, to determine if a certain architect designed it. In the Hawthorn Study, three places were researched during this stage but then not recommended for full assessment in Stage 2. These were: Post-war flats at 4 Lisson Grove; Telephone Exchange at 375 Burwood Road; and Post-war office building at 260 Auburn Road.

2.2.4 Reporting preliminary recommendations

Reporting for Stage 1 of the Hawthorn Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department in late March 2017. This was followed by visits to all precinct areas identified. Once the proposed places and precincts for assessments were approved by the Strategic Planning Department, Stage 2 began.

2.3 Stage 2 – Assessment and reporting

2.3.1 Locality and thematic histories

A contextual history for Hawthorn was prepared, covering its nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). This

locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, thematic histories of Catholic schools and recreation clubs were prepared for the relevant citations.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how did it change over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Hawthorn or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon the following primary and secondary sources:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Hawthorn. In some cases, records from as early as the 1930s survive, but most material is post-WWII in date and not all plans from this period survive.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the

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size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2015) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Hawthorn Study, the suburb of Hawthorn was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2015), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of this suburb assessment, where the criteria say ‘our cultural or natural history’, it should be understood as ‘Hawthorn’s or Boroondara’s cultural or natural history’.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of ‘local interest’.

2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one of criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the ‘Applying the Heritage Overlay’ Practice Note (2015), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the ‘Applying the Heritage Overlay’ Practice Note (2015) and Boroondara’s Heritage Policy (Clause 22.05) the following gradings were attributed to properties in the heritage precincts:

- *Significant - ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or*

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local cultural heritage significance in their own right, 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 - ‘Non-contributory’ places are those 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.*

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A ‘Significant’ grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A ‘Contributory’ grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered ‘Contributory’ if its connection to the themes of the precinct can still be understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A ‘Non-contributory’ grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered ‘Contributory’ but have been substantially altered to the point that their origins and relationship to the precinct’s significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The ‘Applying the Heritage Overlay’ Practice Note (2015) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are three types of mapping for places and precincts recommended by the Hawthorn Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.

- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation. Similar maps are also provided for each proposed precinct extension, which shows the grading of properties in the extension and how it relates geographically to the current precinct boundaries.

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature*.

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for Broadmead 20-26 Manningtree Road, in yellow, within the larger Methodist Home for the Aged grounds at 20-26 Manningtree Road.

The Melbourne Croquet Club, St Joseph’s Catholic School, and Broadmead have all been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

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2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the ‘Applying the Heritage Overlay’ Practice Note (2015).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of the Canterbury Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.10 Proposed precinct extensions

In the course of the Stage 1 survey of Hawthorn, a number of streetscapes were identified that adjoined existing HO precincts and that contained development that is very similar in its built-era, design quality and intactness to that found in the existing precinct.

The existing citations for the precincts were then reviewed to determine whether these adjoining streetscapes would contribute to the significance of the precinct, as defined by the existing statement of significance. Windscreen surveys were also made through the precincts to confirm that the proposed extensions were of a similar character and quality to the existing precinct areas. In terms of ‘quality’, the mix of building types, built-eras, level of design pretension, intactness of buildings, and proportion of Non-contributory properties were all taken into account.

In the event that the additional streetscapes did closely correspond with the valued character of the adjoining HO precinct, the following steps were taken to document the proposed precinct extensions:

- Photos of each property were taken;
- Precinct extension boundaries were determined to ensure geographic and visual continuity with the existing precinct area, balanced against the inclusion of a high proportion of properties that would contribute to the precinct's significance (i.e., excluding Non-contributory properties if this did not compromise continuity with the precinct).
- Each property within the precinct extension was graded to indicate if it did or did not contribute to the precinct's significance. (Note that no Significant properties were identified in the precinct extensions, apart from one in an existing individual HO – 11 Lennox Street.).
- Only very brief precinct citations were prepared during the 1993 'Hawthorn Heritage Study', which lacked detailed descriptions of the streetscapes and buildings within each precinct. For this reason, the existing precinct citations were not revised to reflect the proposed precinct extensions, as there is no place to insert such details. Instead, stand-alone citations were prepared for each extension which includes the brief citations from the 1993 study and the current Statement of Significance (from Boroondara Clause 22.05 Heritage Policy), as well as additional information about the character of the extension and how it relates to and contributes to the precinct's significance as expressed in the existing documentation. Maps and schedules showing the extent of the proposed precincts and the grading of each property in it were also prepared.

The precinct extension citations are found in Appendix D.

2.3.11 HERMES entry

The 'Applying the Heritage Overlay' Practice Note (2015) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

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3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

Seven of the precincts assessed in the Hawthorn Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

They are listed in Appendix A.1, and the citations are found in Appendix D.

3.1.2 Individual places

A total of ~~46~~15 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

All of these places are listed in Appendix A.3, and their place citations are found in Appendix D.

3.2 Extensions to existing HO precincts

Following assessment of a number of streetscapes for their suitability as extensions to existing HO precincts, four precinct extensions have been recommended for addition to the Heritage Overlay.

They are listed in Appendix A.2, and the citations for the extensions are found in Appendix D.

3.3 Not of local significance

One precinct identified in Stage 1 was assessed against the HERCON criteria during Stage 2 of the Hawthorn Study and found to fall below the threshold of local significance. This was because it was found during the comparative analysis to compare poorly with similar precincts, particularly in intactness of houses.

No further action is recommended for this precinct. It is listed in Appendix A.4.

3.4 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Hawthorn, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

Council-owned sites of potential significance have been identified on the basis of a visual inspection and, where available, mentioned in previous heritage studies or similar reports, however a further and more detailed assessment is required to confirm this significance.

~~One~~Two potential heritage places of this type have been identified during the Study. ~~It~~ ~~is~~They are listed in Appendix A.5.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Hawthorn Study. They are:

- Adoption of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn’ (2017) by the Boroondara City Council.
- Implementation of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn’ (2017) by the Boroondara City Council.

4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3 Hawthorn’ (2017), which comprises this report, and include this report as a Reference Document in the Boroondara Planning Scheme.

4.3 Implementation of Heritage Review

It is recommended that the Boroondara City Council implement the recommendations of this Hawthorn Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precincts assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note ‘Applying the Heritage Overlay’ (2015). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the precinct extensions, listed in Appendix A.2, to the existing HO precincts.
- Add the individual places assessed as being of local significance listed in Appendix A.3 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note ‘Applying the Heritage Overlay’ (2015).

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APPENDIX A – ASSESSMENT FINDINGS

A.1 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Cranmore Estate and Environs Precinct	238- 334 <u>340</u> Barkers Road; 2-32 & 1-15 Elphin Grove; 3- 65 & 71 -95, 60-82 & 96-104 Liddiard St; Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, Carrington Street, Percy Street, Haines Street, Bell Street, Edward Street, Hull Street, and Johnson Street	Hawthorn
2	Glenferrie and Riversdale Roads Commercial Precinct	86 & 87-105 Riversdale Road, and 524-544 & 529-549 Glenferrie Road	Hawthorn
3	Riversdale Reserve Precinct	8-30 & 19-27 Robinson Road and 2-30 & 7-21 Illawarra Road	Hawthorn
4	Riversdale Village Precinct	261-305, 282-290 & 324-332 Auburn Road and 201-233 & 234-242 Riversdale Road	Hawthorn
5	Rookery Estate Precinct	2-16 & 3-7 Austin Street; 24-40 & 65-73 Evansdale Road; 2-12 & 1-11 Majore Street; and 1-21 & 14-18 Yarra Grove	Hawthorn
6	Victory Estate Precinct	132-142 Power Street and 1-7 & 2-8 Gibney Street	Hawthorn
7	Violet Grove and Environs Precinct	3-19 , 2-20 Manchester Street, Violet Grove, Marian Street and 137-151 Riversdale Road	Hawthorn

A.2 Precinct extensions

It is recommended that the following properties be added to existing HO precincts:

- HO146 Central Gardens Precinct Extension: 2-30 & 1A-15 Malmsbury Street
- HO149 Glenferrie Hill Precinct Extension: 1-3 Wellesley Road
- HO164 Leslie Street Precinct Extensions: 198-218 Auburn Road (Area 1); 1-17 & 6-12 Edlington Street & 168-178 Auburn Road (Area 2)
- HO220 West Hawthorn Precinct Extension: 5-47 & 4-40 Lennox Street

A.3 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	Ardene Court Flats	11	Ardene Court	Hawthorn
2	Norwood Terrace	209-217	Auburn Road	Hawthorn
3	House	45	Burton Avenue	Hawthorn
43	Grant Dorman (Former Lion Rubber Works)	544	Burwood Road	Hawthorn
54	Dickie House	6	Fairview Street	Hawthorn

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Lp	Place	No.	Street	Locality
65	Melbourne Croquet Club (Former Glenferrie Hill Recreation Club)	37-41	Glen Street	Hawthorn
76	St Joseph's Catholic School (formerly St John's School)	571	Glenferrie Road	Hawthorn
87	Edwardian Shops	556-558	Glenferrie Road	Hawthorn
98	Victorian shops	817-821	Glenferrie Road	Hawthorn
109	Woodford	14	Glenroy Road	Hawthorn
110	Dalsworth	36	Kooyongkoot Road	Hawthorn
121	Farey Brothers' Bakery (former)	20-26	Liddiard Street	Hawthorn
132	Broadmead	20-26	Manningtree Road	Hawthorn
143	Yarralands Flats	150	Power Street	Hawthorn
154	Shrine of St Anthony church complex	180-184	Power Street	Hawthorn
1615	Eira	13-15	Wellesley Road	Hawthorn

A.4 Not of local significance – no action

No further action is recommended for the following places and precinct, which do not meet the threshold of local significance.

LP	Place	No.	Street	Locality
1	Office building	260	Auburn Road	Hawthorn
2	Former Hawthorn Telephone Exchange	375	Burwood Road	Hawthorn
3	Post-war flats	4	Lisson Grove	Hawthorn
4	Rae Street Residential Precinct	1-23 & 2-22	Rae Street	Hawthorn

A.5 Council-managed place of potential significance

The following Council-managed place is considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance.

LP	Place	No.	Street	Comments
1	Hawthorn Citizens' Youth Club	241	Auburn Road	Early 1920s Free Style brick hall
<u>2</u>	<u>Hull Street Reserve</u>	<u>1</u>	<u>Hull Street</u>	<u>Early reserve in the Cranmore Estate</u>

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APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, generally being smaller portions of land containing the heritage place within a protective curtilage.

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

Melbourne Croquet Club, 37-41 Glen Street



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Broadmead, 20-26 Manningtree Road



APPENDIX C – DRAFT HO SCHEDULE

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alterations Control Is Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Cranmore Estate and Environs Precinct</i> Barkers Road (part), Elphin Grove (part), Liddiard Street (part), Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, Carrington Street, Percy Street, Haines Street, Bell Street, Edward Street, Hull Street, and Johnson Street	No	No	No	No	No	No	-	No
	<i>Glenferrie and Riversdale Roads Commercial Precinct</i> Glenferrie Road (part) and Riversdale Road (part)	No	No	No	No	No	No	-	No
	<i>Riversdale Reserve Precinct</i> Robinson Road (part) and Illawarra Road (part)	No	No	No	No	No	No	-	No
	<i>Riversdale Village Precinct</i> Auburn Road (part) and Riversdale Road (part)	No	No	No	Yes - 269 Auburn Road front fence	No	No	-	No
	<i>Rookery Estate Precinct</i> Austin Street (part), Evansdale Road (part), Majore Street (part), and Yarra Grove (part)	No	No	No	No	No	No	-	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alterations Control Is Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Victory Estate Precinct</i> Power Street (part) and Gibney Street (part)	No	No	No	Yes - front fences at nos. 1 2, 3, 4, 6, 7, and 8 Gibney Street and no. 140 Power Street	No	No	-	No
	<i>Violet Grove and Environs Precinct</i> Manchester Street (part), Violet Grove, Marian Street and Riversdale Road (part)	No	No	No	No	No	No	-	No
	<i>Ardene Court Flats</i> 11 Ardene Court, Hawthorn	No	No	Yes - Italian Cypress (Cupressus sempervirens)	No	No	No	-	No
	<i>Norwood Terrace</i> 209-217 Auburn Road, Hawthorn	No	No	No	No	No	No	-	No
	House 15-Burton Street, Hawthorn	No	No	No	No	No	No	-	No
	<i>Grant Dorman (Former Lion Rubber Works)</i> 544 Burwood Road, Hawthorn	No	No	No	No	No	No	-	No
	<i>Dickie House</i> 6 Fairview Street, Hawthorn	No	No	Yes – remnant planting scheme of Ellis Stones garden with plantings by Mervyn Davis	No	No	No	-	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alterations Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Plan under Clause 43.01-2	Aboriginal heritage place?
	Melbourne Croquet Club (Former Glenferrie Hill Recreation Club) 37-41 Glen Street, Hawthorn	No	No	No	No	No	No	-	No
	St Joseph's Catholic School (formerly St John's School) 571 Glenferrie Road, Hawthorn	No	No	No	No	No	No	-	No
	Edwardian Shops 556-558 Glenferrie Road, Hawthorn	No	No	No	No	No	No	-	No
	Victorian shops 817-821 Glenferrie Road, Hawthorn	No	No	No	No	No	No	-	No
	Woodford 14 Glenroy Road, Hawthorn	No	No	Yes – Oak trees in front setback	No	No	No	-	No
	Dalsworth 36 Kooyongkoot Road, Hawthorn	No	No	No	Yes – front fence	No	No	-	No
	Farey Brothers' Bakery (former) 20-26 Liddiard Street, Hawthorn	No	No	No	No	No	No	-	No
	Broadmead 20-26 Manningtree Road, Hawthorn	No	No	No	No	No	No	-	No
	Yarralands Flats 150 Power Street, Hawthorn	No	No	No	No	No	No	-	No
	Shrine of St Anthony church complex 180-184 Power Street, Hawthorn	No	Yes – Basilica only	Yes – mature peppercorns	Yes – former stables	No	No	-	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alterations Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Eira</i> 13-15 Wellesley Road, Hawthorn	No	No	Yes – Oak trees in front setback	No	No	No	-	No

APPENDIX D – PLACE AND PRECINCT CITATIONS

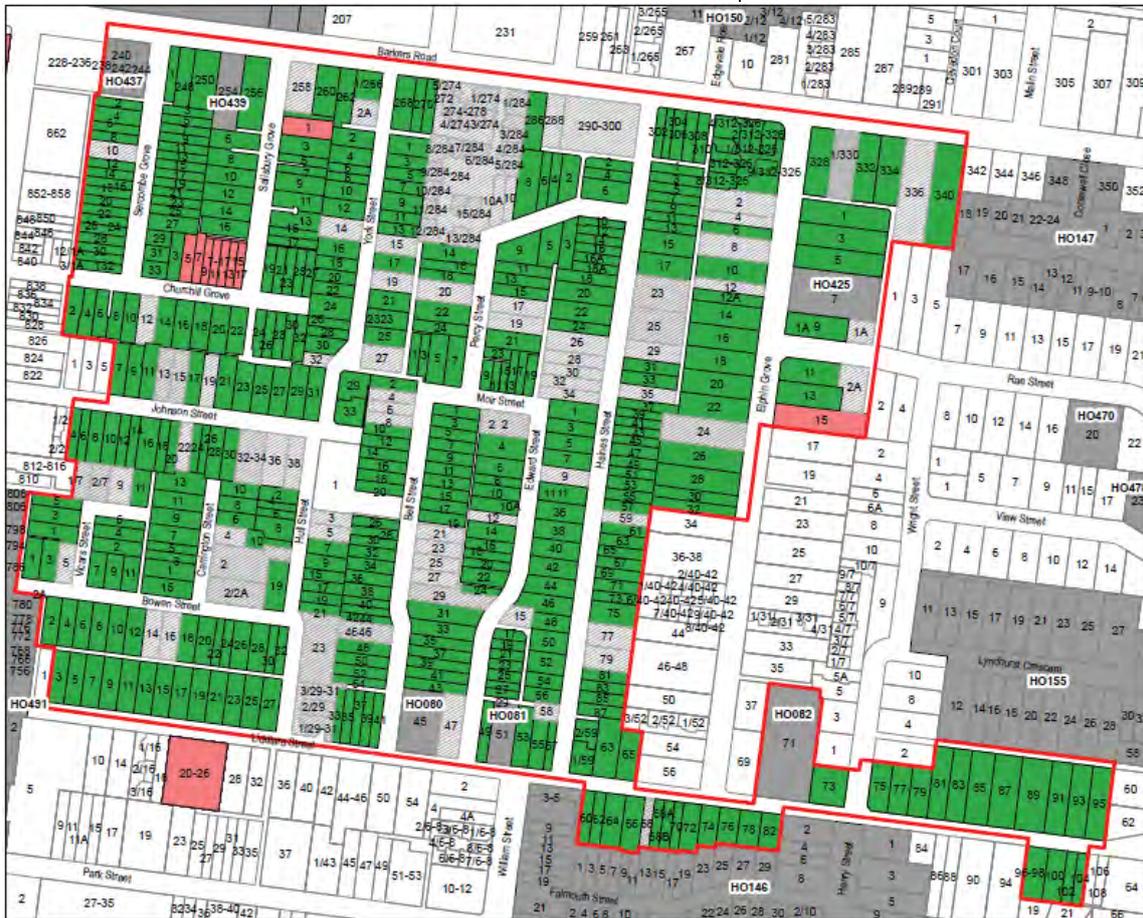
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Cranmore Estate and Environs Precinct

Prepared by: Context Pty Ltd

Address: 238-334-340 Barkers Road; 2-32 & 1-15 Elphin Grove; 3-65 & 71-95, 60-82 & 96-104 Liddiard St; Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, Carrington Street, Percy Street, Haines Street, Bell Street, Edward Street, Hull Street, and 7-31, 4-38 Johnson Street

Name: Cranmore Estate and Environs Precinct	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date:



GRADINGS

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE - OVERLAY
- PRECINCT BOUNDARY



Houses on Bell Street. (Source: Context, 2017)

Historical Context

Settlement to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and *Victorian Places* 2015).

Hotels were opened along Burwood Road: the Hawthorne Hotel in Barton Street in 1852, the Governor Hotham Hotel in William Street in 1855, and the Tower Hotel in Camberwell Road in 1876. In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality. In 1865, Hawthorn's landscape was populated with market gardens, residences and several brickfields. Nothing remains of the early dwellings of Hawthorn's woodcutters, market gardeners and brick workers (*Victorian Places* 2015 and Gould 1993:49).

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861 Hawthorn municipality's population was 2342, and, by 1881, had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

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Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population. Today, there are many surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock. (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, which resulted in a mix of fine nineteenth and twentieth century commercial and public buildings, a new style of red brick and terracotta roof house was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The Cranmore Estate & Environs Precinct ~~at 238-334 Barkers Road; 2-32 and 1-15 Elphin Grove; 3-95, 60-82 and 96-104 Liddiard Street; Churchill Grove; Salisbury Grove; Sercombe Grove; York Street; Bowen Street; Carrington Street; Percy Street; Haines Street; Bell Street; Edward Street; Hull Street; and Johnson Street~~ comprises a large area of predominantly Victorian timber houses, with some good Edwardian examples among them. Streetscapes along Liddiard Street, Churchill Grove, Sercombe Grove, and Salisbury Grove are particularly fine.

Land sales in 1850 in the Hawthorn area included land bounded by Barkers Road (then known as Main Road) on the north, Riversdale on the south, Auburn Road on the east and Glenferrie Road on the west. These allotments included areas around Urquhart and Liddiard Streets and Burwood Road, some of which later became important commercial precincts (Gould 1993:29).

Like the remainder of Hawthorn in the 1850s, the western portion of Hawthorn between the Yarra River and Church Street first attracted wealthy residents who had mansions built in generous landscaped grounds; in later years, the middle class lived in smaller-scale detached houses and duplexes (Built Heritage 2012:138-9).

The 1880s saw increased development near Barkers Road. In 1884 Victoria Bridge (at the west end of Barkers Road) was constructed, allowing quicker access from the city via Richmond. Only three years later the bridge was widened. It is likely this increased access promoted development of the area. A high rate of Victorian and Edwardian small-scale development subsequently occurred in proximity to Barkers Road and Church Street (Built Heritage 2012:57; 138-39).

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As detailed below, the subject precinct is the result of several subdivisions.

Liddiard Street and Bowen Street, 1879

Liddiard Street was formed as part of a subdivision of 50 narrow residential allotments undertaken by WH Liddiard in 1871. Several of the surviving buildings date from the 1870s (Gould 1993).

In 1878, Charles Haines became the owner of land fronting the north side of Liddiard Street (Age 9 September 1878:1), which was subsequently subdivided in 1879 into 38 building lots put up for sale in the same year; the subdivision included the formation of Bowen Street ('Building lots at Hawthorn' 1879); see Figure 1.

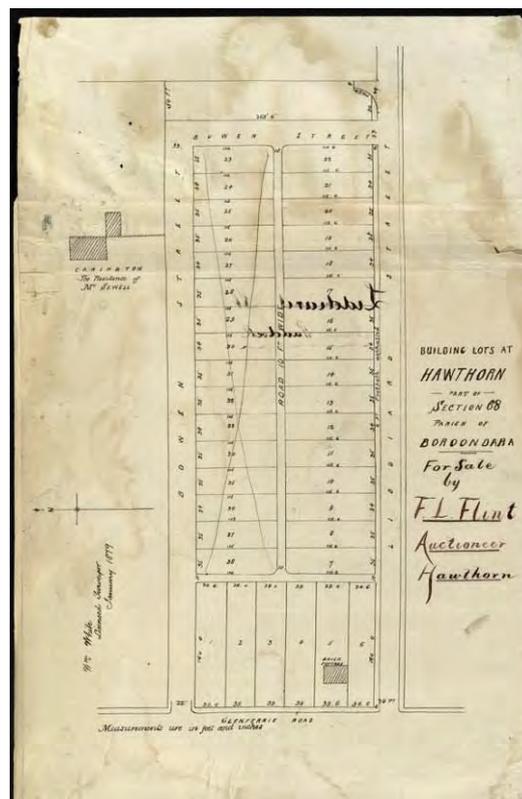


Figure 1. Building lots in Bowen Street, Liddiard Street and Glenferrie Road, 1879. (Source: SLV)

Edwards' Paddock: Liddiard Street, Bell Street, Moir Street and Edwards Street, 1883-84

In 1883, 57 allotments, a subdivision of Edwards' Paddock, were put up for auction in December of that year. The allotments fronted Liddiard Street, Bell Street, Moir Street, and Edwards Street. The irregular alignment of the south end of Bell and Edwards streets was the result of existing villas. At 45 Liddiard Street it is believed that an 1850s cottage remains, incorporated into the rear of the 1885 villa (HO80). Another villa of 1879 survives at 51 Liddiard Street (HO81).

As shown in Figure 2, an 1883 estate plan shows the existence at that time of seven residences in Liddiard Street between Glenferrie Road and Bell Street ('Edwards' Paddock' 1883).

Another house that existed in Liddiard Street in 1883 is shown on an 1886 estate plan of a subdivision south of Liddiard Street. It is titled 'Residence of Councillor Barrett' ('Plan of

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the Falmouth Estate' 1886). Thomas Barrett was a City of Coburg councillor in 1877 and a JP in 1889 (*Weekly Times* 11 August 1877:16; *Argus* 13 September 1889:10). He was later a Hawthorn councillor and Mayor in 1887-88, with his name on the 1888 foundation stone of Hawthorn Town Hall (Pers. Comm., Hawthorn Historical Society, 2017). In 1877, the City of Hawthorn rate book noted that Thomas Barrett owned a house in Liddiard Street with a rated net annual value (NAV) of £28. By 1883 Thomas Barrett was described as a builder and his house in Liddiard Street had a NAV of £80 (RB 1877;1893). The increase in the NAV indicates that improvements were made to the property over these years.

Twenty-one allotments in the Edwards' Paddock subdivision not sold in 1883 were put up for auction in 1884 ('Edwards' Paddock' 1884). The subdivision included the survey of Bell Street, Edwards Road, and Moir Street.

Bowen Estate: Bowen Street, Vicars Street, Carrington Street and Hull Street, 1888
Bowen Estate was subdivided c1887 on land formerly known as Edward's Paddock. Located on the north side of Bowen Street between Bell Street and Glenferrie Road, the estate subdivision created Vicars Street, Carrington Street, and Hulls (Hull) Street (see Figure 3). Forty-two 'business and villa' sites on Bowen Estate were put up for auction in January 1888. The balance of the blocks was advertised for sale in March 1888 (*Argus* 10 March 1888:3).

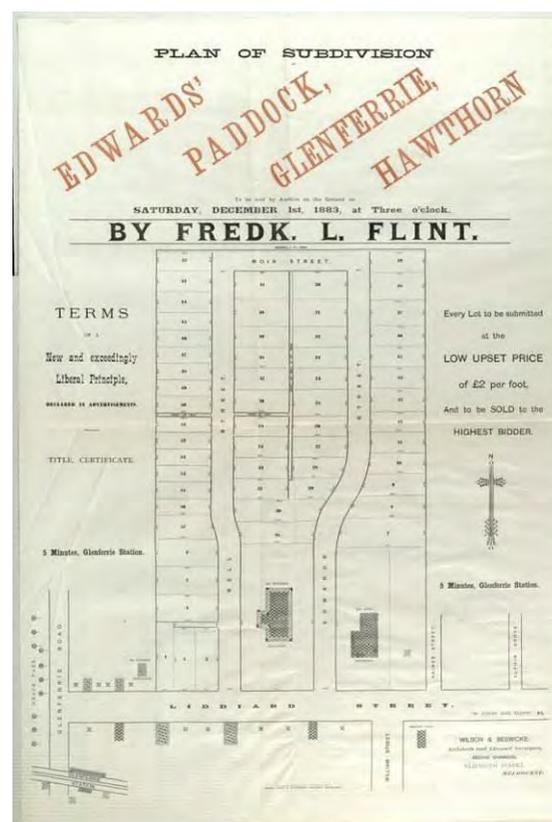


Figure 2. Edwards Paddock subdivision, 1883. (Source: SLV)

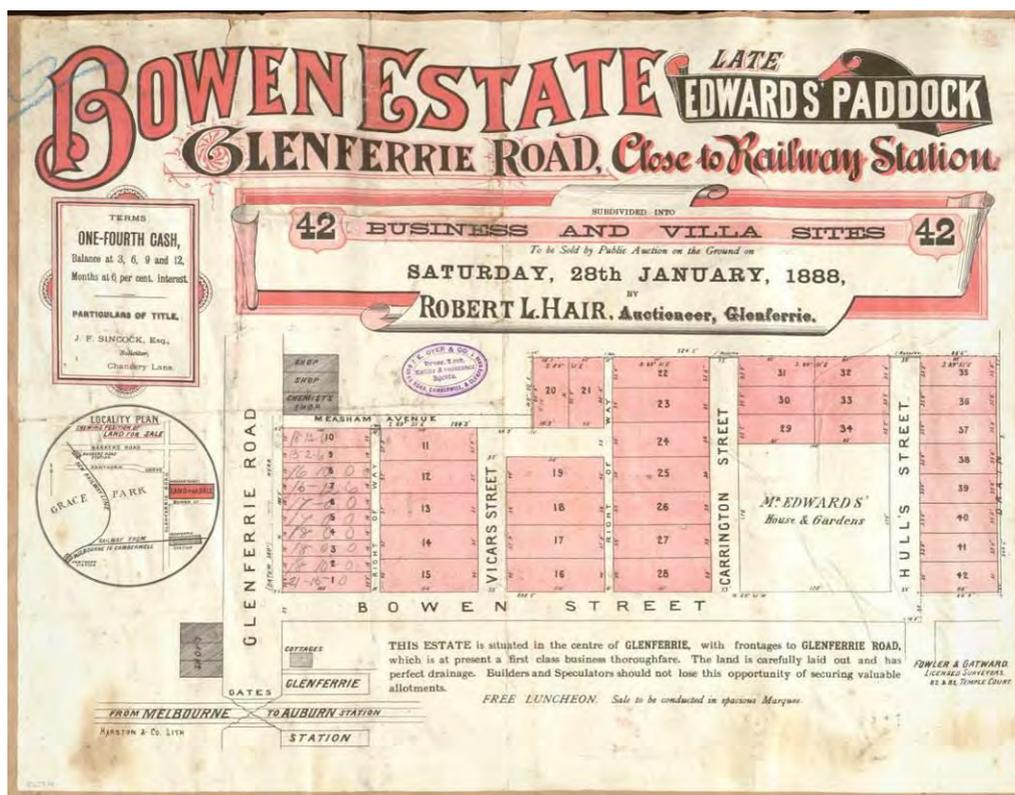


Figure 3. Bowen Estate, subdivided on Edwards Paddock, showing allotments for sale in 1888. (Source: SLV)

Cranmore Estate: Percy Street, Barkers Road, Haines Street and Edwards Street, 1885-88

Cranmore Estate comprised a large area of the precinct (see Figure 5). Surveyed on land between Barkers Road and Liddiard Street on the former grounds of ‘Cranmore House’, and sold in 1885, the estate allotments were situated between Barkers Road and Liddiard Street on the newly surveyed roads of Percy Street and Haines (originally Cranmore) Street.

The first sale of 36 allotments, and ‘Cranmore House’ itself, took place in October 1885 (*Argus* 31 October 1885:3). In March 1886, another 25 lots in Cranmore Estate were put up for auction; see Figure 4 (‘Cranmore Estate’ March 1886). In November 1886, 34 ‘choice villa and business sites’ were put up for auction in the estate (‘Cranmore Estate’ November 1886); see Figure 5. In October 1887, the remaining 33 allotments of the estate were auctioned (‘Cranmore Estate’ 1887). Land on the estate was also advertised in May 1888 (*Argus* 12 May 1888:9).

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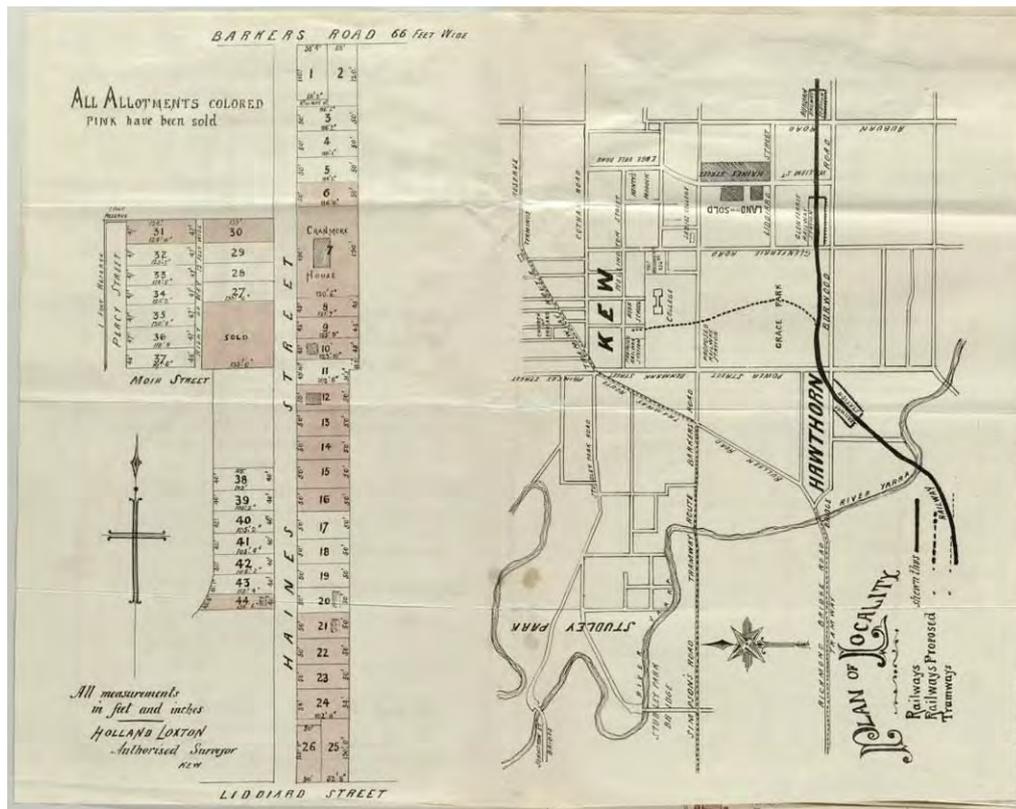


Figure 4. Allotments for sale in Cranmore Estate in March 1886. None of the existing houses shown on the plan appear to survive. (Source: SLV)

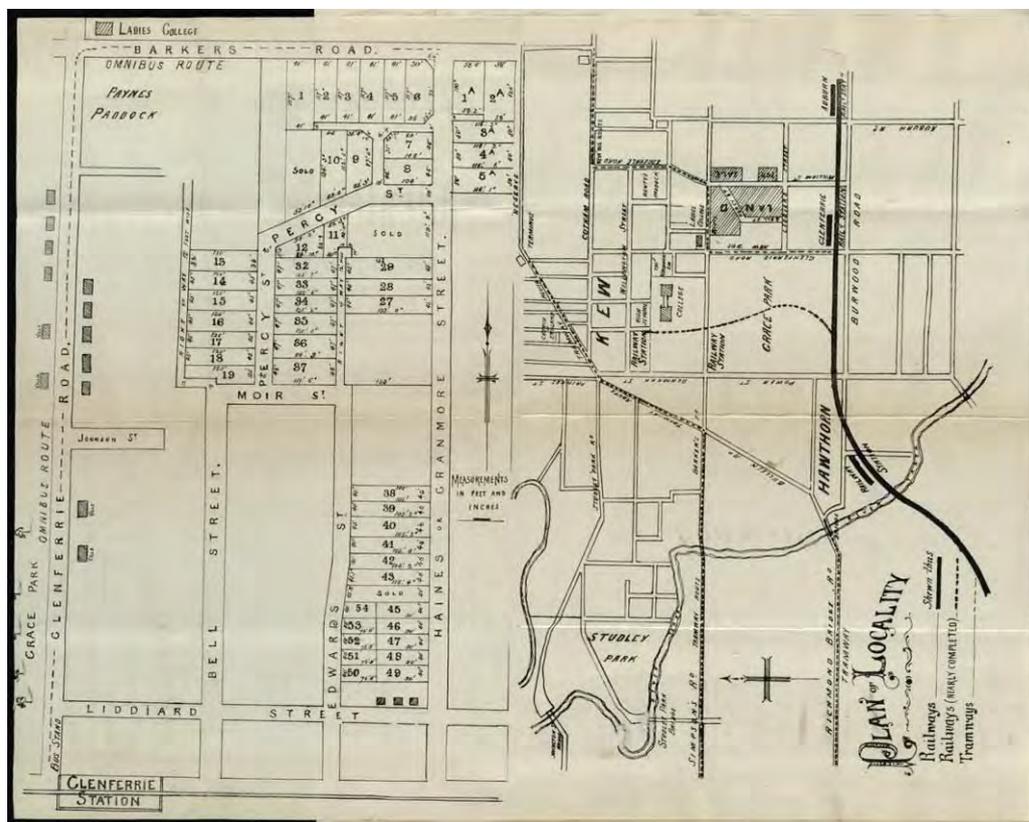


Figure 5. Allotments for sale in Cranmore Estate in November 1886 (Source: SLV)

Payne's Paddock: Barkers Road, Sercombe Grove, Salisbury Grove and Churchill Grove, 1885-87

After becoming insolvent, in 1877 Thomas Johnson sold up his real estate, including land known then as Payne's Paddock (formerly owned by TB Payne) on the corner of Glenferrie Road and Barkers Road ('Plan of building allotments' 1877).

Payne's Paddock was subdivided and new roads were built, comprising Sercombe Grove, Salisbury Grove and Churchill Grove. A subdivision plan for the sale of allotments in Payne's Paddock in September 1885 shows seven allotments already sold; see Figure 6 ('Payne's Paddock' 1885). In February 1886, the 36 remaining unsold allotments were put up for auction; see Figure 7 ('Payne's Paddock 1886). Further sales of 29 allotments took place in February 1887 ('Payne's Paddock' 1887).

In Payne's Paddock in August 1886, four cottages were in the process of being built; and in September 1886, another seven five-roomed cottages were under construction (*Age* 24 August 1886:3; *Age* 17 September 1886:3).

The histories of buildings of key significance within this precinct are outlined below.

The land on which the current residence at 1 Salisbury Grove stands (Lot 55 of the subdivision), along with four other allotments, was retained at the 1885 auction by the vendor (see Figure 6). The allotments were put up for sale in 1886. However Lot 55 was shown as sold by that year (see Figure 7). By 1892, a house had been constructed on the allotment, and lived in by mining agent Thomas Watson, with the rate book of that year stating that the owner was the Melbourne Permanent Building Society (S&Mc 1892; RB 1892). In 1893, Joseph Ryan lived at 1 Salisbury Grove (S&Mc 1893). In 1894, gentleman Charles George Thompson lived at 1 Salisbury Grove, with the owner noted in the rate book as the Melbourne Permanent Building Society (RB 1894). Thompson died at his residence at 1 Salisbury Grove in June 1895 aged 75 years. An obituary stated that Thompson was the former governor of the Beechworth Gaol who had retired to Salisbury Grove, Hawthorn, after leaving his position in Beechworth (*Ovens and Murray Advertiser* 29 June 1895:3).

The brick residences at 5-17 Churchill Grove were built in 1888. In 1888, tenders were called for the plastering of ten houses at the corner of Church and Salisbury groves (*Age* 17 August 1888:10). By 1892 the houses at 5-17 Churchill Grove were owned as follows: number 5 by banker William Webb; 7 by builder Edward Bishop; 9 by builder E Bishop; 11 by Robert Thodey; 13 by Edward Bishop; 15 by Edward Bishop; and 17 by bricklayer E Bishop. For some of the rate book entries, owner E Bishop was addressed at Burke Road. This indicates that the houses were constructed by builder and bricklayer Edward Bishop by 1888 and sold from that year.

The former Methodist Church now Elphin Mews apartments comprises two former church buildings. The older chapel is from 1889, and the new Centenary Church was completed in 1936. In 1989, the former church buildings were converted to a modern town house village under the project title 'Elphin Mews' (nla.news-article)

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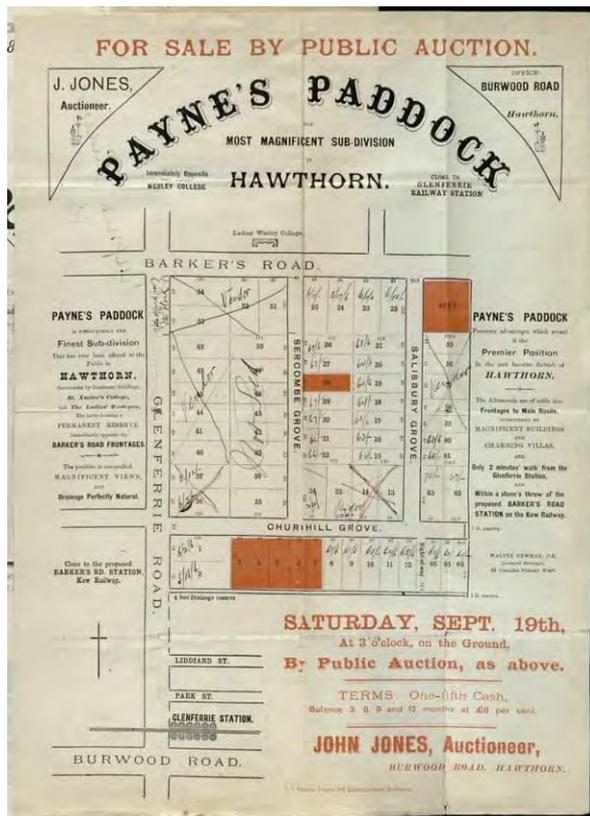


Figure 6. Payne's Paddock subdivision plan, 1885. (Source: SLV)

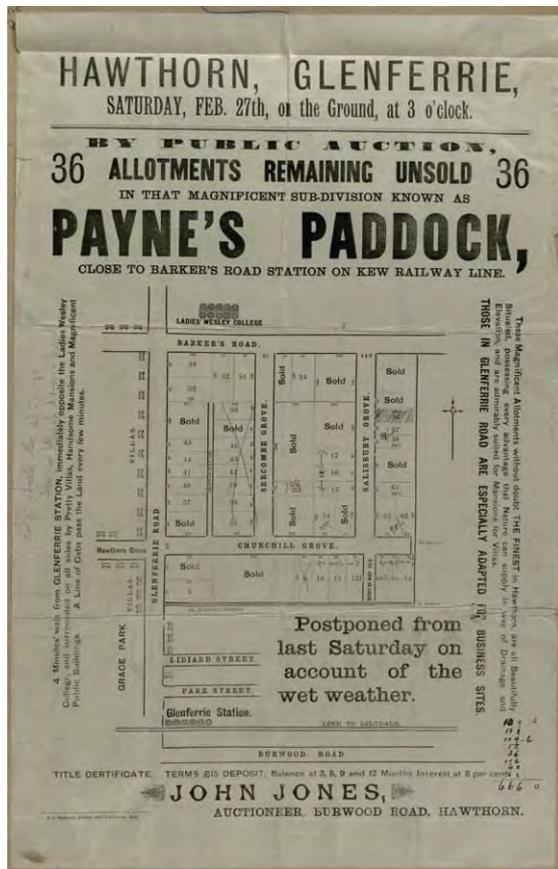


Figure 7. Payne's Paddock showing sold and unsold allotments in 1886. (Source: SLV)

Irwell Estate: Barkers Road and Elphin Grove, 1885-86

Irwell Estate, subdivided in 1885 by Edward Septimus Heelis of Barkers Road, Hawthorn, comprised 27 allotments that fronted Barkers Road and the newly formed Elphin Grove. The 1885 estate plan shows villas in existence in that year at the south end of Elphin Grove near Liddiard Street, and on Lot 5 in Barkers Road (see Figure 8). Apart from eight blocks, all allotments sold at auction in December 1885. The remaining eight allotments were sold by 1892 ('Irwell Estate' 1885; CT:V01596 F002).

One of the allotments on the Irwell Estate was sold to Frances Lane in June 1887 (CT:V01596 F002). A house had been built on the land, 15 Elphin Grove, for Mrs Frances Lane by 1892 (S&Mc 1892). A tender called for the slating of villa in Elphin Grove in 1889 may have referred to the house at 15 Elphin Grove (Age 7 August 1889:7).

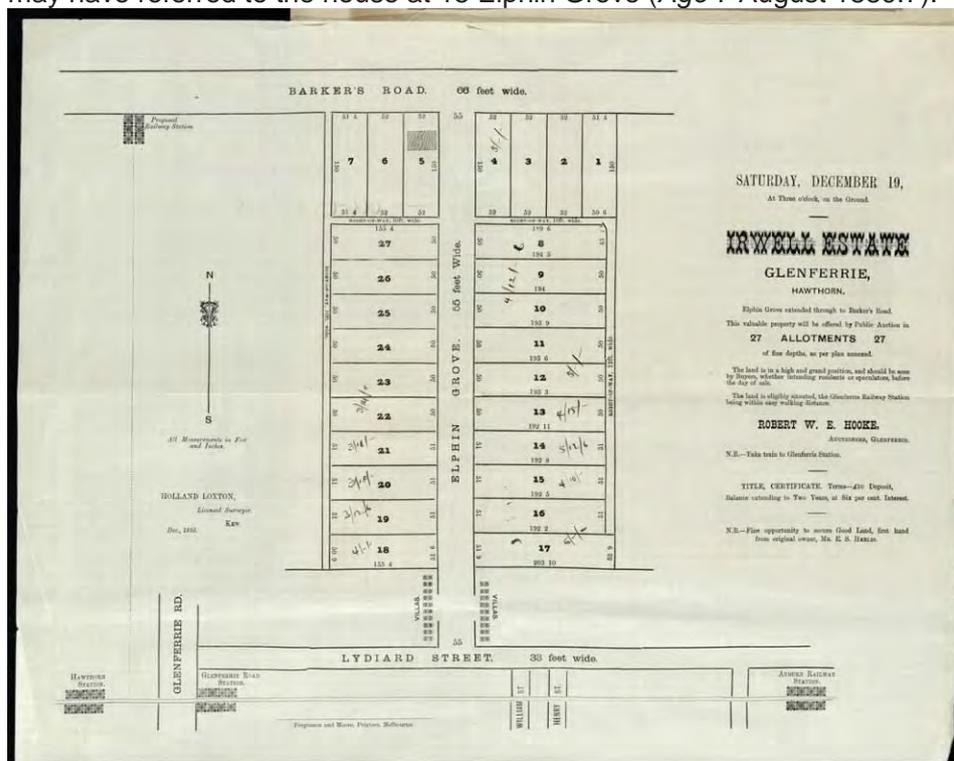


Figure 8. Irwell Estate plan, 1885. Note that the building at the corner of Barkers Road has been replaced. (Source: SLV)

Goss's Orchard: Edward Steer and Haines Street, 1888.

Goss's Orchard subdivision was located at the south end of Edward Street and Haines Street, near Liddiard Street (see Figure 9). Eleven villa sites were put up for auction in March 1888 (Goss's Orchard 1888).

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Figure 9. Goss's Orchard subdivision plan, 1888. (Source: SLV)

York Estate: Barkers Road and York Street, 1890

York Estate allotments were auctioned in March 1890 (see Figure 10). Formerly Herbert's orchard, the subdivision created 31 allotments fronting the newly formed York Street and existing Barkers Road ('The York Estate' 1890).

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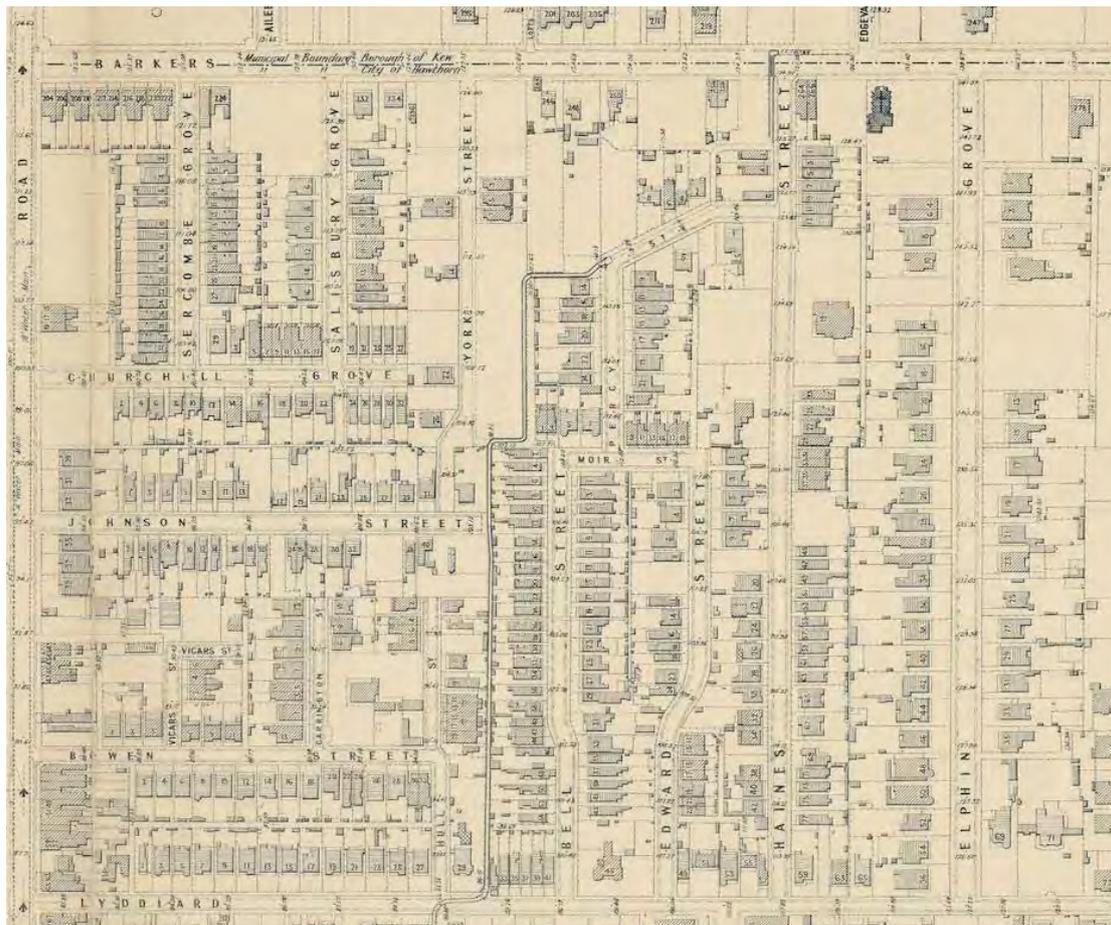


Figure 11. Plan showing residences in the subject precinct in 1901. (Source: MMBW Plan no. 55, 1901)

Description & Integrity

Cranmore Estate and Environs Precinct is bordered to the east by the Corsewall Close (HO147) and Lyndhurst Street Precincts (HO155) Precincts, Liddiard Street to the south, Barkers Road to the north and Glenferrie Road to the east. Comparison of the current conditions of the precinct with the 1901 MMBW map shows a remarkable lack of change during the last century across this whole precinct. Large scale development along Glenferrie Road provides a backdrop to the precinct especially from Sercombe Grove, and the long-distance view to the south is of multi-storey development along Burwood Road.

The topography of the precinct rises from the lower level of Liddiard Road to the higher ground of Barkers Road. A series of separate subdivisions based around existing older residences with large garden settings has created the current bending or misalignment of streets to avoid these once larger allotments. Despite the eight separate sub-divisions from which the precinct is comprised, the whole area was developed in little over a ten-year period, and this is reflected in the consistency of development across the whole precinct.

Places of individual significance identified in this study include:

- 1 Salisbury Grove
- 5-17 Churchill Grove
- 15 Elphin Grove

Places already included in an individual Heritage Overlay include:

- 254 Barkers Road (HO439)
- 238, 240, 242 & 244 Barkers Road (HO437)
- 7 Elphin Grove (HO425)
- 45 Liddiard Street (HO80)
- 51 Liddiard Street (HO81)
- 71 Liddiard Street (HO82)

Barkers Road

Barkers Road comprises primarily residential properties with a small commercial precinct around Haines Road corner. A former Methodist Church, now converted to apartments occupies the corner of Barkers Road and Elphin Grove. Buildings on Barkers Road are generally on larger allotments and have been developed later with more Federation-era residences. Notable buildings in Barkers Road include an intact symmetrical Federation house at No.268, a semi-detached pair with similar timber detail at 270-272, a single-storey commercial premises at No.286 and a two storey commercial building at 302-304 Barkers Road.

Buildings previously assessed and of individual significance are described below.

Devonia, 254 Barkers Road (HO439)

Devonia is a single-storey villa in a hybrid Italianate Gothic style. The brick building with bluestone plinth is overpainted, and has a three-faceted canted bay, a hipped slate roof with painted galvanised iron ridge-capping, red brick chimneys and lead-lighting features to the entrance and the verandah. The exterior is decorated with quoin dressings and moulded coursing. (Lovell Chen, 2006)



268 Barkers Road. (Source: Context, 2017)

Terrace houses at 238, 240, 242 & 244 Barkers Road (HO437)

Initially completed as part of a row of ten houses, the subject properties were built in two semi-detached pairs separated by a narrow easement. Numbers 240 and 242 are overpainted, but the original bichrome brickwork can be observed from the facades of numbers 238 and 244. In these examples, stepped quoins and cruciform motifs are retained in the bichrome patterns. 242 Barkers Rd retains original lacework and a parapet urn. (Lovell Chen, 2006)

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238, 240, 242 & 244 Barkers Road. (Source: Context, 2017)



302-304 Barkers Road (Source: Context, 2017)

Salisbury Road

Salisbury Road is a short street between Barkers Road and Churchill Grove comprising identical double fronted houses on the west side and a combination of double and single fronted houses on the east side. Typical of the Street are 15 & 17 Salisbury Road that are single fronted houses with block-front weatherboard cladding.

1 Salisbury Road is an unusual Victorian asymmetrical house with gable roof and a box window with triple arch-headed windows in a Gothic Revival manner. Details of the four-leaved clover routed between the windows, the bargeboards with restrained detailing and the use of wide timber boards all indicate the unusual qualities of this house. The block-fronted weatherboard is of elongated proportions. The rendered chimneys with stepped profile tops are a particularly simple and elegant design for the period.



1 Salisbury Grove. (Source: Context, 2017)



15-17 Salisbury Grove – a typical pair of houses. (Source: Context, 2017)

Hull Street

Hull Street and its continuation into York Street show the influence of the different subdivision estates through the slight mis-alignment of the street. There is a greater variety of buildings in Hull Street and a mixture of timber, brick and stucco used, different allotment sizes and alignment of house frontages including semi-detached pairs at Nos.13 & 15, and 19 & 21. [The single-fronted timber Victorian Italianate cottage at No. 2 is believed to have been built as a guest or property manager's cottage in 1884 for veterinarian Dr Edmund William Edwards. He resided with his family in 'Carrington' at 45 Liddiard Street \(Pers. Comm., S. Grubert-Gardiner, 2017\).](#) Hull Street contains a small pocket park that extends through to Bell Street.

Bowen Street

Bowen Street is aligned east-west and connects Glenferrie Road with Hull Street. There is a particularly consistent streetscape on the south side with 2-28 Bowen Street being all double fronted Victorian houses with the same setbacks. No 30 & 32 are good examples with fine chimneys and patterned brickwork. Pinkish red bricks are used. Original verandah tiling is intact to 32 Bowen Street which also features a return verandah to take account of its corner location.

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30-32 Bowen Street. (Source: Context, 2017)

York Street

York Street is the continuation of Hull Street and the last subdivision in this area. The buildings display a greater variety in period and style than elsewhere and there are several Federation houses with projecting gable roofed wings and verandahs with either timber or geometrically based cast iron designs as verandah friezes. Examples of the types of houses in York Street include a c1920s house at No.25, a semi-detached pair at Nos. 26 & 28, a house at No.16 with an art nouveau inspired timber frieze and brackets, and houses at Nos.9 & 11 which also have fine quality verandah friezes and brackets.



16 York Street. (Source: Context, 2017)

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9 & 11 York Street. (Source: Context, 2017)

Churchill Grove

Churchill Grove is a dead-end street entered from Glenferrie Road and contains a fine row of six terraces at Nos.7-17 Churchill Grove which have a high degree of integrity. The verandahs, doors, windows and parapets are intact. Number 5 is not part of the terrace and is set back at the end of the row. It is highly consistent in character and built at the same time. All houses have Hawthorn bricks with cream quoins, verandahs with cast iron frieze and brackets and semi-circular shaped parapets with moulded decoration.



Attached brick houses on numbers 7-17 Churchill Grove. (Source: Context, 2017)

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Sercombe Grove

Sercombe Grove is located immediately behind Glenferrie Road and the multi-storey developments along this street impact visually on Sercombe Grove. The houses are mainly single fronted weatherboard, including No 30 which has an unusual bay window forming the whole front of the house. Three larger allotments toward Churchill Grove comprise some contemporary re-development. Otherwise Sercombe Grove is a highly consistent street with few obvious alterations and extensions.



30 Sercombe Grove. (Source: Context, 2017)



The backdrop of Glenferrie Road behind Sercombe Grove. (Source: Context, 2017)

Liddiard Street

Liddiard Street is a main thoroughfare between Glenferrie Road and Auburn Road despite its narrow width. It forms the southern boundary of the Cranmore Estate & Environs precinct. The north side of the street, being slightly elevated, retains some larger Victorian houses of high quality. On the south side, there are more duplexes and some buildings from the 1920s to the 1940s. A good example is 76-78 Liddiard Street, a pair of [red brick bungalows with terra cotta tile roofs and shingle gables that are](#)

[complemented by three interwar bungalows in similar materials at 75, 77 and 79 Liddiard Street.](#) A fine grouping of Federation houses includes 96-98 and 102-104 Liddiard Street with 100 Liddiard Street as a double fronted house in the middle of the two pairs. These buildings have semi-circular arch-headed windows and the facades have rough-cast stucco panels above and fine quality rubbed brickwork to the arches. The windows feature decorative stained glass in the upper panels. No.100 Liddiard Street is a double fronted symmetrical Federation house with central recessed porch and a pair of gable fronted wings with rough cast render and timber shingles above.

Liddiard Street has some fine examples of late Victorian and Federation villas, especially between 81-95 Liddiard Street. 73 Liddiard Street on the corner of Lyndhurst Crescent is a hawthorn brick villa with slate roof. Other consistent groups of representative Victorian houses are between 3-21, 33-41, and 60-66 Liddiard Street. Individual houses identified as part of earlier studies include:

71 Liddiard Street

The symmetrical weatherboard house with flanking bay windows is situated in an extensive Victorian villa style garden. The roof is hipped slate with bracketed eaves. The verandah features paired columns and cast iron lacework that reflects the bay window form. Use of a timber valence frame and the decorative treatment is displayed (Gould, 1993).

51 Liddiard Street

Set well back from the road, the two-storey rendered house has a hipped slate roof which was later ridge-capped in terracotta. The ground floor features a verandah across the façade. The windows are simple double-hung, without embellishment to the render (Gould, 1993).

45 Liddiard Street (HO80)

It is a single-storey rendered residence with hipped slate roof and projecting bayed wings. The wings are separated by a cast iron verandah. The openings are simply executed with moulded architraves only to the bay windows. The cast iron verandah adopts a timber valence frame, following trends of late 1860s to early 1870s buildings in the inner city (Gould, Hawthorn Heritage Study 1993).



45 Liddard Street. (Source: Context, 2017)

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73 Liddiard Street. (Source: Context, 2017)



81 Liddiard Street. (Source: Context, 2017)



The central house, no.100 between 96-98 and 102-104 Liddiard Street. (Source: Context, 2017)

Moir Street

Moir Street is a short street connecting Bell and Edward Streets and has an attached Victorian terrace row at 9-19 Moir Street and two pairs of Victorian houses at 1-3 and 5-7 Moir Street. A laneway running between Moir Street and York Street unusually forms the frontage to 1-3 Moir Street.

Haines Street

As one of several streets in the Cranmore Estate & Environs Precinct that connects Barkers Road with Liddiard Street, Haines Street also contains some commercial buildings at the intersection of Barkers Road and a former corner shop at No.6, [which operated from 1892 to 1935 \(Pers. comm., Hawthorn Historical Society, 2017\)](#). Nos.1-13 Haines Street are a very consistent terrace row of single fronted timber houses, as is 35-45, and 61-73 Haines Street, many with block fronted weatherboard. Built as a group, 10-18A Haines Street are set in pairs with continuous roofs that extend to form verandahs in an unusual variation. Two 1920s bungalows at 15-17 Haines Street indicate a later development on the site of the former Cranmore House.



1-13 Haines Street. (Source: Context, 2017)



A corner shop at 6 Haines Street, corner of Percy Street. (Source: Context, 2017)

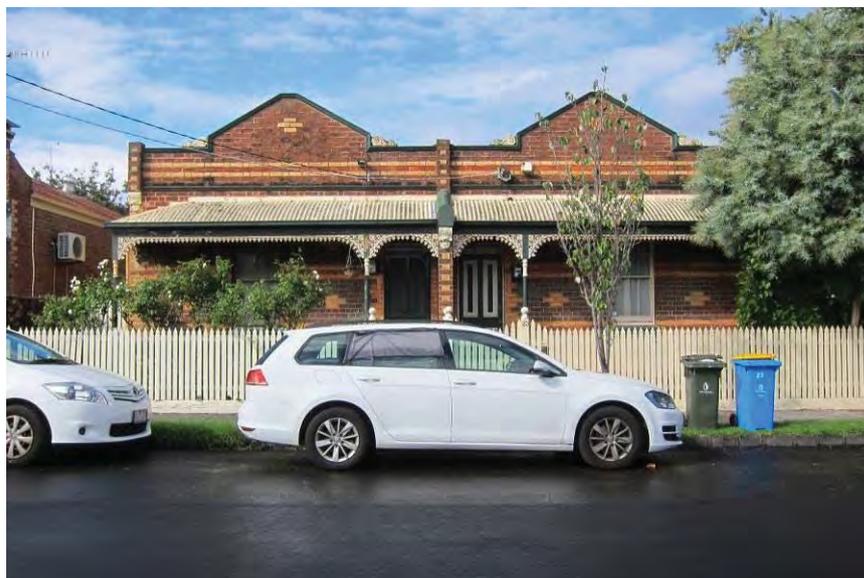
HAWTHORN

Percy Street

Percy Street deviates from the rectilinear alignment of streets and is aligned at an angle connecting Haines Street and Moir Street. A pair of Hawthorn brick terraces are of interest, particularly the fine brick patterning and the elaborate parapets of 16-18 Percy Street.

Edward Street

Edward Street is a highly consistent Victorian street with consistent groupings between 14-24 and 25-29 Edward Street. There is a brick pair of Victorian houses at 21-23 Edward Street and a fine timber pair at 10-10A Edward Street. These timber Federation houses feature fretwork as a continuation of the gable end strapping in an unusual variation.



21-23 Edward Street. (Source: Context, 2017)



10-10A Edward Street. (Source: Context, 2017)

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Bell Street

Bell Street connects Liddiard Street with Moir Street. The slight curve of the street indicates the location of large houses and allotments facing Liddiard Street that were incorporated into the subdivision. Bell Street contains several commercial buildings in the form of small shops, now converted to residential use. 48 Bell Street is a good example with its zero setback and remains of shopfront windows and timber stallboard below. [It served as a grocery store \(and also a coal and wool merchant's at times\) from 1892 to 1931 \(Pers. comm., Hawthorn Historical Society, 2017\).](#) No.38 Bell Street is a combined shop and residence and 2 Bell Street is a less intact example of ~~what appears to be a~~ converted shop [\(from 1896 to 1945\)](#). The Hull Street reserve extends into Bell Street, forming a pocket park. Single fronted houses at 1-19 Bell Street are detached despite their small single-fronted form. 40-44 Bell Street are three single-fronted houses with parapets and 26-36 Bell Street form a row of matching single fronted houses with centrally located chimneys.



Shop and a palm tree at 48 Bell Street. (Source: Context, 2017)



38 Bell Street. (Source: Context, 2017)

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2 Bell Street, ~~possibly~~ a converted shop (Source: Context, 2017)

Elphin Grove

Elphin Grove marks the eastern boundary of the precinct and is less intact than other streets with flat development taking up much of the east side of the street. 1-5 Elphin Grove are matching Victorian asymmetrical front villas on large allotments, though their current finishes include bichrome brickwork, render and overpainted brick. 4-6 Elphin Grove are single-fronted Victorian houses and larger Victorian villas between 8-22 Elphin Grove are more altered than in other streets in the precinct. Elphin Mews comprising two churches converted to apartments is on the corner of Barkers Road and Elphin Grove. Notable properties include:

7 Elphin Grove (HO425)

It is a single-storey double-fronted Victorian villa, constructed on an asymmetrical plan with extensive rear wings. Built in brick, the original walls are overpainted with rendered finish, and the later two-storey additions are face brickwork. It has bracketed hipped roof and two sets of bluestone steps attached to veranda area. The façade is divided into bays by two pairs of tall arched window openings and moulded architraves. The windows are timber-framed double-hung sashes, and there is a non-original window opening in the north elevation (Lovell Chen, 2006).

15 Elphin Grove

15 Elphin Grove is a quite sophisticated double fronted symmetrical Victorian house with an elevated situation. It has some high-quality features including the slate roof and verandah wing walls with elaborate moulded cappings. Each wing wall has an arch headed window inset. Under the eaves are moulded festoons, rosettes and corbels with 'cricket-bat' panels. The sash windows with sidelights have unusual high-relief, spindle decoration to the mullions and the front elevation features moulded classical pilasters around the windows and door. The fine quality cast iron frieze and brackets and balustrade panels, and a pair of rendered chimneys complete this well detailed and highly intact Victorian house. The fence and gate is of contemporary construction.



15 Elphin Grove. (Source: Context, 2017)

Laneways

There are several laneways threaded through the precinct that provide added permeability to the area. The laneways tend to be short and not connected as they reflect the individual subdivision pattern of the precinct. Some retain their bluestone paving, including:

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

Summary

The large precinct is **overwhelmingly largely** Victorian in its character, featuring a range of single, double, symmetrical and asymmetrical houses and a few terrace rows. The general character of the precinct is marked by smaller residences, although the north side of Liddiard Street and Elphin Grove have good examples of middle-sized Victorian villas. [Edwardian and Interwar residences are found in York Street, and Liddiard Street.](#)

The character of the precinct demonstrates the relatively short time period for its development, and there are many examples throughout of houses being constructed together and featuring very similar form and detail. There is a low level of alteration to individual houses and little second storey development throughout [the precinct.](#)

Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn is well represented by several Victorian era precincts on the HO. Of these there are four that comprise the modest and largely representative workers' housing of the period between about 1880 and 1900. Immediately to the south of the Cranmore Estate & Environs precinct is HO146, Central Gardens Precinct, whilst to the west is the very large and quite similar in character, West Hawthorn Precinct HO220.

HO146 Central Gardens Precinct, Hawthorn - characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most of which date from the 1880s and 1890s, and are single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

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HO156 Morang Road Precinct, Hawthorn – this precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861. The surrounding small-scaled and relatively intact group of later nineteenth-century housing are in both terraced and detached form.

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

HO220 West Hawthorn Precinct, Hawthorn - comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats.

Whilst the Cranmore Estate & Environs Precinct does not benefit from the large ~~park~~ (Smart Street Reserve) around which West Hawthorn developed, the small pocket park between Bell and Hull Streets is a miniature version. The Cranmore Estate & Environs Precinct represents a tightly developed Victorian era precinct [with some examples of interwar and Edwardian houses](#). [Located](#) immediately to the east of Glenferrie Road, ~~that~~ ~~is~~ [it is](#) very similar in its allotment size, character and period of development to [that of](#) West Hawthorn between Church and Power Streets.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

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

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

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

The precinct is historically significant for the few shops that are in Bell and Haines Street that indicate a past era of a more mixed neighbourhood combining both shops and residences closely related, including 2, 38 and 48 Bell Street, 6 Haines Street and 302-304 Barkers Road (cnr Haines Street).

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

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

NA

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

NA

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

The Cranmore Estate & Environs Precinct demonstrates a largely Victorian era precinct of worker's housing. Whilst predominantly exhibiting Victorian-era residential

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

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

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

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

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

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

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

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

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

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

NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

The Cranmore Estate & Environs Precinct comprising: 238-~~334~~-340 Barkers Road; 2-32 & 1-15 Elphin Grove; 3-95, 60-82 & 96-104 Liddiard St; Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, Carrington Street, Percy Street, Haines Street, Bell Street, Edward Street, Hull Street, and 7-31, 4-38 Johnson Street, is significant.

How is it significant?

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

Why is it significant?

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

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

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

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

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

The Cranmore Estate & Environs Precinct demonstrates a largely Victorian era precinct of worker's housing. Whilst predominantly exhibiting Victorian-era residential

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

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

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- Rear of 11 Bowen Street and the back of 15 Carrington Street – bluestone paved
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The Cranmore Estate & Environs Precinct derives its aesthetic value from its density of development with similar patterns of houses repeated throughout, often in groups clearly built by the same builder at the same time. The precinct benefits from a low level of non-contributory places and lack of major alterations to its many contributory elements. (Criterion E)

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Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	238	Barkers Road	Significant (HO437)	
	240	Barkers Road	Significant (HO437)	
	242	Barkers Road	Significant (HO437)	
	244	Barkers Road	Significant (HO437)	
	246	Barkers Road	Contributory	
	248	Barkers Road	Contributory	
	250	Barkers Road	Contributory	
	252	Barkers Road	Contributory	
	254	Barkers Road	Significant (HO439)	
	256	Barkers Road	Contributory	
	258	Barkers Road	Non-contributory	Contemporary
	260	Barkers Road	Contributory	
	262	Barkers Road	Contributory	
	264	Barkers Road	Contributory	
	266	Barkers Road	Contributory	
	268	Barkers Road	Contributory	
	270	Barkers Road	Contributory	
	272	Barkers Road	Contributory	
	274	Barkers Road	Non-contributory	Contemporary
	276	Barkers Road	Non-contributory	Contemporary
	278	Barkers Road	Non-contributory	Contemporary
	280	Barkers Road	Non-contributory	Contemporary
	282	Barkers Road	Non-contributory	Contemporary
	284	Barkers Road	Non-contributory	Contemporary
	286	Barkers Road	Contributory	
	288	Barkers Road	Non- Contributory	
	290	Barkers Road	Non-contributory	Contemporary
	292	Barkers Road	Non-contributory	Contemporary
	294	Barkers Road	Non-contributory	Contemporary
	296	Barkers Road	Non-contributory	Contemporary
	298	Barkers Road	Non-contributory	Contemporary
	300	Barkers Road	Non-contributory	Contemporary
Shop	302	Barkers Road	Contributory	
Shop	304	Barkers Road	Contributory	
	306	Barkers Road	Contributory	
	308	Barkers Road	Contributory	
	310	Barkers Road	Contributory	
Elphin Mews	312-326	Barkers Road	Contributory	1899 & 1936
	328	Barkers Road	Contributory	
	330	Barkers Road	Non-contributory	
	332	Barkers Road	Contributory	
	334	Barkers Road	Contributory	
	336	Barkers Road	Non-contributory	
	340	Barkers Road	Contributory	
	2	Bell Street	Contributory	
	4	Bell Street	Non-contributory	Contemporary

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Name	Number	Street	Grading	Built Date
	6	Bell Street	Non-Contributory	
	8	Bell Street	Non-contributory	Demolished
	10	Bell Street	Contributory	
	12	Bell Street	Contributory	
	14	Bell Street	Contributory	
	16	Bell Street	Contributory	
	18	Bell Street	Contributory	
	20	Bell Street	Contributory	
	26	Bell Street	Contributory	
	28	Bell Street	Contributory	
	30	Bell Street	Contributory	
	32	Bell Street	Contributory	
	34	Bell Street	Contributory	
	36	Bell Street	Contributory	
	38	Bell Street	Contributory	
	40	Bell Street	Contributory	
	42	Bell Street	Contributory	
	44	Bell Street	Contributory	
	46	Bell Street	Non-contributory	Contemporary
Shop	48	Bell Street	Contributory	
	50	Bell Street	Contributory	
	52	Bell Street	Contributory	
	54	Bell Street	Contributory	
Shop	1	Bell Street	Contributory	
	3	Bell Street	Contributory	
	5	Bell Street	Contributory	
	7	Bell Street	Contributory	
	9	Bell Street	Contributory	
	11	Bell Street	Contributory	
	13	Bell Street	Contributory	
	15	Bell Street	Contributory	
	17	Bell Street	Contributory	
	19	Bell Street	Contributory	
	21	Bell Street	Non-contributory	
	23	Bell Street	Non-contributory	
	25	Bell Street	Non-contributory	
	27	Bell Street	Non-contributory	
	29	Bell Street	Non-contributory	
	31	Bell Street	Contributory	
	33	Bell Street	Contributory	
	35	Bell Street	Contributory	
	37	Bell Street	Contributory	
	39	Bell Street	Contributory	
	41	Bell Street	Contributory	
	43	Bell Street	Contributory	
	2	Bowen Street	Contributory	
	4	Bowen Street	Contributory	
	6	Bowen Street	Contributory	
	8	Bowen Street	Contributory	
	10	Bowen Street	Contributory	
	12	Bowen Street	Contributory	
	14	Bowen Street	Non-contributory	c1890 altered

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Name	Number	Street	Grading	Built Date
	16	Bowen Street	Non-contributory	c1890 altered
	18	Bowen Street	Contributory	
	20	Bowen Street	Contributory	
	22	Bowen Street	Contributory	
	24	Bowen Street	Contributory	
	26	Bowen Street	Contributory	
	28	Bowen Street	Contributory	
	30	Bowen Street	Contributory	
	32	Bowen Street	Contributory	
	1	Bowen Street	Contributory	
	3	Bowen Street	Contributory	
	5	Bowen Street	Non-contributory	
	7	Bowen Street	Contributory	
	9	Bowen Street	Contributory	
	11	Bowen Street	Contributory	
	15	Bowen Street	Contributory	
	19	Bowen Street	Contributory	
	2A	Carrington Street	Non-contributory	Contemporary
	2	Carrington Street	Non-contributory	Contemporary
	4	Carrington Street	Non-contributory	
	6	Carrington Street	Contributory	
	8	Carrington Street	Contributory	
	10	Carrington Street	Contributory	
	1	Carrington Street	Contributory	
	3	Carrington Street	Contributory	
	5	Carrington Street	Contributory	
	7	Carrington Street	Contributory	
	9	Carrington Street	Contributory	
	11	Carrington Street	Contributory	
	13	Carrington Street	Contributory	
	2	Churchill Grove	Contributory	
	4	Churchill Grove	Contributory	
	6	Churchill Grove	Contributory	
	8	Churchill Grove	Contributory	
	10	Churchill Grove	Contributory	
	12	Churchill Grove	Non-contributory	c1890 much altered
	14	Churchill Grove	Contributory	
	16	Churchill Grove	Contributory	
	18	Churchill Grove	Contributory	
	20	Churchill Grove	Contributory	
	22	Churchill Grove	Contributory	
	24	Churchill Grove	Contributory	
	26	Churchill Grove	Contributory	
	28	Churchill Grove	Contributory	
	30	Churchill Grove	Contributory	
	32	Churchill Grove	Contributory	
	1	Churchill Grove	Contributory	
	3	Churchill Grove	Contributory	
	5	Churchill Grove	Significant	1888
	7	Churchill Grove	Significant	1888
	9	Churchill Grove	Significant	1888

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Name	Number	Street	Grading	Built Date
	11	Churchill Grove	Significant	1888
	13	Churchill Grove	Significant	1888
	15	Churchill Grove	Significant	1888
	17	Churchill Grove	Significant	1888
	19	Churchill Grove	Contributory	
	21	Churchill Grove	Contributory	
	23	Churchill Grove	Contributory	
	25	Churchill Grove	Contributory	
	27	Churchill Grove	Contributory	
	2	Edward Street	Non-contributory	Contemporary
	4	Edward Street	Contributory	
	6	Edward Street	Contributory	
	8	Edward Street	Contributory	
	10	Edward Street	Contributory	
	10A	Edward Street	Contributory	
	12	Edward Street	Non-contributory	Contemporary
	14	Edward Street	Contributory	
	16	Edward Street	Contributory	
	18	Edward Street	Contributory	
	20	Edward Street	Contributory	
	22	Edward Street	Contributory	
	24	Edward Street	Contributory	
	1	Edward Street	Contributory	
	3	Edward Street	Contributory	
	5	Edward Street	Contributory	
	7	Edward Street	Contributory	
	9	Edward Street	Non-contributory	Contemporary
	13	Edward Street	Contributory	
	15	Edward Street	Non-contributory	Contemporary
	17	Edward Street	Contributory	
	19	Edward Street	Contributory	
	21	Edward Street	Contributory	
	23	Edward Street	Contributory	
	25	Edward Street	Contributory	
	27	Edward Street	Contributory	
	29	Edward Street	Contributory	
	2	Elphin Grove	Non-contributory	Contemporary
	4	Elphin Grove	Non-contributory	c1890 much altered
	6	Elphin Grove	Contributory	
	8	Elphin Grove	Non-contributory	c1890 two storey- extension
	10	Elphin Grove	Contributory	
	12	Elphin Grove	Non-contributory	Contemporary
	14	Elphin Grove	Contributory	
	16	Elphin Grove	Contributory	
	18	Elphin Grove	Contributory	
	20	Elphin Grove	Contributory	
	22	Elphin Grove	Contributory	
	24	Elphin Grove	Non-contributory	Contemporary
	26	Elphin Grove	Contributory	
	28	Elphin Grove	Contributory	

HAWTHORN

Name	Number	Street	Grading	Built Date
	30	Elphin Grove	Contributory	
	32	Elphin Grove	Contributory	
	1	Elphin Grove	Contributory	
	3	Elphin Grove	Contributory	
	5	Elphin Grove	Contributory	
	7	Elphin Grove	Significant (HO425)	
	9	Elphin Grove	Contributory	
	11	Elphin Grove	Contributory	
	13	Elphin Grove	Contributory	
	15	Elphin Grove	Significant	1887-1892
	2	Haines Street	Contributory	
	4	Haines Street	Contributory	
Shop	6	Haines Street	Contributory	
	10	Haines Street	Contributory	
	12	Haines Street	Contributory	
	14	Haines Street	Contributory	
	16	Haines Street	Contributory	
	16A	Haines Street	Contributory	
	18A	Haines Street	Contributory	
	18	Haines Street	Contributory	
	20	Haines Street	Contributory	
	22	Haines Street	Contributory	
	24	Haines Street	Contributory	
	26	Haines Street	Non-contributory	c1940
	28	Haines Street	Non-contributory	c1940
	30	Haines Street	Non-contributory	c1940
	32	Haines Street	Non-contributory	c1940
	34	Haines Street	Contributory Non-contributory	<u>c1940</u>
	36	Haines Street	Contributory	
	38	Haines Street	Contributory	
	40	Haines Street	Contributory	
	42	Haines Street	Contributory	
	44	Haines Street	Contributory	
	46	Haines Street	Contributory	
	48	Haines Street	Contributory	
	50	Haines Street	Contributory	
	52	Haines Street	Contributory	
	54	Haines Street	Contributory	
	56	Haines Street	Contributory	
	58	Haines Street	Non-contributory	Contemporary
	1	Haines Street	Contributory	
	3	Haines Street	Contributory	
	5	Haines Street	Contributory	
	7	Haines Street	Contributory	
	9	Haines Street	Contributory	
	11	Haines Street	Contributory	
	13	Haines Street	Contributory	
	15	Haines Street	Contributory	
	17	Haines Street	Contributory	
	23	Haines Street	Non-contributory	Contemporary
	25	Haines Street	Non-contributory	Contemporary

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Name	Number	Street	Grading	Built Date
	29	Haines Street	Non-contributory	c1920 much altered
	31	Haines Street	Contributory	
	33	Haines Street	Contributory	
	35	Haines Street	Non-contributory	c1950
	37	Haines Street	Contributory	
	39	Haines Street	Contributory	
	41	Haines Street	Contributory	
	43	Haines Street	Contributory	
	45	Haines Street	Contributory	
	47	Haines Street	Contributory	
	49	Haines Street	Contributory	
	51	Haines Street	Contributory	
	53	Haines Street	Contributory	
	55	Haines Street	Contributory	
	57	Haines Street	Contributory	
	59	Haines Street	Non-contributory	c1940
	61	Haines Street	Contributory	
	63	Haines Street	Contributory	
	65	Haines Street	Contributory	
	67	Haines Street	Contributory	
	69	Haines Street	Contributory	
	71	Haines Street	Contributory	
	73	Haines Street	Contributory	
	75	Haines Street	Contributory	
	77	Haines Street	Non-contributory	Contemporary
	79	Haines Street	Non-contributory	Contemporary
	81	Haines Street	Contributory	
	83	Haines Street	Contributory	
	85	Haines Street	Contributory	
	87	Haines Street	Contributory	
	2	Hull Street	Contributory	
	4	Hull Street	Contributory	
	6	Hull Street	Contributory	
	8	Hull Street	Contributory	
	10	Hull Street	Contributory	
Hull Street Reserve	4	Hull Street	Contributory	
	3	Hull Street	Non-contributory	Contemporary
	5	Hull Street	Non-contributory	C1900 much altered
	7	Hull Street	Contributory	
	9	Hull Street	Contributory	
	15	Hull Street	Contributory	
	17	Hull Street	Contributory	
	19	Hull Street	Contributory	
	21	Hull Street	Contributory	
	23	Hull Street	Non-contributory	Contemporary
-	2	Johnson Street	Non-contributory	Contemporary
	4	Johnson Street	Contributory	
	6	Johnson Street	Contributory	
	8	Johnson Street	Contributory	

HAWTHORN

Name	Number	Street	Grading	Built Date
	10	Johnson Street	Contributory	
	12	Johnson Street	Contributory	
	14	Johnson Street	Contributory	
	16	Johnson Street	Contributory	
	18	Johnson Street	Contributory	
	20	Johnson Street	Contributory	
	22	Johnson Street	Non-Contributory	
	24	Johnson Street	Contributory	
	26	Johnson Street	Contributory	
	28	Johnson Street	Contributory	
	30	Johnson Street	Contributory	
	32-34	Johnson Street	Non-contributory	
	36	Johnson Street	Non-contributory	c1920 altered
	38	Johnson Street	Non-contributory	
-	4	Johnson Street	Contributory	
-	3	Johnson Street	Contributory	
-	5	Johnson Street	Non-contributory	Demolished
	7	Johnson Street	Contributory	
	9	Johnson Street	Contributory	
	11	Johnson Street	Contributory	
	13	Johnson Street	Non-contributory	Contemporary
	15	Johnson Street	Non-contributory	Contemporary
	17	Johnson Street	Contributory	
	19	Johnson Street	Non-contributory	c1940
	21	Johnson Street	Contributory	
	23	Johnson Street	Contributory	
	25	Johnson Street	Contributory	
	27	Johnson Street	Contributory	
	29	Johnson Street	Contributory	
	31	Johnson Street	Contributory	
	60	Liddiard Street	Contributory	
	62	Liddiard Street	Contributory	
	64	Liddiard Street	Contributory	
	66	Liddiard Street	Contributory	
	68	Liddiard Street	Non-contributory	Contemporary
	70	Liddiard Street	Contributory	
	72	Liddiard Street	Contributory	
	74	Liddiard Street	Contributory	
	76	Liddiard Street	Contributory	
	78	Liddiard Street	Contributory	
	80	Liddiard Street	Contributory	
	82	Liddiard Street	Contributory	
	96	Liddiard Street	Contributory	
	98	Liddiard Street	Contributory	
	100	Liddiard Street	Contributory	
	102	Liddiard Street	Contributory	
	104	Liddiard Street	Contributory	
	3	Liddiard Street	Contributory	
	5	Liddiard Street	Contributory	
	7	Liddiard Street	Contributory	
	9	Liddiard Street	Contributory	
	11	Liddiard Street	Contributory	

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Name	Number	Street	Grading	Built Date
	13	Liddiard Street	Contributory	
	15	Liddiard Street	Contributory	
	17	Liddiard Street	Contributory	
	19	Liddiard Street	Contributory	
	21	Liddiard Street	Contributory	
	23	Liddiard Street	Contributory	
	25	Liddiard Street	Contributory	
	27	Liddiard Street	Contributory	
	29-31	Liddiard Street	Non-contributory	c1960
	33	Liddiard Street	Contributory	
	35	Liddiard Street	Contributory	
	37	Liddiard Street	Contributory	
	39	Liddiard Street	Contributory	
	41	Liddiard Street	Contributory	
	45	Liddiard Street	Significant (HO80)	1885
	47	Liddiard Street	Non-contributory	
	49	Liddiard Street	Contributory	
	51	Liddiard Street	Significant (HO81)	1876
	53	Liddiard Street	Contributory	
	55	Liddiard Street	Contributory	
	57	Liddiard Street	Contributory	
	59	Liddiard Street	Contributory	
	63	Liddiard Street	Contributory	
	65	Liddiard Street	Contributory	
Elphin—Grove Reserve	69	Liddiard Street	Contributory	
	71	Liddiard Street	Significant (HO82)	
	73	Liddiard Street	Contributory	
	75	Liddiard Street	Contributory	
	77	Liddiard Street	Contributory	
	79	Liddiard Street	Contributory	
	81	Liddiard Street	Contributory	
	83	Liddiard Street	Contributory	
	85	Liddiard Street	Contributory	
	87	Liddiard Street	Contributory	
	89	Liddiard Street	Contributory	
	91	Liddiard Street	Contributory	
	93	Liddiard Street	Contributory	
	95	Liddiard Street	Contributory	
	1	Moir Street	Contributory	
	3	Moir Street	Contributory	
	5	Moir Street	Contributory	
	7	Moir Street	Contributory	
	9	Moir Street	Contributory	
	11	Moir Street	Contributory	
	13	Moir Street	Contributory	
	15	Moir Street	Contributory	
	17	Moir Street	Contributory	
	19	Moir Street	Contributory	
	2	Percy Street	Contributory	
	4	Percy Street	Contributory	
	6	Percy Street	Contributory	

HAWTHORN

Name	Number	Street	Grading	Built Date
	8	Percy Street	Contributory	
	10	Percy Street	Non-contributory	c1940
	10A	Percy Street	Non-contributory	c1940
	14	Percy Street	Contributory	
	16	Percy Street	Contributory	
	18	Percy Street	Contributory	
	20	Percy Street	Non-contributory	
	22	Percy Street	Contributory	
	24	Percy Street	Contributory	
	3	Percy Street	Contributory	
	5	Percy Street	Contributory	
	9	Percy Street	Contributory	
	11	Percy Street	Contributory	
	13	Percy Street	Contributory	
	15	Percy Street	Contributory	
	17	Percy Street	Non-contributory	c1890 much altered
	19	Percy Street	Non-contributory	c1890 much altered
	21	Percy Street	Contributory	
	23	Percy Street	Contributory	
	1A	Rae Street	Non-contributory	Contemporary
	2A	Rae Street	Non-contributory	Contemporary
	6	Salisbury Grove	Contributory	
	8	Salisbury Grove	Contributory	
	10	Salisbury Grove	Contributory	
	12	Salisbury Grove	Contributory	
	14	Salisbury Grove	Contributory	
	16	Salisbury Grove	Contributory	
	1	Salisbury Grove	Significant	c1886-1892
	3	Salisbury Grove	Contributory	
	5	Salisbury Grove	Contributory	
	7	Salisbury Grove	Contributory	
	9	Salisbury Grove	Contributory	
	11	Salisbury Grove	Contributory	
	13	Salisbury Grove	Contributory	
	15	Salisbury Grove	Contributory	
	17	Salisbury Grove	Contributory	
	2	Sercombe Grove	Contributory	
	4	Sercombe Grove	Contributory	
	6	Sercombe Grove	Contributory	
	8	Sercombe Grove	Contributory	
	10	Sercombe Grove	Non-contributory	Contemporary
	12	Sercombe Grove	Contributory	
	14	Sercombe Grove	Contributory	
	16	Sercombe Grove	Contributory	
	18	Sercombe Grove	Contributory	
	20	Sercombe Grove	Contributory	
	22	Sercombe Grove	Contributory	
	24	Sercombe Grove	Contributory	
	26	Sercombe Grove	Contributory	
	28	Sercombe Grove	Contributory	

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Name	Number	Street	Grading	Built Date
	30	Sercombe Grove	Contributory	
	32	Sercombe Grove	Contributory	
	1	Sercombe Grove	Contributory	
	3	Sercombe Grove	Contributory	
	5	Sercombe Grove	Contributory	
	7	Sercombe Grove	Contributory	
	9	Sercombe Grove	Contributory	
	11	Sercombe Grove	Contributory	
	13	Sercombe Grove	Contributory	
	15	Sercombe Grove	Contributory	
	17	Sercombe Grove	Contributory	
	19	Sercombe Grove	Contributory	
	21	Sercombe Grove	Contributory	
	23	Sercombe Grove	Contributory	
	25	Sercombe Grove	Contributory	
	27	Sercombe Grove	Contributory	
	29	Sercombe Grove	Contributory	
	31	Sercombe Grove	Contributory	
	33	Sercombe Grove	Contributory	
	2	Vicars Street	Contributory	
	4	Vicars Street	Contributory	
	6	Vicars Street	Contributory	
	1	Vicars Street	Contributory	
	3	Vicars Street	Contributory	
	5	Vicars Street	Contributory	
	7	Vicars Street	Non-contributory	Contemporary
	9	Vicars Street	Non- Contributory	Contemporary
	11	Vicars Street	Contributory	
	2A	York Street	Non-contributory	Contemporary
	2	York Street	Contributory	
	4	York Street	Contributory	
	6	York Street	Contributory	
	8	York Street	Contributory	
	10	York Street	Contributory	
	12	York Street	Contributory	
	14	York Street	Non-contributory	Contemporary
	16	York Street	Contributory	
	18	York Street	Contributory	
	20	York Street	Contributory	
	22	York Street	Contributory	
	24	York Street	Contributory	
	26	York Street	Contributory	
	28	York Street	Contributory	
	30	York Street	Contributory	
	32	York Street	Non-contributory	Contemporary
	1	York Street	Contributory	
	3	York Street	Contributory	
	5	York Street	Contributory	
	7	York Street	Contributory	
	9	York Street	Contributory	
	11	York Street	Contributory	
	13	York Street	Contributory	

HAWTHORN

Name	Number	Street	Grading	Built Date
	15	York Street	Non-contributory	Contemporary
	17	York Street	Contributory	
	19	York Street	Non-contributory	1915 Two storey extension
	21	York Street	Contributory	
	23	York Street	Contributory	
	25	York Street	Contributory	
	27	York Street	Non-contributory	c1915 Much altered

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

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

Identified By

Context Pty Ltd

References

Age, as cited.

Argus, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

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'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Land Victoria, Certificates of Title (CT), as cited.

Lovell Chen, 2006, Boroondara Heritage Review C* Graded Buildings

Melbourne Metropolitan Board of Works (MMBW) Detail Plans, as cited, State Library of Victoria.

McWilliam, Gwen 2001, 'Hawthorn History Walks: Burwood Park', Hawthorn Historical Society.

National Trust (NT) file no. B6806 '18 Yarra Grove Hawthorn'.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

'Re-subdivision of Crown Portion 18 Parish of Boroondara' 1892, State Library of Victoria (SLV) map collection, accessed online 12 April 2017.

'Rookery Estate (Yarra Street, Evandale (Evansdale) Road)' 1882, State Library of Victoria (SLV) map collection, accessed online 12 April 2017.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

'St James Park' 1888, State Library of Victoria (SLV) map collection, accessed online 12 April 2017.

HAWTHORN

Glenferrie and Riversdale Roads Commercial Precinct

Prepared by: Context Pty Ltd

Address: 86 & 87-105 Riversdale Road, and 524-544 & 529-549 Glenferrie Road, Hawthorn

Name: Glenferrie and Riversdale Roads Commercial Precinct	Survey Date: April 2017
Place Type: Commercial	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: c.1915 to c.1938-42



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY EXISTING
- HERITAGE OVERLAY
- PRECINCT BOUNDARY

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 1. Looking south across the intersection of Glenferrie and Riversdale roads, to the striking Federation Free Style corner building at 524–532 Glenferrie Road (left) and the row of interwar Old English shops at 529–539 Glenferrie Road (right). (Context, 2017)



Figure 2. View northeast to the single-storey row of shops at 534–544 Glenferrie Road. The Edwardian 'Glendale Buildings' at 541–545 Glenferrie Road is visible at the left of the image. (Context, 2017)

HAWTHORN

Historical Context

The Glenferrie and Riversdale Commercial Precinct is located within the suburb of Hawthorn, which is in the present-day City of Boroondara. Hawthorn was located within the municipality of Hawthorn from 1860 until 1994, at which time the cities of Hawthorn, Kew, and Camberwell were merged to create the City of Boroondara.

The first land sales of Hawthorn occurred in the 1840s, a decade after pastoralists had moved into the Boroondara district. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle and, by 1853, most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and Victorian Places 2015).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality.

Following construction of Hawthorn's first civic buildings in 1861—at the intersection of Burwood and Glenferrie roads—the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn.

Subdivision of the wider area gathered momentum during the 1870s when estates were divided into smaller lots. During this decade, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. Significant growth and development of Hawthorn's three major shopping centres—in Glenferrie Road (the Town Hall precinct), Auburn Road, and in Burke Road (near the junction)—did not commence until at least a decade later, in the 1880s and 1890s, following extension of the railway to these areas in 1882 and establishment of a horse drawn tram service in 1890.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913–18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie, and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. (Gould 1993:41,56,60).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to the Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a

number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

From the 1930s into the 1970s, development of new flats and offices put pressure on Hawthorn's old residences and retail centres, and thus on the suburb's commercial and residential identity, a trend which was tempered, and in some instances in Hawthorn reversed, by the gradual emergence from the 1950s and 1960s of a broader social movement advocating conservation and preservation of Victoria's historic buildings. (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn

there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.

In 1994, the Cities of Hawthorn, Kew and Camberwell were abolished, merging to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The Commercial Precinct at the intersection of Riversdale and Glenferrie roads, Hawthorn, comprises late Edwardian and interwar shops, many of which were built in rows.

Land sales in 1850 included land bounded by Barkers Road (then known as Main Road) on the north, Riversdale on the south, Auburn Road on the east and Glenferrie Road on the west. These allotments included areas around Urquhart and Liddiard streets and Burwood Road, some of which later became important commercial precincts (Gould 1993:29).

As Meredith Gould notes, the most significant growth and development in Hawthorn's shopping centres did not commence until the 1880s and 1890s, following subdivisions at that time and the opening in 1882 of new railway stations at Glenferrie and Auburn (Gould 1993:53–54). The commercial centre at the intersection of Riversdale and Glenferrie roads did not develop, however, until the first decades of the twentieth century.

Before the turn of the century the local shopping strip was along Burwood Road, which was serviced by a horse tram between 1890 and 1916. In 1913, however, a tramline was opened along Glenferrie Road, which stimulated the building of a second shopping strip, which ultimately overtook Burwood Road. Further development occurred after the Hawthorn Tramways Trust opened an electric tramline along Riversdale Road in 1916 (*Victorian Places* 2015). In addition, post-war boom conditions in the 1920s led to further population growth in the area and to new subdivisions on the sites of older villas that had been demolished (Gould 1993:62).

In c1870 land at the southeast corner of Riversdale and Glenferrie roads was subdivided; see Figure 3 (Plan of Subdivision of Part Section 5, c1870.)

HAWTHORN

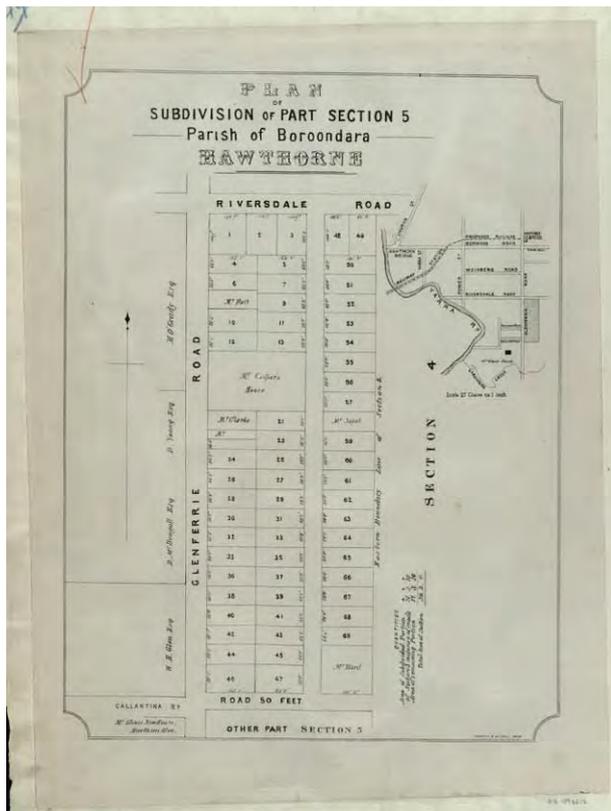


Figure 3. Plan of subdivision c1870 showing the southeast corner of the subject precinct. (Source: SLV)

The land was subdivided further, and in 1888 seven ‘valuable business sites’ were put up for auction at the southeast corner of the intersection; see Figure 4 (‘Hawthorn: 7 Valuable Business Sites’, 1888). An advertisement described the allotments as

Situated in the Centre of a Very Large District, which is at present Dependent on Burwood-road for its Supplies. As the Tram will shortly be Running past these Allotments, and as the Population is Rapidly Increasing in this Portion of the Town, these Allotments must of necessity become Splendid Business Sites (Argus 22 September 1888:2).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

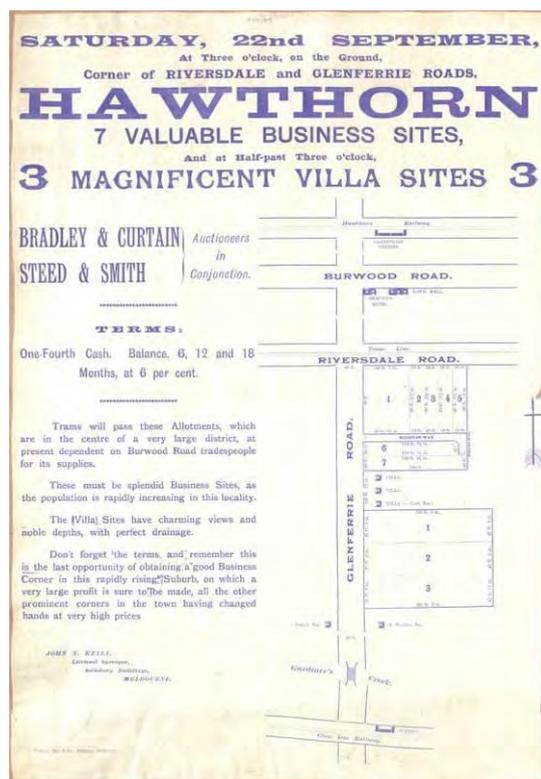


Figure 4. Plan showing seven business sites on the southeast corner of the subject precinct in 1888. (Source: SLV)

Despite the attempt to attract businesses to the area, in 1903–04 the area at the intersection of Riversdale and Glenferrie roads remained populated with private residences (MMBW Detail Plan no. 1480, 1904 and no. 1505, 1903).

As depicted in Figure 5, even by 1917 commercial development had little progressed.



Figure 5. Corner Glenferrie and Riversdale roads in 1917, looking southeast. (Source: City of Boroondara Library Service)

Development of commercial premises at the intersection of Riversdale Road and Glenferrie Road occurred first on the northern corners between 1915 and 1920.

HAWTHORN

On the northeast corner by 1920, six shops had been built at 534–544 Glenferrie Road from which dentist Charles Pierson, tobacconist Frank Kelly, estate agent N Foote, newsagent F Owens and confectioner Miss E Savage operated businesses (S&Mc 1920). Shops, also on the northeast corner, at 97-103 Riversdale Road were occupied in 1920 as follows: 97 Donald and Dalley tilers; 99 A Costa greengrocer; 101 H Nursey butcher; and 103 IA Ellrington grocer. Another shop at 1/105 Riversdale Road, a butcher's shop operated by WE McDowell, was built by 1930 (S&Mc 1920 and 1930).

On the northwest corner in 1920, Le Couteur and Yelland operated a chemist shop, the only shop on the corner at the time, at today's 541 Glenferrie Road (S&Mc 1920). The ground floor of the pharmacy was designed by the architectural firm, Chris A Cowper, Appleford and Murphy, and built for Mrs Yelland by 1916 (Deacon 1969:17–18). In 1918, it was reported that

The rapid development of Hawthorn in the Glenferrie Hill district is very noticeable - the improvements at the intersection of Glenferrie and Riversdale roads in particular. The villa on the corner where the late Mr. Jas. Clezy resided, has been purchased by Mr. C. H. Yelland, who has erected an up-to-date pharmacy, which will be known as "Riversdale Pharmacy." Messrs. G. T. Le Couteur and Mr. Yelland, dispensing chemists, have joined partnership, and will conduct the new pharmacy, and also the Glenferrie Pharmacy, at corner of Oxley and Glenferrie roads...

The new pharmacy is quite in keeping with this fine residential district. The architect is Mr. Chris. Cowper, who is to be complimented on his artistic taste. The contractors were Messrs. Pharo and Greenhill (Hawthorn, Kew and Camberwell Citizen 15 November 1918:2).

It is likely that architect Christopher Cowper also designed additions to the building. In 1923, Yelland advertised two new shops and workroom for lease in the Glendale Buildings at the corner of Glenferrie and Riversdale roads (*Argus* 20 July 1923:2).

By 1925, additional shops had been built on the northwest corner. Numbers 89–95 Riversdale Road were occupied as follows: 89 vacant; 89 James Lewis tailor; 89 HF Crowe dentist; 93 Charles Cousens confectioner; and 95 Miss I Crowther ladies' draper. By 1925, 547–549 Glenferrie Road housed a vacant shop and florist Miss A Dodgshun; chemist Charles Yelland operated from 541 Glenferrie Road (S&Mc 1925).

In 1923 on the southeast corner of the intersection of Riversdale Road and Glenferrie Road, seven shops were constructed from Mount Gambier limestone at 524–532 Glenferrie Road; see Figure 6 (*The Register* 9 December 1923:4). Three shops were empty in 1925; the other shops were occupied in that year by estate agent J Purvis and confectioner and pastry cook Mrs M McErlean (S&Mc 1925).

The building was occupied by Stotts Business College from 1938 (*Argus* 19 January 1938:20).



Figure 6. Southeast corner of the intersection of Riversdale and Glenferrie roads, 1925. (Source: City of Boroondara Library Service)

In 1937, on the southwest corner of the intersection of Riversdale and Glenferrie roads, the two-storey residence 'Pax', formerly occupied by the Consul of Czechoslovakia, ER Peacock, was sold to Williams and Co of South Yarra in conjunction with Macarthur and Macleod of South Yarra. The new owners demolished the residence and subdivided the land into flat and shop sites (*Argus* 21 September 1937).

As part of the development, the land was subdivided into four blocks, with the purchasers building a service station on the corner; two blocks of three shops and dwellings in Glenferrie Road; and a block of six flats in Riversdale Road. In 1938, the block of three shops and dwellings sold for £5600 (*Argus* 2 September 1938:11).

By 1942 the six shops at 529-539 Glenferrie Road were occupied as follows: Miss E Wicking confectioner; Mrs R Elliott draper; 'Shalimar' ladies' hairdresser; E James butcher; GW Spence fruiterer; and the Junction Delicatessen (S&Mc 1948).

Description & Integrity

The Glenferrie and Riversdale Roads Commercial Precinct is located at the intersection of Glenferrie and Riversdale roads, at nos. 87-95A and 95-105 Riversdale Road, and 524-544 and 529-549 Glenferrie Road, Hawthorn. It consists of single and double-storey Edwardian and interwar shops built in a range of architectural styles on the four corners of the intersection, built from c.1915 to c.1938-42.

A number of the shop buildings were built as rows which contribute to a cohesive character to the precinct. The precinct is also defined by landmark corner buildings on three corners; made so because of massing, unusual detailing, and a distinctive roof-scape. All the shops are built to the front and side boundaries forming a continuous street wall. The predominance of Edwardian and interwar architectural styles, and absence of Victorian architectural styles, are indicative of the precinct's relatively late development, from the 1920s, compared to other commercial strips in Hawthorn.

Nos. 541-545 Glenferrie Road, built by 1920 (also 87-95A Riversdale Road), is a large two-storey rendered brick and masonry Edwardian shop building, with splayed corner addressing the northwest corner of the Glenferrie and Riversdale roads intersection (see Figure 7). The building is largely intact, and displays elements typical of a range of

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Edwardian architectural styles, but predominantly Federation Free Style. Typical elements (on the upper-storey) include: pairs of double-hung timber-framed windows with multi-paned glass in the upper window and sill-aligned string course with Classical regula with guttae. The string course extends the full span of the building's façade, interrupted by the rendered pilasters and the arched opening to the chamfered corner. On the Riversdale Road façade, the paired windows are interspersed with narrow and taller timber-framed windows in segmental arched openings (positioned above the ground floor entrances on Riversdale Road of nos. 91 and 93–95A, which retain their original timber joinery). Projecting pairs of timber-framed windows sit above the Riversdale and Glenferrie road upper-storey facades of the corner shop, on either side of a large arched opening which is defined by fine arched masonry trim (window new). The roof form is concealed behind a low parapet that is topped with varied curved and rectangular pediments and articulated with masonry trim that includes some garlands. The ground floor shopfront of the corner shop building (no. 541 Glenferrie Road) is largely intact, retaining three distinctive strongly emphasised arched window openings that terminate in squat masonry columns. The copper window joinery to all three and the timber and glazed door appear to also be original. The ground floor shopfronts to nos. 543–545 Glenferrie Road retain a considerable proportion of original fabric, including copper window joinery, splayed ingos, timber-framed and glazed doors, and aspects of the panelled highlight windows that sit above the main display window (infilled or overpainted). The side and rear elevations are also largely intact. The original red face brick has been over painted on the west-facing side elevation and some part of the rear skillion wings. The flat awning is suspended from cables. The ground floor shopfronts fronting Riversdale Road (nos. 89 and 93–95) have been replaced.



Figure 7. Nos. 541–545 Glenferrie Road, built by 1920 (also 87–95A Riversdale Road), is a large two-storey rendered brick and masonry Edwardian shop building. (Source: Context, 2017)

Nos. 97-1/105 Riversdale Road, is a cluster of five single-storey brick late-Edwardian to early interwar shop buildings, built by 1920 (see Figure 8). No. 97 has a face brick parapet with slab capped piers projecting above a central parapet, rendered in contrast to face brick parapet. A side view reveals stepped profile to the face brick side elevation and original chimney with moulded top. The shopfront has been replaced.

Nos. 99–101 Riversdale Road is a group of three shops built together with matching rendered parapets with central small triangular pediment. Brick pilasters that terminate above the parapet define the boundaries of the three shops. Smaller matching piers site at either side of the triangular pediments. The parapets and pediments are capped with cement-render coping. A cantilever awning spans the three shops. The ground floor shopfronts have been replaced.

No. 1/105 Riversdale Road has a roughcast rendered parapet, recessed name panel with 'W.E. McDonell. Butcher' in relief lettering below an arched pediment. Short roughcast rendered piers define the boundaries. The piers, parapet, and pediment are brick capped, matching the coping at the neighbouring shops but in a contrasting material. The east-facing side elevation (brick) has been overpainted. The ground floor shopfront has been replaced. The awning appears to be from the 1920s.



Figure 8. Nos. 97-1/105 Riversdale Road, a cluster of five single-storey brick late-Edwardian to early interwar shop buildings, built by 1920. (Source: Context, 2017)

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Nos. 524–532 Glenferrie Road is a striking double-storey Edwardian corner building on the southeast corner of the Riversdale/Glenferrie roads intersection, built between 1920–25 in a sweeping curve (see Figure 9). The upper storey façade is largely intact (overpainted), and displays features typical of the Federation Free Style, distinguished by its use of dramatically contrasting textures — smooth render against heavy rockfaced masonry plinth (Mount Gambier limestone) and pilasters — sets of paired double-hung windows (single windows on parts of the curve) with nine-paned upper windows. The roof form is concealed behind an elaborate masonry parapet (featuring alternating patterns) with masonry mouldings. Many of the ground floor shopfronts have been altered with the exception of tiled stallboards (although tiles are replaced). The cantilever awning is not original.



Figure 9. Nos. 524–532 Glenferrie Road is a striking double-storey Edwardian corner building on the southeast corner of the Riversdale/Glenferrie roads intersection, built between 1920–25 in a sweeping curve. (Source: Context, 2017)

Nos. 534–544 Glenferrie Road comprises a row of single-storey brick Edwardian shops, built by 1920 (see Figure 10). The shops are unusual in that the roof form is not concealed behind a parapet. Instead the front face of the long, terracotta-tiled hip roof is visible above the awnings, articulated by the rendered ribs of the protruding party walls (the tiles have been unsympathetically replaced or overpainted on the corner shop at no. 534 Glenferrie Road). Located on one of the precinct's northern corners, they were some of the first commercial buildings constructed in the precinct, initiating the intersection's transition from a residential pocket to a commercial/retail strip. The end shop at 544 Glenferrie Road is distinguished by its roof form; the end of the hip roof, with narrow eaves. The side elevation retains its face brick façade. The shopfronts at nos. 536, 538, and 540 retain original splayed ingo entries (no. 538 has a timber panelled dado). No. 540 retains the largest proportion of its original fabric, including the timber and glazed door, brass window joinery, and obscure glass window panels above the main display window. The other shopfronts have been replaced (nos. 534, 542–544). The cantilever awning is likely to be original or early, based on the pressed metal linings retained at nos. 536–540.



Figure 10. Nos. 534–544 Glenferrie Road consist of a row of single-storey brick Edwardian shops, built by 1920. (Source: Context, 2017)

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Nos. 529–539 Glenferrie Road is a cluster of six brick shops, built between 1938 and 1942 in the interwar Old English architectural style (see Figure 11). The upper storey and roof form display typical elements of the style: asymmetrical massing, projecting gables with decorative timber bargeboard, imitation half-timbering, and clinker brickwork. The upper storey of each shop features a rectangular opening to a recessed porch. Some of these have been infilled with glazing. The gable and half-hipped roof has glazed tiles. The roof face of nos. 529–533 is divided by protruding stepped brick extensions of the party walls. The end wall of the group retains its original face brick (vine covered). Original brickwork is retained across the ground floor shopfronts (over painted at nos. 529 and 532), and nos. 535–537 retain original shopfront fabric including window joinery and diamond patterned lead light windows above the main display window, splayed ingo entry, brick floor and timber and glazed door (at no. 537). The cantilever awning is likely to be original or early, based on the pressed metal linings retained at nos. 535–539.



Figure 11. Nos. 529–539 Glenferrie Road is a cluster of six brick shops, built between 1938 and 1942 in the interwar Old English architectural style. (Source: Context, 2017)

Nos. 547–549 Glenferrie Road is a group of three early interwar shops, built by 1925 (see Figure 12). The shops have matching parapets concealing the roof form. The side elevation to no. 549 is brick with a stepped profile from the parapet. An original chimney is visible at no. 549; rendered with decorative mouldings around the top. The parapets are divided into three bays, with projecting, slab capped piers defining the boundaries. The parapets are rendered with a large recessed rectangular panel. The ground floor shopfronts of no. 547 retain some original features including part of the original copper window joinery, leadlight highlight windows above the main display windows, and tiled stall boards (overpainted). The shop features a cantilever awning with modern linings and signage. The ground floor shopfront of no. 549 has been replaced.



Figure 12. Nos. 547–549 Glenferrie Road, Hawthorn, is a group of three early interwar shops, built by 1925. (Source: Context, 2017)

The upper level façades and parapets of the shops within the precinct are remarkably intact. While some ground floor shopfronts have been modified, a number of them retain original features, which contribute to the relatively high integrity of the precinct overall.

Most of the single-storey and double-storey shops have been built in rows, which enhances their visual presence and contribute a sense of cohesion to the precinct. The precinct is further enhanced by the presence of striking landmark buildings, most evidently the curved building at nos. 524–532 Glenferrie Road, but also the group of interwar Old English shops at 529–539, and the large Edwardian corner building at 541–545 Glenferrie Road. The roofscape of the single-storey shops at 534–544 Glenferrie Road which wraps the northeast corner of the intersection and steps down Glenferrie Road is also distinctive.

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Comparative Analysis

There are a number of commercial precincts already on the Boroondara Heritage Overlay. This section considers those with a mix of Edwardian and interwar commercial building.

- HO505 Burke Road North Commercial & Transport Precinct, Camberwell - A cohesive group of retail and commercial buildings, built between 1880 and 1930, in the vicinity of Camberwell Railway Station. It features single and double-storey Victorian, Edwardian, and interwar shop buildings, including a row of two-storey interwar Old English shops (see Figure 10).
- HO520 Kew Junction Commercial Precinct - A collection of retail, commercial and civic buildings mainly from the late Victorian and interwar periods. The built form is primarily two-storeys in scale. The focal point of the precinct is the fiveways junction with its collection of civic buildings and the WWI memorial.

The three precincts are comparable in that they comprise a mixed character; at Burke Road and Kew Junction this is created by the range of Victorian, Edwardian, and Interwar architectural styles, and single and double-storey built form. The predominance of Edwardian and Interwar architectural styles, and absence of Victorian architectural styles which are common in other precincts in Hawthorn, and indicative of the precinct's relatively late development, make the subject precinct distinctive.

As at Burke Road and Kew Junction, the varying architectural styles and building heights in the Glenferrie and Riversdale Roads Commercial Precinct are given cohesion by almost all the shops being built to the front and side boundaries to form a largely continuous street wall, with roofs hidden behind parapets, as was typical prior to WWII. This cohesion is less apparent, however, at the Glenferrie and Riversdale Road Precinct because the precinct spans a wide intersection, as opposed to a long straight stretch of road which can be more readily comprehended visually. A greater sense of cohesion in the subject precinct is provided by the construction of shops in rows.

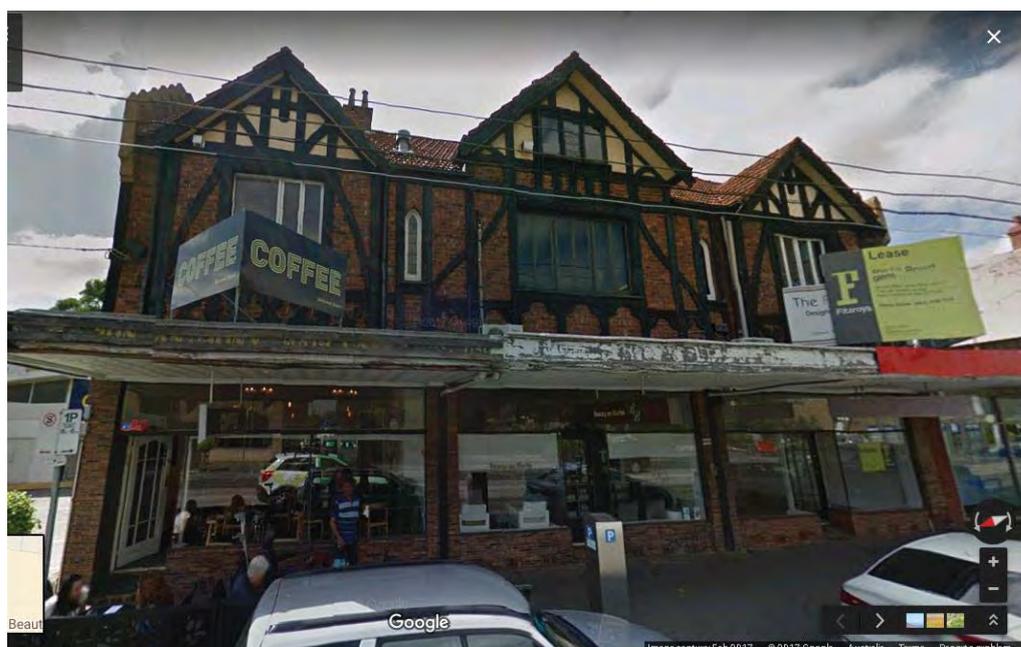


Figure 13. A group of three interwar shops within the Burke Road precinct, built in the Old English architectural style (Source: Google, 2017)

The group of interwar Old English shops on Burke Road is smaller than the row on Glenferrie Road; three shops compared to six. The upper storey facades of both groups of shops display similar detailing typical of the architectural style. The three ground floor shopfronts on Burke Road appear to have been sympathetically restored and to exhibit a higher degree of integrity than the six on Glenferrie Road; although the leadlight highlight windows above the main display window seen at Glenferrie Road to two shops (nos. 535–537 Glenferrie Road), are not present at the Burke Road example (plate glass used instead).

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The group of shops at the intersection of Glenferrie and Riversdale roads is of historical significance for demonstrating the major development phases of commercial/retail centres in Hawthorn. It demonstrates the influence of improved transport connections by the second decade of twentieth century and the post-WWI population expansion on this part of Hawthorn. Before the turn of the century the main local shopping strip was along Burwood Road, which was serviced by a horse tram between 1890 and 1916. In 1913, a tramline was opened along Glenferrie Road, which stimulated the building of a second shopping strip, which ultimately overtook Burwood Road. Further development by the Hawthorn Tramways Trust of an electric tramline along Riversdale Road in 1916 combined with post-war boom conditions in the 1920s, were stimuli for the development of the commercial precinct at the intersection of Glenferrie and Riversdale roads. The predominance of Edwardian and interwar architectural styles, and absence of Victorian architectural styles common in other precincts in Hawthorn, are indicative of the precinct's relatively late development in response to improvements in transport services and population growth after WWI.

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

NA

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

NA

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

The shops in the precinct are important as high quality and largely intact (above ground floor level) and partially intact (at ground floor level) representative examples of Edwardian and interwar suburban commercial/retail buildings prior to WWII.

Most of the single-storey and double-storey shops have been built in rows, which enhances their visual presence and contributes to the cohesion and aesthetic quality of the precinct. The precinct is further enhanced by the presence of striking landmark buildings of high quality, most evidently the curved Edwardian corner building at nos.

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524–532 Glenferrie Road, but also the group of interwar Old English style shops at 529–539 Glenferrie Road, and the large Edwardian corner building at 541–545 Glenferrie Road. The roofscape of the single-storey shops (nos. 534–544) which step down the eastern side of Glenferrie Road from the intersection is also a distinctive element within the precinct.

The upper storey façade and parapets of the corner building at 524–532 Glenferrie Road, built in the Federation Free Style is particularly fine example of its type and a prominent landmark within the precinct. The building exhibits unusual and distinctive façade decoration, especially its extensive use of heavy rockfaced masonry in dramatic contrast to smooth rendered surfaces elsewhere. While unusual, the eclectic and idiosyncratic use of decorative motifs and contrasting materials is what makes it typical of the Federation Free Style architectural style. The building's integrity is compromised, however, because it has lost much of its original ground floor fabric. To this end the building at nos. 524–532 Glenferrie Road is not individually Significant but remains contributory to the precinct.

Use of the interwar Old English architectural style on commercial buildings, such as at nos. 529–539 Glenferrie Road is uncommon in Hawthorn. A smaller comparable example exists in Camberwell, in the Burke Road North Commercial and Transport Precinct (HO505). The upper storey façades of both examples are of equal high quality and integrity, whereas the three ground floor shopfronts of the Burke Road example appear to have experienced less unsympathetic change. To this end the building at nos. 529–539 Glenferrie Road is not individually Significant but remains contributory to the precinct.

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

Aesthetically the precinct is significant for its distinctive and striking landmark corner buildings, specifically the curved Federation Free Style corner building at nos. 524–532 Glenferrie Road, the large Edwardian corner building at 541–545 Glenferrie Road, and the roofscape of the single-storey shops (nos. 534–544) which step down the eastern side of Glenferrie Road from the intersection. (Criterion E)

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

NA

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

NA

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

NA

Statement of Significance

What is Significant?

The Glenferrie and Riversdale Roads Commercial Precinct, located at the intersection of Glenferrie and Riversdale roads, at nos. 87-95A and 97-1/105 Riversdale Road, and 524-544 and 529-549 Glenferrie Road, Hawthorn. The precinct consists of single and double-storey Edwardian and Interwar shops built in a range of architectural styles on both corners of the intersection, built from c.1915 to c.1942. Although land in the precinct was advertised for sale from the late nineteenth century, development of the area remained largely residential until at least 1917. Its development as a commercial/retail shopping centre commenced around 1920. Two main historical events provided the impetus for development of the commercial/retail hub, improved transport services and the post-WWI boom that saw a massive population expansion in the area and new subdivisions on the sites of older villas that had been demolished.

How is it significant?

The Glenferrie and Riversdale Roads Commercial Precinct is of local historic, architectural, and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the group of shops at the intersection of Glenferrie and Riversdale roads is significant for its ability to demonstrate a major development phase of commercial/retail centres in Hawthorn. It demonstrates the influence of improved transport connections by the second decade of twentieth century and the massive expansion of the population in the post-WWI period on this part of Hawthorn. Before the turn of the century the main local shopping strip was along Burwood Road, which was serviced by a horse tram between 1890 and 1916. In 1913, a tramline was opened along Glenferrie Road, which stimulated the building of a second shopping strip, which ultimately overtook Burwood Road. Further development by the Hawthorn Tramways Trust of an electric tramline along Riversdale Road in 1916 combined with post-war boom conditions in the 1920s, were the stimulus for the development of the commercial precinct at the intersection of Glenferrie and Riversdale roads. The predominance of Edwardian and interwar architectural styles, and absence of Victorian architectural styles common in other precincts in Hawthorn, are indicative of the precinct's relatively late development in response to improvements in transport services and population growth after WWI. (Criterion A)

Architecturally, the shops in the precinct are important as high quality and largely intact (above ground floor level) and partially intact (at ground floor level) representative examples of Edwardian and interwar suburban commercial/retail buildings prior to WWII. Most of the single-storey and double-storey shops have been built in rows, which enhances their visual presence and contributes to the cohesion and aesthetic quality of the precinct. The precinct is further enhanced by the presence of striking landmark buildings of high quality, most evidently the curved Edwardian corner building at nos. 524-532 Glenferrie Road, but also the group of interwar Old English style shops at 529-539 Glenferrie Road, and the large Edwardian corner building at 541-545 Glenferrie Road. The roofscape of the single-storey shops (nos. 534-544) which step down the eastern side of Glenferrie Road from the intersection is also a distinctive element within the precinct. (Criterion D)

Architecturally, some of the buildings in the precinct are notable examples of their type. The upper storey façade and parapets of the corner building at 524-532 Glenferrie Road, built in the Federation Free Style is a notable example of its type and it is a prominent landmark within the precinct. The building exhibits unusual and distinctive façade

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decoration, especially in its extensive use of heavy rockfaced masonry in dramatic contrast to smooth rendered surfaces elsewhere. While unusual, the eclectic and idiosyncratic use of decorative motifs and contrasting materials is what makes it typical of the Federation Free Style architectural style. (Criterion D)

Use of the interwar Old English architectural style on commercial buildings is uncommon in Hawthorn. A smaller comparable example to nos. 529–539 Glenferrie Road exists in Camberwell, in the Burke Road North Commercial and Transport Precinct (HO505); it has three shops instead of the six shops at Glenferrie Road. The upper storey façades of both examples are of equally high quality and integrity. However, the three ground floor shopfronts of the Burke Road example appear to have experienced less unsympathetic change. (Criterion D)

Aesthetically the precinct is significant for its striking landmark corner buildings, specifically the curved Federation Free Style corner building at nos. 524–532 Glenferrie Road, the large Edwardian corner building at 541–545 Glenferrie Road, and the distinctive roofscape of the single-storey shops (nos. 534–544) which steps down the eastern side of Glenferrie Road from the intersection. (Criterion E)

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	86	Riversdale Road	Non-contributory	
Glendale Buildings (part)	87-95A	Riversdale Road (now part of 541-545 Glenferrie Road)	Contributory	c.1920
	97	Riversdale Road	Contributory	c.1920
	99	Riversdale Road	Contributory	c.1920
	101	Riversdale Road	Contributory	c.1920
W.E. McDowell. Butcher	1/105	Riversdale Road	Contributory	c.1920
House	2/105	Riversdale Road	Non-contributory	c.1880s
	524-532	Glenferrie Road	Contributory	1920-25
	534-544	Glenferrie Road	Contributory	c.1920
	529-539	Glenferrie Road	Contributory	1938-42
Glendale Buildings	541-545	Glenferrie Road	Contributory	c.1920
	547-549	Glenferrie Road	Contributory	c.1925

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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

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

Identified By

Context Pty Ltd

References

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Riversdale Reserve Precinct

Prepared by: Context Pty Ltd

Address: 8-30 & 19-27 Robinson Road and 2-30 & 7-21 Illawarra Road

Name: Victorian Residential Precinct	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: 1885-1938



CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



18 & 20 Robinson Road, typical canted bay-fronted Victorian villas. (Source: Context 2017)



26 & 28 Illawarra Road, the precinct features both brick and timber Victorian villas. (Source: Context 2017)

Historical Context

Settlement to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and *Victorian Places* 2015).

Hotels were opened along Burwood Road: the Hawthorne Hotel in Barton Street in 1852, the Governor Hotham Hotel in William Street in 1855, and the Tower Hotel in Camberwell Road in 1876. In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality. In 1865, Hawthorn's landscape was populated with market gardens, residences and several

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brickfields. Nothing remains of the early dwellings of Hawthorn's woodcutters, market gardeners and brick workers (*Victorian Places* 2015 and Gould 1993:49).

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861 Hawthorn municipality's population was 2342, and, by 1881, had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population. Today, there are many surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock. (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, which resulted in a mix of fine nineteenth and twentieth century commercial and public buildings, a new style of red brick and terracotta roof house was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The Riversdale Reserve Precinct at 8-30 and 19-27 Robinson Road; and 2-30 and 7-21 Illawarra Road comprises two groups of high quality Victorian houses, with some Edwardian residences.

The part of the subject precinct located on both sides of Illawarra Road and the west side of Robinson Road, between Riversdale Road and Montague Street, is the Riversdale Reserve estate, comprising 31 allotments subdivided and put up for sale in September 1884 ('Riversdale Reserve' 1884). Allotments auctioned included blocks in the subject precinct at 2-20 Robinson Road, and 7-19 and 2-22 Illawarra Road (see Figure 1).



Figure 1. Riversdale Reserve estate plan, 1884. (Source: SLV)

In 1888, allotments in the subject precinct south of Montague Street were put up for sale as part of the Ashburton Estate, a subdivision of the grounds of Ashburton House ('Ashburton Estate' 1888). The 1888 estate plan shows allotments for sale in the subject precinct at today's 22-30 Robinson Road and 30 Illawarra Road; allotments already sold at today's 21-27 and 24-28 Illawarra Road; and an existing brick villa at 20 Robinson Road (see Figure 2).

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Figure 2. Ashburton Estate plan, 1888. (Source: SLV)

In July 1888, ‘grand villa sites’ in Robinson Road close to Riversdale Road were offered for sale at auction (*Argus* 30 June 1888:3). This sale may have included today’s 19-27 Robinson Road.

An auction of building sites in 1899 included three allotments in the subject precinct, today’s 24-28 Robinson Road; the auction plan shows an existing brick villa at 30 Illawarra Road, now replaced by a timber Federation house (see Figure 3 ‘Sale of building sites’ 1899).

In 1889, architects Prockter and Ruck invited tenders for the completion of a timber villa in Robinson Road (*Age* 30 March 1889:3). It is not known to which house this referred.

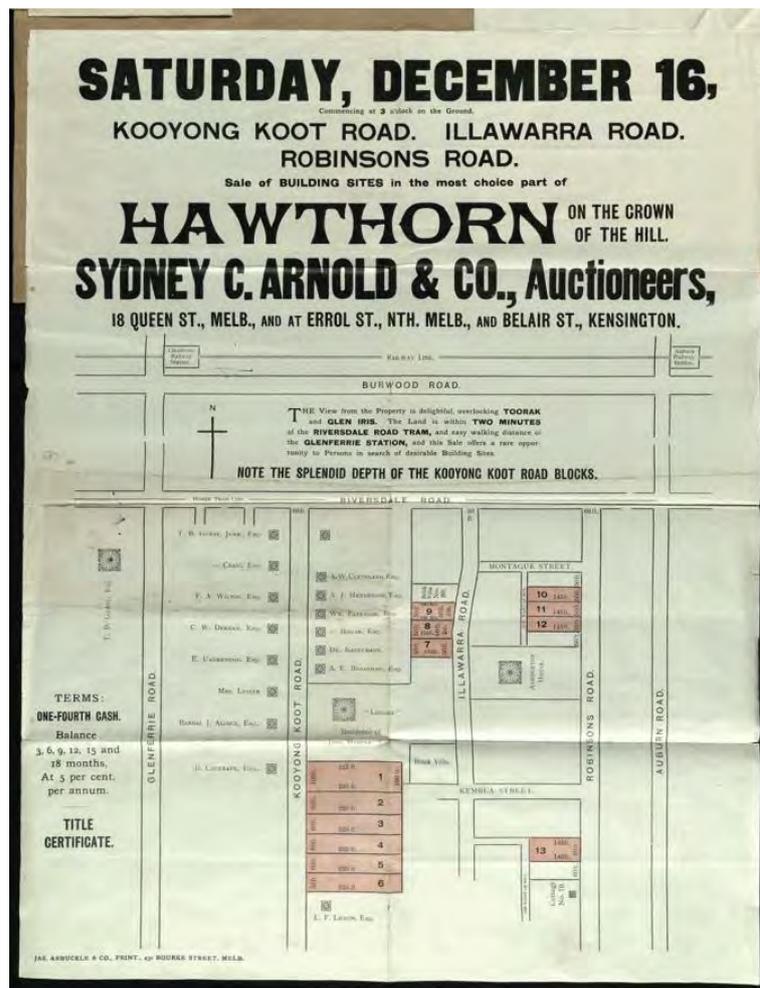


Figure 3. Building sites for sale in 1899, including allotments in the subject precinct in Illawarra Road. (Source: SLV)

A Melbourne Metropolitan Board of Works (MMBW) plan shows single-fronted residences in existence in the precinct in 1904 (see Figure 4) at today's 6-12, 16-24, 28-30 and 19, 23 and 27 Robinson Road; and 2-14, 18-30 and 7 and 11-27 Illawarra Road (MMBW Detail Plan 1509, 1904; and 1510, 1904).

By 1920, additional houses in the subject precinct had been built at 9 and 16 Illawarra Road, and 25 and 26 Robinson Road (S&Mc 1920). Nos. 14 and 16A Robinson Road were built between 1935 and 1938 (S&Mc 1935 and 1938).

In summary, most of the houses in the subject precinct were built by 1904 on two main estate subdivisions developed in 1888. Another four residences were built between 1904 and 1920, and a further two constructed between 1935 and 1938.

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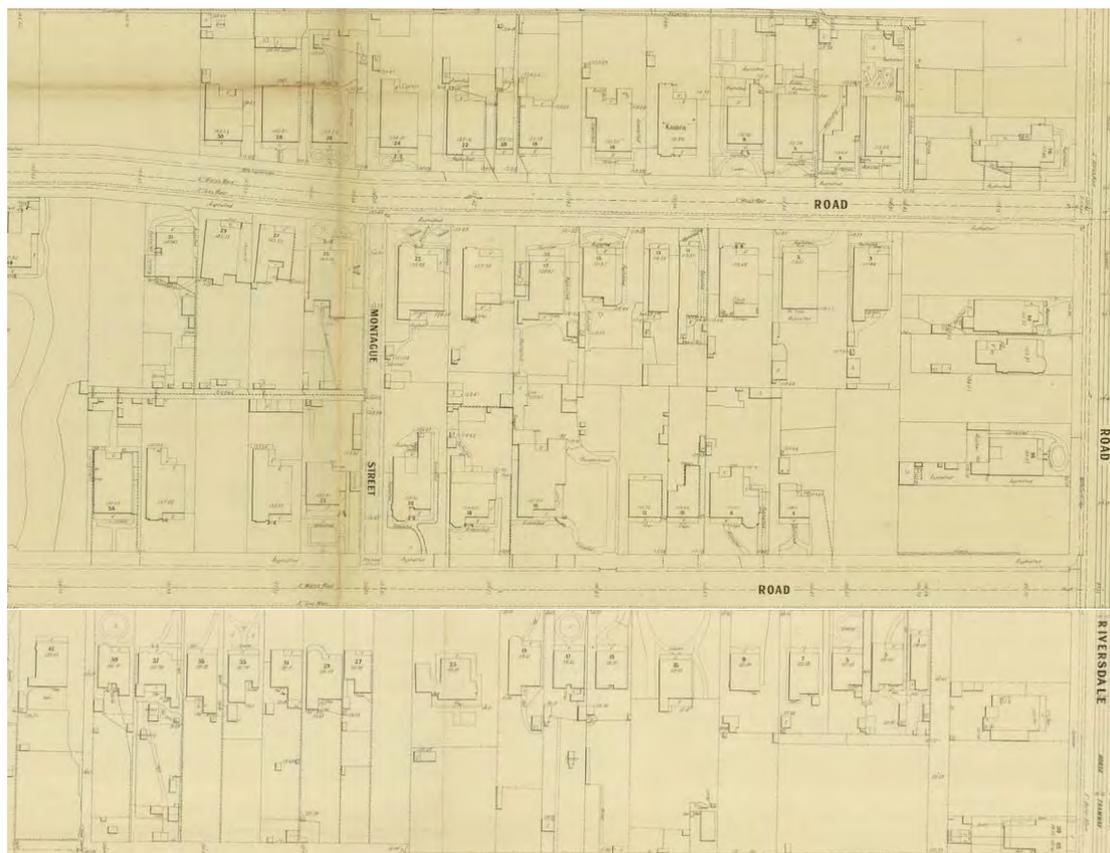


Figure 4. The subject precinct in 1904 (Illawarra Road at the top, and Robinson Road in the middle). (Source: MMBW Detail Plan 1509, 1904; and 1510, 1904)

Description & Integrity

The Riversdale Reserve Precinct is located south of Riversdale Road and on the elevated side of the road. The precinct extends from Riversdale Road, south to the cross road of Montague Street that connects Robinson Road with Illawarra Road. Elevated ground and larger allotments have provided the opportunity for larger Victorian style villas to be constructed. Comparison with adjacent Kooyongkoot Road indicates an allotment size that is smaller than provided in that salubrious street and other streets further west.

Robinson Road

The west side of Robinson Road is more intact than the east side and has a good run of late Victorian / early Federation (transitional) villas from No. 18 to No. 30 Robinson Road. Representative Italianate Victorian villas with canted bay windows are found at 18 and 20 Robinson Road, with 20 Robinson Road featuring polychrome brickwork with diaper patterns under the eaves, quoining and alternate red and cream voussoirs. Nos. 24 and 26 Robinson Road feature decorative glass windows and Federation-style gables with timber strapping overlaid on a typical Victorian style house. 28 Robinson Road continues this theme but now has a second storey addition, whilst 30 Robinson Road is a fine red brick and render house like 18 and 20 Robinson Road in form. More modest houses are found towards Riversdale Road. Nos. 8, 10 and 12 Robinson Road are symmetrical double fronted Victorian houses with 8 Robinson Road previously a C-graded building although it now has a second storey addition (Gould, 1993). A 1930s duplex at 16 Robinson Road and another at 14 Robinson Road are different in character from most of the area.

A greater variety in the allotment sizes on the east side of Robinson Road has resulted in the properties being more varied in size and quality. Today the street is more altered, particularly towards Riversdale Road. The residence at 21-23 Robinson Road was a C-graded building (Gould, 1993). This large site has since been subdivided and a new building has been constructed on the site of no.23. Nos.19 and 21 Robinson Road are symmetrical timber double fronted Victorian house. 25 Robinson Road is a small and much altered late Victorian / Federation house that could be restored to its former appearance. A similar fate has befallen 27 Robinson Road that has a brick 1950s front over the façade of a Victorian house.

Montague Street

There is a fine bluestone paved laneway leading off Montague Street. Two attached 1930s houses front Montague Street were built in the rear yard of 21 Illawarra Road, however these have a relatively low integrity and are outside the period for which the Riversdale Reserve Precinct has been identified.

Illawarra Road

Illawarra Road has a curved alignment resulting from its layout around the large garden of Ashburton House (now demolished). No.7 Illawarra Road is a fine late Victorian asymmetrical house with projecting hip and gable. Rendered quoins and window mouldings are particular features. 9 and 11 Illawarra Road are a pair of single fronted houses on smaller allotments. The weatherboard house at 13 Illawarra Road was a C-graded building and is still in good condition although now concealed by a high timber fence (Gould, 1993). Near Montague Street, 17 and 19 Illawarra Road are fine Victorian houses with No.19 as an elaborate Italianate house with canted bay window like several examples in Robinson Road. Adjacent to Montague Street, 21 Illawarra Road is a far more altered Victorian house stripped of much of its detail.

Not in the precinct, but adjacent, is 27 Illawarra Road (HO453) *Frederick House*, a two-storey double-fronted Victorian villa. Built with local polychrome bricks, the house comprises a hipped slate roof and a pair of tall chimneys with mould caps. Façade is screened by a double-height verandah. The main entrance is set in the south elevation and the ground floor façade has a blind opening flanked by two pairs of tall windows. All windows contain timber-framed double-hung sashes.

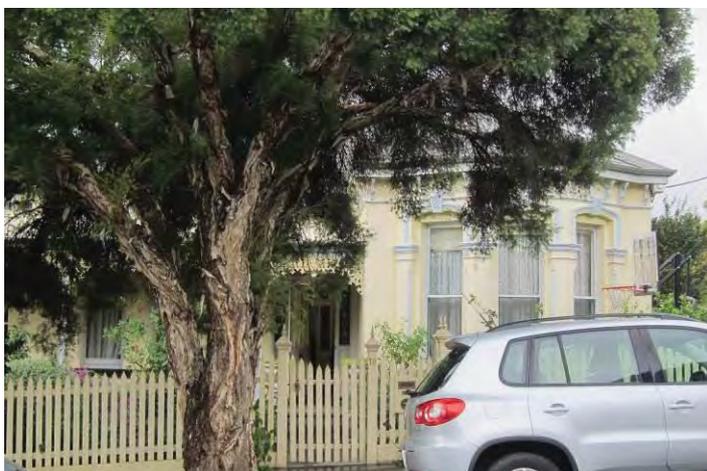
The west side of Illawarra Road comprises timber Victorian houses apart from No.10 which is similar to No.7 in its brick and render detail and projecting box bay window with paired sash windows. No.12 is a double fronted Victorian house with alterations and additions to the front, but could be restored with their removal. Single and double fronted timber Victorian residences are at 16 and 18 Illawarra Road and the precinct finishes with 26 and 28 Illawarra Road. No.26 Illawarra Road is a well detailed block fronted symmetrical Victorian house with a gablet to the verandah roof and tall paired sash windows.

The Riversdale Reserve Precinct comprises representative examples of Victorian, late Victorian / Federation (transitional) styles in timber, brick and stucco. There is a mixture of small single fronted and larger double fronted varieties and a low percentage of second floor extensions. Robinson Road (particularly the west side) has a higher percentage of high quality houses in brick and stucco, whilst Illawarra Street has more variety in scale and materials. Several Victorian houses have significant alterations to the front but their roof form and chimneys are evident and their restoration is possible. They have been scheduled as non-contributory given the extent of their alterations, however careful removal of alterations could reveal significant Victorian features.

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24 Robinson Road, a Victorian/Federation house transitional with features that are transitional. (Source: Context, 2017)



19 ~~Robinson~~ Illawarra Road, a representative Italianate Victorian villa with canted bay window typical of several in the Riversdale Reserve Estate Precinct. Source: Context, 2017)



6 Illawarra Road, a representative timber block-fronted Victorian villa. (Source: Context, 2017)

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28 (left) & 26 (right) Illawarra Road. (Source: Context, 2017)



10 Illawarra Road, may be compared with 7 Illawarra Road in the brick quoins and box bay window. (Source: Context, 2017)

Comparative Analysis

The Riversdale Reserve Precinct, comprising parts of Illawarra Road and Robinson Road closest to Riversdale Road, is a Victorian villa precinct typical of the period and representative of the houses built for the well-to-do middle class. It sits between the mansions and the workers' housing in the allotment size, scale and quality of the buildings. Boroondara, and particularly Hawthorn and Kew, is well represented by mansion development precincts in Glenferrie Road Precinct (HO150), Harcourt Street Precinct (HO151) and Walmer Street Precinct (HO158).

Other Victorian-era precincts of similar scale and quality include:

HO155 Lyndhurst Crescent Precinct, Hawthorn -this precinct is representative of the growth of Hawthorn as a garden suburb from 1856- 1900, particularly through the siting of middle-class, Victorian-style villas of varied size and materials in garden settings.

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HO493 Manningtree Road Precinct, Hawthorn – this precinct displays a high level of cohesiveness of scale, architectural style and period of development. While there are many houses demonstrating more flamboyant or original architectural features, these are elaborate versions of the more numerous standard asymmetric Italianate houses which dominate the street.

HO164 Leslie Street Precinct, Hawthorn - the precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including many individually significant buildings exemplifying High Victorian and Italianate design. Leslie Street has a homogeneous run of 1880s workers' cottages.

The Riversdale Reserve Precinct is similar in size to Lyndhurst Crescent and Manningtree Road Precincts and provides a similar understanding of this particular period of development and quality of residential buildings. It possibly is a little less consistent than these two small precincts, with several non-contributory places (although two of these could be restored). Riversdale Reserve Precinct provides a similar understanding of middle class Hawthorn as part of the much larger Leslie Street Precinct, although this precinct spans a much wider time frame, including Interwar housing in addition to Victorian.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Riversdale Reserve Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates into smaller lots. The Riversdale Reserve Precinct is historically significant as one of many land releases in Hawthorn during the 1880s, at a peak time for development in the area. The area covered by the precinct corresponds to the entire Riversdale Reserve subdivision of 1884 and part of the adjacent Ashburton Estate of 1888, the slightly curved alignment of Illawarra Road indicating the location of Ashburton house and garden.

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

NA

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

NA

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

Comprising parts of two streets (Robinson and Illawarra Roads) and a small cross street (Montague Street), the Riversdale Reserve Precinct is a representative Victorian-era precinct with many fine Victorian and several Victorian/ Federation (transitional) villas that demonstrate the peak development of Hawthorn. Situated on the rising ground south of Riversdale Road, the area was marketed at the middle classes who could afford

allotments of medium size and houses that were smaller versions of the mansion houses they emulated. Like Lyndhurst Crescent (HO155) and Leslie Street (HO164) and the less flamboyant parts of Manningtree Road, the Riversdale Reserve Precinct displays a cohesiveness of scale, period and architectural style.

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

Riversdale Reserve Precinct is aesthetically significant for its grouping and sequence of houses in garden settings. Building materials of polychrome brick, stucco and timber with corrugated iron and slate for roofing are used. The houses, although all different, relate closely to each other in period and style, using a combination of timber and cast iron verandahs, hipped and gabled roof forms and Victorian -style windows. Aesthetically, the precinct is enhanced by the predominantly low and lightweight fencing that allows views of the houses in their garden settings. Individual houses display particular elements common to the Victorian period including canted bay windows (18 & 20 Robinson Road, 17 & 19 Illawarra Road); polychrome brickwork (20 Robinson Road); decorative glass (24 & 26 Robinson Road); rendered quoins and window mouldings (7 & 10 Illawarra Road); fine cast iron verandahs (24 Robinson Road and 6 Illawarra Road). The aesthetic value for the precinct lies in its broader scale of similar size allotments, garden settings, house forms and Victorian architectural elements.

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

NA

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

NA

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

NA

Statement of Significance

What is Significant?

The Riversdale Reserve Precinct comprising 8-30 & 19-27 Robinson Road and 2-30 & 7-21 Illawarra Road, largely developed between 1884 and 1904 is significant.

How is it significant?

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

Why is it significant?

The Riversdale Reserve Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates into smaller lots. The Riversdale Reserve Precinct is historically significant as one of many land releases in Hawthorn during the 1880s, at a peak time for development in the area. The area covered by the precinct corresponds to the entire Riversdale Reserve subdivision of 1884 and part of the

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adjacent Ashburton Estate of 1888, the slightly curved alignment of Illawarra Road indicating the location of Ashburton house and garden. (Criterion A)

Comprising parts of two streets (Robinson and Illawarra Roads) and a small cross street (Montague Street), the Riversdale Reserve Precinct is a representative Victorian-era precinct with many fine Victorian and several Victorian/ Federation (transitional) villas that demonstrate the peak development of Hawthorn. Situated on the rising ground south of Riversdale Road, the area was marketed at the middle classes who could afford allotments of medium size and houses that were smaller versions of the mansion houses they emulated. Like Lyndhurst Crescent (HO155) and Leslie Street (HO164) and the less flamboyant parts of Manningtree Road, the Riversdale Reserve Precinct displays a cohesiveness of scale, period and architectural style. (Criterion D)

Riversdale Reserve Precinct is aesthetically significant for its grouping and sequence of houses in garden settings. Building materials of polychrome brick, stucco and timber with corrugated iron and slate for roofing are used. The houses, although all different, relate closely to each other in period and style, using a combination of timber and cast iron verandahs, hipped and gabled roof forms and Victorian -style windows. Aesthetically, the precinct is enhanced by the predominantly low and lightweight fencing that allows views of the houses in their garden settings. Individual houses display particular elements common to the Victorian period including canted bay windows (18 & 20 Robinson Road, 17 & 19 Illawarra Road); polychrome brickwork (20 Robinson Road); decorative glass (24 & 26 Robinson Road); rendered quoins and window mouldings (7 & 10 Illawarra Road); fine cast iron verandahs (24 Robinson Road and 6 Illawarra Road). The aesthetic value for the precinct lies in its broader scale of similar size allotments, garden settings, house forms and Victorian architectural elements. (Criterion E)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	2	Illawarra Road	Contributory	1885-1904
	4	Illawarra Road	Non-contributory	Contemporary
	6	Illawarra Road	Contributory	1885-1904
	8	Illawarra Road	Non-contributory	1885-1904
	10	Illawarra Road	Contributory	1885-1904
	12	Illawarra Road	Non-contributory	1885-1904 much altered
	14	Illawarra Road	Non-contributory	1935-1938
	16	Illawarra Road	Contributory	1904-1920
	18	Illawarra Road	Contributory	1885-1904
	20	Illawarra Road	Non-contributory	c1960
	22	Illawarra Road	Non-contributory	c1980
	24	Illawarra Road	Non-contributory	c1960
	26	Illawarra Road	Contributory	1888-1904
	28	Illawarra Road	Contributory	1888-1904
	30	Illawarra Road	Non-contributory	1904-1920 much altered
	7	Illawarra Road	Contributory	1885-1904
	9	Illawarra Road	Contributory	1904-1920
	11	Illawarra Road	Non-contributory	Demolished
	13	Illawarra Road	Contributory	1885-1904
	15	Illawarra Road	Non-contributory	c.1970
	17	Illawarra Road	Contributory	1885-1904
	19	Illawarra Road	Contributory	1885-1904
	21	Illawarra Road	Contributory	1888-1904
	8	Robinson Road	Contributory	1885-1904
	10	Robinson Road	Contributory	1885-1904
	12	Robinson Road	Contributory	1885-1904
	14	Robinson Road	Non-contributory	1935-1938
	14A	Robinson Road	Non-contributory	1935-1938
	16	Robinson Road	Non-contributory	1904-1920
	16A	Robinson Road	Non-contributory	1935-1938
	18	Robinson Road	Contributory	1885-1904
	20	Robinson Road	Contributory	1885-1904
	22	Robinson Road	Non-contributory	Contemporary
	24	Robinson Road	Contributory	1888-1904
	26	Robinson Road	Contributory	1888-1904
	28	Robinson Road	Contributory	1888-1904
	30	Robinson Road	Contributory	1888-1904
	19	Robinson Road	Contributory	1888-1904
	23	Robinson Road	Contributory	1888-1904
	25	Robinson Road	Non-contributory	1904-1920
	27	Robinson Road	Non-contributory	1888-1904 much altered

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

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

Identified By

Context Pty Ltd

References

Age, as cited.

Argus, as cited.

'Ashburton Estate' 1888, State Library of Victoria (SLV) map collection, accessed online 20 April 2017.

'Building sites for sale' 1899, State Library of Victoria (SLV) map collection, accessed online 20 April 2017.

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'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Melbourne Metropolitan Board of Works (MMBW) Detail Plans, as cited, State Library of Victoria.

'Riversdale Reserve Estate' 1884, State Library of Victoria (SLV) map collection, accessed online 20 April 2017.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Riversdale Village Precinct

Prepared by: Context Pty Ltd

Address: 261–305, 282–290 & 324–332 Auburn Road, and 201–233 & 234–242 Riversdale Road, Hawthorn

Name: Riversdale Village Precinct	Survey Date: April 2017
Place Type: Commercial	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: 1888–1942



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Figure 1. Three-storey Italianate style corner hotel at 277 Auburn Road (HO595), flanked by Victorian, Edwardian and interwar shops lining Riversdale and Auburn roads. Visible at the far right of the image is the individually significant W.A. Carr's Butcher Shop (HO596). (Source: Context)



Figure 2. Double-storey Victorian shops at 328–332 Auburn Road, at the southern end of the Precinct. (Source: Context)

Historical Context

The Riversdale Village Precinct is located within the suburb of Hawthorn, which is in the present-day municipality of Boroondara. Hawthorn was located within the municipality of Hawthorn from 1860 until 1994, at which time the cities of Hawthorn, Kew, and Camberwell were merged to create the City of Boroondara.

The first land sales of Hawthorn occurred in the 1840s, a decade after pastoralists had moved into the Boroondara district. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle and, by 1853, most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and Victorian Places 2015).

In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality.

Following construction of Hawthorn's first civic buildings in 1861, at the intersection of Burwood and Glenferrie roads, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn.

Subdivision of the wider area gathered momentum during the 1870s when estates were divided into smaller lots. During this decade, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. Significant growth and development of Hawthorn's three major shopping centres, in Glenferrie Road (the Town Hall precinct), Auburn Road, and in Burke Road (near the junction), did not commence until at least a decade later, in the 1880s and 1890s, following extension of the railway to these areas in 1882 and establishment of a horse drawn tram service in 1890.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913–18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie, and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. (Gould 1993:41,56,60).

From the 1930s to the 1970s, development of new flats and offices put pressure on Hawthorn's old residences and retail centres, and thus on the suburb's commercial and residential identity, a trend which was tempered, and in some instances in Hawthorn reversed, by the gradual emergence from the 1950s and 1960s of a broader social movement advocating conservation and preservation of Victoria's historic buildings.

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History

The commercial precinct at the intersection of Auburn and Riversdale roads, Hawthorn, comprises a hotel and shops and is known today as Riversdale Village commercial centre.

While Upper Hawthorn grew through the 1870s, further south, development of the Riversdale Village Precinct began in earnest around a decade later, from the late 1880s, to service a growing residential population associated with improved transport along the east-west oriented Riversdale Road—an arterial road for traffic travelling to and from the city—and the establishment of the first horse-drawn tram service with its terminus at the corner of Riversdale and Auburn roads in January 1890. (Gould 1993:53–54)

The southeast corner of the intersection was the first to be developed. A residence and six acres of grounds owned by Edward Sayce was subdivided and auctioned in 1881 ('Plan of Building Allotments at Hawthorn' 1881).

Further subdivision of the land was undertaken, with a total of 28 allotments made available for sale in 1883; see Figure 3 ('Hawthorn, Corner of Auburn and Riversdale Roads' 1883). Part of the subject precinct, today's 277–305 Auburn Road (east side) and 234–242 Riversdale Road, was subsequently established on allotments 26, 27, 29d, 28c, 14b and 13c of the subdivision.

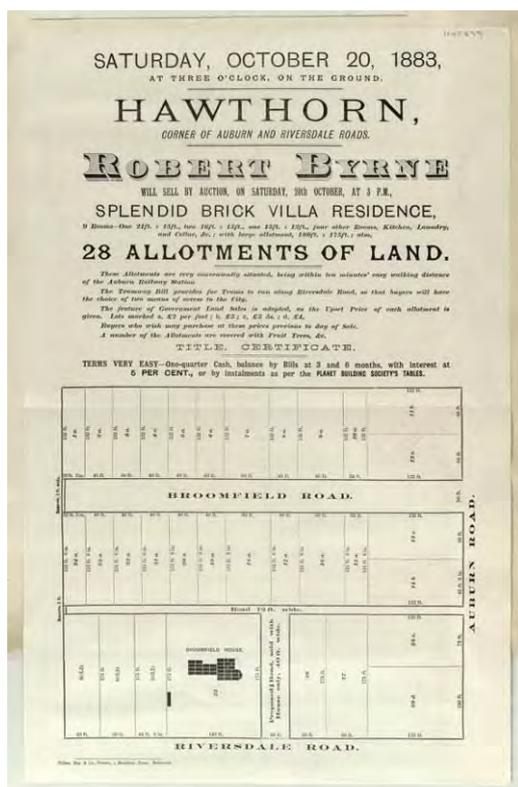


Figure 3. Corner of Auburn and Riversdale roads subdivision, 1883. (Source: SLV).

An 1888 plan of subdivision of the grounds of the ‘Troqueer’ residence at Auburn shows the existing buildings in that year in the subject precinct on the southeast corner of Riversdale and Auburn roads; see Figure 4 (“Troqueer” Auburn’ 1888).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

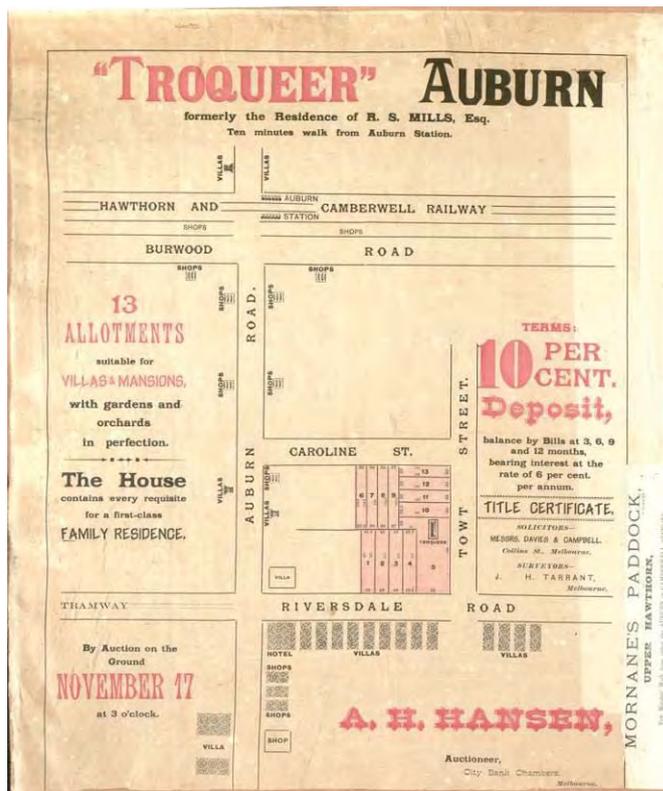


Figure 4. Subdivision plan of 'Troqueer' showing subject precinct buildings in 1888. (Source: SLV)

Anna Lamond sold the block that comprises 277 Riversdale Road to Margaret Ryan, widow, in May 1888. In June of the same year the property was sold to gentleman John Joseph Rosney. The Riversdale Hotel, designed by architect William Pitt, was built on the allotment for Rosney in 1888–89; see Figure 5 (Context 2012).



Figure 5. Riversdale Hotel, showing Victorian shops on either side, in Riversdale Road (on the left) and in Auburn Road (on the right), and the horse drawn tram (Source: City Boroondara Library Service, date unknown but c. 1890–1916.)

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As depicted in Figure 5, shops at 279–281 Auburn Road were in existence by 1890. In 1892 they housed bootmaker William Shore and chemist John Hill (S&Mc 1892).

Further south along Auburn Road, Firmans' Buildings, six double-storey shops at today's 295–305 Auburn Road, were built by 1891 (*Age* 13 May 1891:7). In 1892, they housed grocer JR Montgomery, draper Mrs Adair, dairy producer Colin Dodson, butcher James Ellis, and fruiterer WJ Smith (S&Mc 1892). A sale advertisement in 1905 described the six buildings: each comprised a shop, dining room, three bedrooms, kitchen, bathroom, scullery, wash houses and stable (*Age* 9 November 1905:2).

Three shops at today's 234–238 Riversdale Road were built between 1888 and 1892 and can be seen in Figure 5. In 1892 one of the shops remained vacant, with tenants SH Godfrey grocer and Barrett and Co produce dealers occupying the other shops. By 1897, two additional shops had been built at 240–242 Riversdale Road. In 1897, the occupants of the five shops were as follows: 234 vacant; 236 William Cooper greengrocer; 238 Eneval Hansen corn store; 240 Frederick Brotherton butcher; and 242 SH Godfrey grocer (S&Mc 1892 and 1897). In 1935, a building permit was granted to install a cantilever verandah for all shops at 236-242 Riversdale Road, and a new shop front for 242 Riversdale Road (BP).

A 1904 Melbourne Metropolitan Board of Work plan shows the subject precinct at that time. In addition to the Riversdale Hotel, today's 281 and 295–305 Auburn Road, and 234–242 Riversdale Road can be seen; see Figure 6 (MMBW Detail Plan no. 1540, 1904).

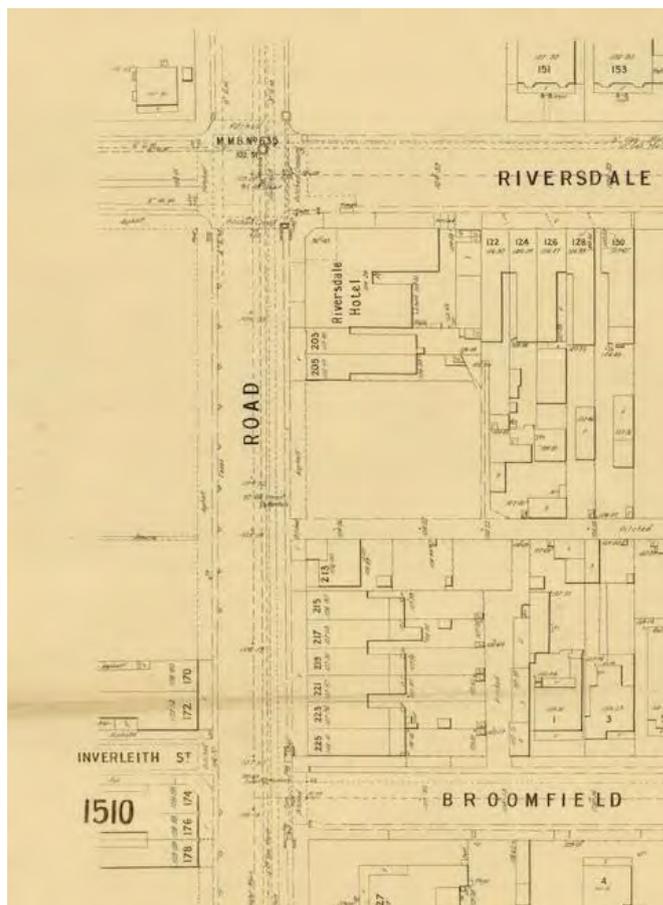


Figure 6. MMBW plan showing buildings in the southeast corner of the precinct in 1904. (Source: MMBW Detail Plan no. 1540, 1904)

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Between 1910 and 1915, additional shops were built on the east side of Auburn Road at numbers 283-291. William Carr purchased land at 287-289 Auburn Road in 1908 and by 1910 was operating a butcher's shop from the site (Context 2014). Other shops operated in 1915 at numbers 283 (newsagent Albert Goodman), and 291 (confectioner Mrs Julia Fish) (S&Mc 1915). In 1929, a new shop front was built on Carr's butcher shop (BP).

Carr subdivided the land on which his butcher's shop stood in July 1936; the existing shops and residence at 287-289 Auburn Road were subsequently sold to Charles Lloyd (Context 2014). In 1938, the Auburn South Post Office operated from premises built at 285 Auburn Road on part of the subdivided land; in the same year the following businesses operated from Carr's former butchery at 287-289 Auburn Road: number 287 newsagent NV Powell; number 289 Kavanagh Brothers butchers; and number 289a fuel merchant LM Pyke (S&Mc 1938).

The shop at number 287 had 'alterations' carried out in 1987, for owner Rushbank Pty Ltd. The shop front of number 289 was rebuilt in 1973 by G&G Shop Fitters, for owner A Rouge. In 1987, a brick 'factory' was built at number 289 for owner JC Morley this appears to be at the rear of the site (Context 2014).

324–332 Auburn Road.

In 1872, Edward Boddy put up for sale building allotments in Auburn, Riversdale and Robinson roads, part of Crown Portions 1 and 2, Parish of Boroondara (*Argus* 23 August 1872:8; *Argus* 29 August 1872:3). The sale included land on which today's buildings stand at 324–332 Auburn Road (see Figure 7).

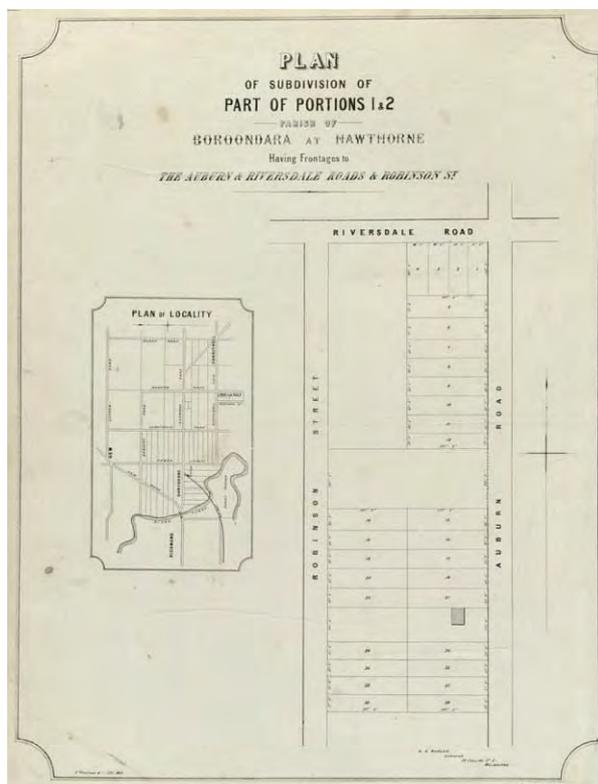


Figure 7. Plan of subdivision, 1872, showing part of the subject precinct. (Source: SLV)

An 1888 sale notice for business and villa sites in Hawthorn included Lot 7, an allotment measuring 265 feet by 247 feet, fronting Auburn Road and located next to the property on

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the southwest corner of the intersection of Riversdale and Auburn roads owned by the tramway company ('Hawthorn Grand Sale' 1888).

Lot 7 was subsequently subdivided and shops built in the subject precinct in two developments: two at 324–326 Auburn Road, and three at 328–332 Auburn Road.

In March 1889, architect Augustus Andrew Fritsch (1866–1933) called for tenders for the erection of two two-storied shops in Auburn Road (*Age* 27 March 1889:3). This tender may have referred to today's shops at 324–326 Auburn Road.

Shops at 328–332 Auburn Road had been built by 1890. In December of that year, three brick shops at the corner of Inverleith Street and Auburn Road were put up for sale as part of the estate of John Robertson (*Argus* 1 December 1890:2).

In 1892, decorator Edgar Smith and stationer RP Hatch occupied 324 and 326 Auburn Road; the three shops at 328–332 Auburn Road stood vacant (S&Mc 1892).

A 1904 Melbourne Metropolitan Board of Work plan shows the subject precinct at that time with all buildings at 234–242 Riversdale Road depicted; see Figure 6 (MMBW Detail Plan no. 1540, 1904).

Northeast corner

A 1904 Melbourne Metropolitan Board of Work plan shows the northeast corner of the subject precinct at that time with no buildings in existence at 261–275 Auburn Road (MMBW Detail Plan no. 1540, 1904).

By 1910, shops had been built at 261 and 265–275 Auburn Road and were occupied as follows: 261 Mrs Annie Denman beef and ham; 265 William Howitt fish and poultry; 267 RJ Walker hardware; 269 Henry Buchanan grocer; 271–273 Mrs Adair draper; and 275 JJ Hill chemist (S&Mc 1910). By 1915, jeweller AH Myers was operating from 263 Auburn Road (S&Mc 1915). These Edwardian-era shops can be seen in Figure 8.



Figure 8. Northeast corner of the intersection of Auburn and Riversdale roads, c1915?, looking south toward the Riversdale Hotel. (Source: City of Boroondara Library Service)

Northwest corner

A 1904 Melbourne Metropolitan Board of Works plan shows buildings on the northwest corner of the Riversdale and Auburn roads intersection, likely a blacksmith's shop and residence (MMBW Detail Plan no. 1540, 1904; S&Mc 1915).

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In 1914, Coghill and Haughton advertised for sale '17 valuable shop sites' on the corner of Riversdale and Auburn roads at the terminus of the tram route (*Hawthorn and Camberwell Citizen* 13 February 1914:2).

In April 1923, architect JVT Ward called for tenders for the building of a shop in Riversdale Road (*Argus* 28 April 1923:6). J Vincent Ward is best known for his work in the practice Ward & Carleton. Later in the same year, owner George Coppard called for tenders for the erection and completion of shops, dwelling, and workroom on the corner of Auburn and Riversdale roads (*Argus* 28 July 1923:5). Evidence that this tender referred to the shops at nos. 217-223 Riversdale Road is provided by a permit, granted to GP Coppard in 1925, for the construction of a new box framed in the first floor of the northern wall of nos. 217-233 Riversdale Road (BP).

By 1925, shops on the northwest corner of the subject precinct were occupied by billiard saloon owner Harold Holtzer, confectioner CF Chappell, milliner and clothier Miss O Young, the State Savings Bank, pastry cook W Browning (number 219), Miss MP Vaile who sold fancy goods and operated a library (number 221), and by real estate agent CR Walton (S&Mc 1925).

By 1930, additional shops had been built at 201–215 Riversdale Road. In this year, furniture dealer E Ragluth occupied no. 201, fancy goods seller and librarian Miss MP Vaile occupied no. 203, ladies' hairdresser Miss VA Phillips occupied no. 205, Harold Holtzer operated a billiard saloon from no. 207, confectioner JA Daly operated from no. 207a, florist James Marshall occupied no. 211, tilers Flenter Brothers occupied no. 213, fruiterer J Russo occupied no. 215, pastry cook W Browning occupied no.219, John Rasmussen who sold dairy goods occupied no. 221, and milliner Miss AV Macgregor occupied no. 223 (S&Mc 1930). Numbers 201 and 203 Riversdale Road can be seen in Figure 9.



Figure 9. Compton Jones Motors, 199 Riversdale Road, Hawthorn, 1936, also showing 201 and part of 203 Riversdale Road to the right of the photo. (Source: City of Boroondara Library Service.)

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In 1920, a wood and coal depot operated from the northwest corner of the subject precinct where today's buildings stand at 282-286 Auburn Road (S&Mc 1920).

In 1923, architect A Bramwell Smith called for tenders for four large shops in Riversdale and Auburn roads, Hawthorn (*Argus* 26 September 1923). These likely refer to the shops comprising 215-223 Riversdale Road & 288-290 Auburn Road. In 1924, four shops on the northwest corner of Riversdale and Auburn roads were in the course of being built (S&Mc 1924).

Austin Bramwell Smith (1898–1975) was born in Geraldton, Western Australia, before moving to Hawthorn, Victoria in 1909. He is listed as an alumnus of the University of Melbourne, Faculty of Architecture, Building and Planning in 1922. Smith was a student of architect Rodney Alsop (1881–1932) and practiced with Alsop in 1931–32 (ADB).

By 1925 on the west side of Auburn Road on the northwest corner of the Auburn Road and Riversdale Road intersection, four shops stood empty, perhaps indicating that the buildings had recently been finished (S&Mc 1925). In 1927, wholesale merchants and importers Cheney Brothers ran their business from 282-286 Auburn Road (*Weekly Times* 14 January 1928:59).

By 1930, fuel merchant W Dunlop operated from no. 282 Auburn Road, Cheney Brothers grocers occupied 284-286 Auburn Road, and the ES & A Bank and dentist D Bagshell occupied the neighbouring buildings, likely 288 and 290 Auburn Road (S&Mc 1930). By 1931, Cheney Brothers had taken over all the shops at 284-290 Auburn Road (*Weekly Times* 10 October 1931:14).

Description & Integrity

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

Almost all the shops are built to the front and side boundaries forming a largely continuous street wall, and their roofs are hidden behind parapets as was typical prior to WWII; the exception being the single-storey face brick domestic-style interwar commercial premises at no. 269 Auburn Road. The varied architectural styles in the precinct are indicative of its development and consolidation as a retail and commercial precinct over an approximately 50-year period, from the 1890s into the interwar period.

Nos. 261–265 Auburn Road comprises a cluster of three Edwardian shop buildings, nos. 261 and 265, each individually built by 1910. No. 261 is a single-storey rendered shop building with roof concealed behind a parapeted gable with pointed apex flanked by two squat piers. The top edge of the parapet and piers is accentuated by contoured moulding. The piers and apex are topped by orb finials, all three intact, over-painted. The shopfront has been replaced. There is no awning. A narrow alley separates no. 261 from no. 263. No. 263 is a freestanding single-storey brick Edwardian shop with roof concealed behind a tall, rendered parapet, divided into three sections by pilasters. The central section is widest. Horizontal mouldings below the top of the parapet and just above the awning provide the only other decoration. The shopfront and awning have been replaced. No. 265 is a double-storey, face brick and render Edwardian shop. The upper storey is characterised by contrasting materials, combining red face brick with grey rendered

horizontal banding and mouldings, and arched surrounds to the central semi-circular arched window. A brick and render parapet, flanked by half pilasters, conceals the roof form behind. Half-hexagonal brick pilasters, with contrasting trim and topped with a rendered 'claw' and nested orb define the boundaries (the claw and nested orb atop half-hexagonal pilasters match the four at the corner shop building at nos. 273–275 Auburn Road). The ground floor shopfront has been replaced. There is no awning.

No. 269 Auburn Road is unusual in the precinct because it is set back from the street and is a more domestic-styled building. It is a single-storey face brick interwar commercial premises with recessed timber-framed window, angled brick sill, and concrete cantilever awning with curved end. Three double horizontal courses of contrasting glazed bricks articulate the otherwise plain face brick façade. The terracotta-tiled hip roof is partially concealed behind a square brick 'sentry box' entry with parapet. The roof is articulated by a row of three brick chimneys that extend above the ridgeline. The low brick fence on the street boundary is original, and responds to the building design.

Nos. 271–273 Auburn Road is a large brick and render Edwardian building, built by 1910, consisting of three shopfronts facing Auburn Road and chamfered corner with oriel window addressing the intersection that is topped by a tall finial/flagpole. The side elevation faces Riversdale Road (nos. 231–233 Riversdale Road). The building is asymmetrical in design, consisting of two single-storey shops and a larger double-storey corner building. The building displays use of contrasting materials (brick and render, overpainted) and Free-Style ornamentation. The two single-storey shopfronts feature decorative parapets with a semi-circular arch pattern and pilasters below the triangular pediment. The arch, triangular pediment, and pilasters are accentuated by decorative mouldings. Side half-hexagonal pilasters are topped with squat claw with nested orb finials (which match those at no. 265 Auburn Road), whereas finials at the sides and apex of the pediments appear to have been lost. There are no awnings. The same decorative features are adapted to the upper storey of the two-storey shop building, which includes a semi-circular arched opening to a verandah with original timber panel door, double-hung timber sash window, roughcast render wall and timber frieze at dado height) and pilaster pattern, topped by a brick and render parapet. The parapet is defined by horizontal mouldings and squat claw with nested orb finials (which match those on the single storey shops and those at no. 265 Auburn Road). The side elevation (nos. 231–233 Riversdale Road) consists of a painted brick façade, decorative name panel on upper storey, original timber and glazed door in segmental arched opening, and windows with moulded sills at varying heights. The side view reveals an original brick chimney with decorative mouldings. The awnings have been replaced. The ground floor shopfronts have been replaced.

No. 277 Auburn Road is the three-storey Italianate style corner hotel at no. 277 Auburn Road (HO595), constructed in 1888–89. The building is a prominent landmark building within the precinct and is an individually significant building described in detail in the citation for HO595.

Nos. 279–281 Auburn Road is a pair of two-storey brick Victorian shops, built by 1890. The upper storeys are rendered, each shop with a pair of double hung sash windows, with decorative mouldings, segmental arched pediments over each of the windows at no. 279 and triangular pediments over each of the windows at no. 281. The roof is concealed behind a balustrade parapet. A single pilaster defines the edges of the pair of shops with a central shared pilaster. The ground floor shopfront closest to the hotel has been replaced, likely modified in the 2000s to create an 'external' space for patrons who smoke in response to changes to smoking laws. The other ground floor shopfront appears to have been modified in the 1950s. The awnings have been replaced. In spite of these changes, the integrity of the upper storey facades is high.

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No. 283A Auburn Road is a two-storey overpainted brick shop built during the early interwar period. Piers mark the boundary of the building, with a central pair projecting and creating a tiered parapet. A three-bay timber sash window sits centrally on the first floor. The central piers are terminated by corbelled brick pattern. Concrete coping caps the parapet. Brick pilasters (4) and horizontal course above the window interrupt a facade of otherwise restrained ornamentation. No. 283A retains what appears to be an original shopfront, with brass window joinery, display windows and splayed ingo, and tiling to façade and recessed entry floor original. The verandah has been removed. New signage partially obscures the upper sections of the shopfront.

No. 285 Auburn Road is a single storey rendered Edwardian shop building with roof concealed behind a parapet. The parapet has central triangular pediment with florid masonry motif atop its apex. Remnants of a pedestal at the top of each side pilaster suggest they once supported a decorative finial, since removed. The parapet is comparable to the parapet at no. 261 Auburn Road, though the profiles differ. The shopfront retains original half-splayed ingo and tiled surface, glazed timber door, obscure glass light above door, obscure glass lights in panels (some painted) above the shop window, and tiled stallboards (painted). The window joinery (bottom horizontal moulding, vertical) of the shop window is largely intact. There is no awning.

Nos. 287–289A Auburn Road is the former W.A. Carr's Butcher Shop, a two-storey brick building built in 1909–10, with two shops on the ground floor and an upstairs residence, with its entrance between the shops. W.A. Carr's Butcher Shop is an individually significant building described in detail in the citation for HO596. The walls are of red brick with render dressings in the Federation Free Style (also called the Edwardian Baroque), described in detail in the separate citation for this place. The building is distinguished by its unusual design, evocative of the work of architect Robert Haddon, particularly details such as 'pepper-pot' pinnacles to the parapet and the wide tiled arch. All parts of the ground floor share a suspended timber-framed skillion verandah with simple vertical slats at either end. The ground floor shopfront of no. 287 and the central entry and door to the upper storey flat retain original features and these are described in the citation for this individually listed place. The shopfront at no. 289 has been replaced.

Nos. 291–293 Auburn Road is an asymmetrical pair of painted brick interwar shops; no. 291 is two-storey and wider than no. 293, a single-storey with a stepped brick parapet otherwise free of ornamentation. The upper storeys appear to be relatively intact, as is the face brick sidewall along the Sayce Lane boundary. Piers mark the boundary of the two-storey shop building, capped with concrete coping. The terracotta-tiled face of the gabled roof is visible and projects over the two-bay timber-framed sash windows with leadlight upper window panes and glazed brick sill (gable end to Sayce Lane). The shopfronts are asymmetrical with doors aligned close to the shared central wall. The shopfronts retain some original features including highlight windows in panels (obscured), some elements of the window framing, rectangular ingo and window panels with obscured glass above the picture window at no. 293, and sympathetic new elements including tiled stallboards.

Nos. 295–305 Auburn Road consists of a group of six two-storey rendered and painted brick Victorian shops, built by 1891 and named "Firmans' Buildings" (lettering on parapets of nos. 299–301). The upper storey façades have their roofs concealed behind a rectangular parapet supported by brackets with florid profile, and are articulated by pairs of double-hung sash windows, the top section of which is outlined in decorative mouldings. Narrow horizontal bands of decorative mouldings (below the brackets, crossing the windows, and above the awning) span the upper façades of the six shops. The asymmetrical ground floor shopfronts of nos. 297–303 are largely intact with the shop entrance offset to the left of a large display window; an additional small display window to left of entrance at nos. 297–301. Original features at nos. 297–303 include

splayed ingos with tiled floors, tiled stallboard, timber panelled and glazed door, highlight windows divided into panels. The ground floor shopfronts to nos. 295 and 305 have been replaced with modern shopfronts. Suspended skillion verandah awnings span nos. 295–303, but would have been a twentieth-century replacement from posted verandahs. No. 305 has no awning. In spite of changes to the ground floor shopfronts of nos. 295 and 303 the grouping of six shops has high integrity.

Nos. 284–286 Auburn Road is a pair of single-storey brick interwar shops built by 1930, with brick parapet and triangular pediment (face brick at no. 286, painted at no. 284) capped with decorative mouldings. A geometric motif in contrasting material (render against face brick) sits in the centre of the parapet (half over painted). The shopfront at no. 286 is remarkably intact (undergoing restoration on inspection in 2017) featuring stepped rectangular ingo with terrazzo floor, leadlight panel spanning the entrance in sunburst pattern, pressed metal linings to entrance ceiling and awning, double timber-framed and glazed doors, tiled stallboards, panelled windows above the picture windows with decorative glass in a chequered pattern (seen also at no. 282), metal window framing, highlight windows divided into panels. The ground floor shopfront of no. 284 has been replaced although the highlight windows divided into panels remain. The awning has been renewed.

The narrower single-storey brick Interwar shop at no. 282 Auburn Road with simple brick parapet shares original shopfront features with no. 286, including splayed ingo entrance with pressed-metal ceiling lining, terrazzo floor, timber-framed and glazed door, metal window framing, tiled stallboards, panelled windows above the picture windows with decorative glass in geometric chequered pattern, and highlight windows divided into panels. The awning has been replaced.

Nos. 324–326 Auburn Road were built by 1892 as an asymmetrical pair of two-storey brick Victorian shops. They may have been designed by architect Augustus A. Fritsch but this remains unconfirmed. A rendered parapet conceals the roof form but original chimneys with moulded tops are visible from street level. The upper storey façade is face brick articulated by three horizontal rendered bands. The corner building (no. 326) is the wider of the two and features an evenly spaced pair of double-hung sash windows topped with an arched pediment. No. 324 also has a pair of double-hung sash windows, but grouped together under a single arched pediment. The upper storey appears to be intact, as does the brick sidewall of no. 362 to Inverleith Street (painted) and chimneys. The ground floor shopfronts have been replaced with modern shopfronts; the shopfront of no. 326 is from the 1950s or 1960s.

Nos. 328–332 Auburn Road comprises a group of three two-storey painted rendered brick Victorian shops built by 1890. No. 328 addresses the corner with a chamfered bay. An embellished parapet conceals the roof form, with pediment above the chamfered corner. The shops at nos. 330–332 feature pairs of double-hung sash windows in arched openings and surrounded by decorative mouldings. No. 328 features a single wider window to each of its three facades, with details of which match those at nos. 330–332. The ground floor shop at no. 328 appears to retain its turn-of-the-century shopfront with heavy timber window frames, corner entrance, and double timber framed glazed doors. It has a c1950s metal skillion awning supported on metal framework. The shopfronts at nos. 330–332 have been replaced with modern ones; the shopfront of no. 332 in the 1950s or 1960s. The original posted verandahs to the row have been removed. There is a modern canvas awning to no. 332.

Nos. 201–203 Riversdale Road are both two-storey brick interwar shops, although not a pair, built by 1930. The upper façade of no. 201 is largely intact, with the exception of infill windows. Originally a verandah with blinds at the openings (shown in Figure 9), it comprises a face brick balustrade, including half brick, half render square brick piers, and

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rendered face above. Brick piers define the building boundary capped with concrete coping. These piers extend above and frame the protruding face of a terracotta tiled transverse gable roof. The asymmetrical shopfront is largely intact, with asymmetrical splayed ingo, timber and glazed door with geometric pattern leadlight glazing, tiled stallboards, leadlight highlight windows divided into panels, metal window frame with decorative profiles to horizontal sections. The brick and render (painted) upper façade of no. 203 sits higher than the piers of no. 201. It features brick piers defining the building boundary and part brick and part render parapet (over painted) capped with concrete coping. The façade is articulated by evenly-spaced brick brackets to the parapet coping, and a central window with set of four double-hung sash windows with leadlight upper panel and simple concrete cantilever awning. The ground floor shopfront of no. 203 has been replaced. It has a metal skillion awning.

No. 211 Riversdale Road is a two storey brick early interwar shop, built by 1930, with largely intact upper façade and ground floor shopfront. Piers mark the boundary of the upper storey with central tiered pediment. Concrete coping caps the piers and parapet. Two timber sash windows frame a central name panel (blank). The ground floor shopfront retains its splayed ingo and raked floor, timber and glazed front door, leadlight highlight windows divided into panels, some elements of the metal window frame with decorative profiles to horizontal sections, and tiled stallboards. A single-storey interwar Moderne shop stands at no. 213, featuring a rendered parapet with tiered central pediment, restrained horizontal detailing, panelled highlight windows above the awning. The ground floor shopfront has been replaced in the 1950s. The cantilever awning appears to be a replacement.

Nos. 217–221 Riversdale Road (also nos. 288–290 Auburn Road) consists of a two-storey brick and render interwar corner shop building, called ‘Coppard’s Buildings’, dated 1923. The building occupies the northeast corner of the intersection. The upper storey façade is largely intact, featuring restrained detailing, and chamfered corner with oriel window addressing the intersection, geometric parapet with rectangular pediments at the ends and chamfered corner. Roughcast render panels articulate the brick façade (recently painted), with double-hung sash windows in rectangular openings with subtle segmental arch, geometric patterned glazing to upper pane (which match the doors of the original shopfronts). The ground floor comprises two (of five) largely intact shopfronts (nos. 219–221), which retain their splayed ingos with tiled floor, matching timber and glazed doors with geometric pattern, leadlight glazing and pressed-metal ceiling lining, metal window frames, highlight windows divided into panels, original leadlight retained at no. 221 (obscured by timber panel at no. 219 or removed). Tiling of stallboards replaced with contemporary tiles. The shopfront at no. 288 Auburn Road retains some original features including splayed ingos and tiled floor, door with geometric pattern leadlight glazing, leadlight panel above the door, some window framing (painted), and tiled stall boards (over painted). The shopfronts at nos. 217 Riversdale and 288 Auburn Roads have been replaced. The awning appears to have been renewed.

Nos. 234–238 Riversdale Road comprises a row of three two-storey Victorian brick shops constructed between 1888 and 1892 in the Victorian Mannerist style. The upper storey façade is symmetrical across the three shops and features complex façade modelling including a mix of triangular and squared pediments over the windows, balustrade parapet is a prominent feature on the skyline (in particular the central pediment), and prominent pilasters. The posted verandah has been replaced with a modern cantilever awning. The ground floor shopfronts have been replaced: no. 234 (part of the Riversdale Hotel) likely modified in the 2000s to create an ‘external’ space in response to changes to smoking laws; no. 236 appears to have been modified in the 1950s; no. 238 has a modern shopfront with framed aluminium door and windows.

Nos. 240–242 Riversdale Road consists of a pair of two-storey Victorian brick shops constructed by 1897. The shops are separated by a narrow alley. The upper storey façades feature original stucco detailing that resembles a restrained version of the Victorian Free Classical style. Each façade features a pair of arched double-hung sash windows lined with decorative mouldings, and stucco garlands hang below the sills. A small florid pediment sits atop the parapet which conceals the roof form behind. Narrow cornice mouldings sit at the top of the ground and first floors. Original posted verandahs have been replaced with cantilever awnings (pressed metal underside). The ground floor shop fronts have been replaced.

Overall the level of intactness of the precinct is high. Across the approximately 45 shops included in the precinct the upper level façades are mostly all intact, and approximately 50% of these shops have intact or partially intact ground floor shopfronts. While some face brick has been overpainted, many verandahs or awnings have been removed or replaced, and some original shopfronts have been removed or altered (some sympathetically), this does not overly affect the aesthetic character of the precinct.

Comparative Analysis

There are a number of commercial precincts in the Boroondara Heritage Overlay, in Kew, Hawthorn, Camberwell, and Surrey Hills. There is an emphasis on Victorian and Edwardian commercial/retail development delineating most of these precincts, with a few exceptions:

- HO505 Burke Road North Commercial & Transport Precinct, Camberwell - A cohesive group of retail and commercial buildings, built between 1880 and 1930, in the vicinity of Camberwell Railway Station.
- HO520 Kew Junction Commercial Precinct - A collection of retail, commercial and civic buildings mainly from the late Victorian and interwar periods. The built form is primarily two-storeys in scale. The focal point of the precinct is the fiveways junction with its collection of civic buildings and the WWI memorial.
- HO532 Union Road Commercial Precinct, Surrey Hills - The main Surrey Hills shopping area developed from the 1880s through the 1920s. The buildings are a mix of single and two-storey buildings, most of which have simple detailing. A few retain posted verandahs.

The Riversdale Village Precinct spans a roughly similar period of development to the three precincts on the Heritage Overlay described above: approximately 40–50 years, from the late 1880s to the 1930s. As a result, all four precincts are comparable in that they comprise a mixed character created by the range of Victorian, Edwardian, and interwar architectural styles, and single and double-storey built form. The varying extents of architectural diversity are given cohesion at each precinct by almost all the shops being built to the front and side boundaries to form a largely continuous street wall, with roofs hidden behind parapets, as was typical prior to WWII.

The Riversdale Village precinct is distinguished from the Kew Junction precinct by the absence of examples of the interwar Old English and Moderne architectural styles popular in the 1930s. The interwar Old English architectural style is also seen on Burke Road, Camberwell. Like Riversdale Village, the Burke Road, Camberwell precinct features groups of shop buildings built at the same time and as a cohesive building. Even though there are perhaps a greater number of these at the Burke Road precinct, the character of the Riversdale Village is comparably cohesive. The Union Road precinct differs from the other three by the absence of Victorian boom-style shop and hotel buildings and elaborate Edwardian shops, reflecting the more intense expansion of the

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cities of Hawthorn, Camberwell, and Kew during these periods, whereas development at Surrey Hills was sparser during the Victorian era, with development instead increasing in the early twentieth century.

Unlike the predominantly two-storey built form at Riversdale Village, Burke Road, and Kew Junction precincts, Union Road precinct is predominantly single-storey. The Union Road precinct also retains some posted verandahs, whereas these are not seen at the Riversdale Village, Burke Road, or Kew Junction precincts.

Unlike the Union Road Precinct, which is largely situated along a strip, Riversdale Village, Burke Road, and Kew Junction precincts span busy intersections with grander, landmark retail, commercial, and civic buildings on prominent corner sites. In this sense, Riversdale Village compares more closely to the Kew Junction and Burke Road precincts. Unlike the civic character of the Kew Junction intersection, however, the Riversdale Village Precinct is predominantly retail and commercial.

The Riversdale Village Precinct has a high level of intactness. Across the approximately 45 shops included in the precinct the parapets to single-storey shops and the upper level façades of the two-storey shops are mostly all intact, and approximately 50% of these shops have intact or partially intact ground floor shopfronts. While some original surfaces have been overpainted, most verandahs and awnings have been removed or replaced, and some original shopfronts have been removed or altered (some sympathetically), this does not unduly affect the aesthetic character of the precinct. In this sense, the intactness of the Riversdale Village Precinct distinguishes it from other commercial precincts in Boroondara described above.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The shop buildings and hotel at 261–305, 282–290 & 324–332 Auburn Road, and 201–233 & 234–242 Riversdale Road, Hawthorn, are of historical significance for demonstrating the establishment and consolidation of Hawthorn's commercial and retail centres, at the intersection of Riversdale and Auburn roads from the late 1880s into the interwar period.

The varied architectural styles reflect the precinct's development and consolidation as a retail and commercial precinct over an approximately 50-year period, from the 1890s into the interwar period. The southeast corner of the intersection was the first to be developed and this is reflected in the predominance of Victorian architectural styles in this part of the precinct. Land for these shops was subdivided and made available for sale in 1883. From this time, the area began its development as a retail and commercial centre in response to the extension of the railway to this area in 1882. Growth continued with the establishment of the horse drawn tram in 1890 along Riversdale Road, which terminated at Auburn Road. While Hawthorn's development, like elsewhere, slowed during the economic depression of the 1890s, the City of Hawthorn experienced a period of economic recovery and suburban resurgence during the first decade of the new century. This is reflected in the precinct's Edwardian-era shops, many of which are elegantly designed and elaborately detailed. The northwest corner consists of predominantly interwar-era buildings which reflects a broader intensification of residential development

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in Hawthorn through the interwar years, when remaining vacant land was taken up during an intensive boom between 1910 and 1940. The greatest changes were seen in the area south of Riversdale Road.

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

N/A

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

N/A

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

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

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

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

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

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

Aesthetically the precinct also is significant for its fine landmark buildings, specifically the Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287–289A Auburn Road, both of which are locally significant places.

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

N/A

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

N/A

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

N/A

Statement of Significance

What is Significant?

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

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

How is it significant?

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

Why is it significant?

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

Architecturally, the buildings in the precinct are representative of typical forms of Victorian, Edwardian, and interwar commercial/retail buildings of suburban shopping strips prior to WWII, built to the front and side boundaries, forming a continuous street wall and sense of cohesion, with roofs hidden behind parapets. Set back from the street and a more domestic-styled building, the single-storey shop at no. 269 Auburn Road is unusual within the precinct. Its original, low face brick fence on the street boundary responds to the building design and helps to integrate the building into the otherwise continuous street wall. The shops and hotel, which represent a range of architectural styles, demonstrate features typical of the eras in which they were designed, including: decorative parapets with pediments and finials, and decorative mouldings and pilasters

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for Victorian shops; symmetrical and asymmetrical designs and use of contrasting materials for Edwardian shops; use of more restrained detailing for interwar shops; timber-framed and glazed entry doors, metal-framed shop windows with top-lights (some leadlight), recessed entrances, panelled highlight windows above awnings. (Criterion D)

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

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

Aesthetically the precinct is also significant for its fine landmark buildings, specifically the Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287–289A Auburn Road, both of which are locally significant places. (Criterion E)

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Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	261-265	Auburn Road	Contributory	1904-10
	267	Auburn Road	Non-contributory	
	269	Auburn Road	Contributory	c.1919-42
	271-275	Auburn Road	Contributory	1904-10
	277 (part of)	Auburn Road	Significant (HO595)	1888-89
	279 (now part of 277) - 281	Auburn Road	Contributory	c.1888
	283A	Auburn Road	Contributory	c.1919-42
	285	Auburn Road	Contributory	c.1901-18
W.A. Carr's Butcher Shop (former)	287-289A	Auburn Road	Significant (HO596)	1909-10
	291-293	Auburn Road	Contributory	c.1920s
Firmans' Buildings	295-305	Auburn Road	Contributory	c.1891
	282	Auburn Road	Contributory	c.1919-42
	284-286	Auburn Road	Contributory	c.1920s
Coppard's Buildings (part)	288-290	Auburn Road (now part of 217-223 Riversdale Road)	Contributory	1923
	324-326	Auburn Road	Contributory	c.1889
	328-332	Auburn Road	Contributory	c.1890
	201-203	Riversdale Road	Contributory	c.1920s
	205-207	Riversdale Road	Non-contributory	
	211	Riversdale Road	Contributory	c.1920s
	213	Riversdale Road	Contributory	c.1930s
Coppard's Buildings	217-223	Riversdale Road	Contributory	1923
	234-238	Riversdale Road (234 Riversdale Road is now part of 277 Auburn Road)	Contributory	1888-92
	240-242	Riversdale Road	Contributory	c.1897

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – 269 Auburn Road front fence
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context Pty Ltd

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Rookery Estate Precinct

Prepared by: Context Pty Ltd

Address: 2-16 & 3-7 Austin Street; 24-40 & 65-73 Evansdale Road; 2-12 & 1-11 Majore Street and 1-21 & 14-18 Yarra Grove

Name: Rookery Estate Precinct	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date:



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

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6 Austin Street, one of a pair with excellent polychrome brick patterning. (Source: context, 2017)



Well preserved terrace row at 28-40 Evansdale Rd. (Source: Context, 2017)

Historical Context

Settlement to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and *Victorian Places* 2015).

Hotels were opened along Burwood Road: the Hawthorne Hotel in Barton Street in 1852, the Governor Hotham Hotel in William Street in 1855, and the Tower Hotel in Camberwell Road in 1876. In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality. In 1865, Hawthorn's landscape was populated with market gardens, residences and several

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brickfields. Nothing remains of the early dwellings of Hawthorn's woodcutters, market gardeners and brick workers (*Victorian Places* 2015 and Gould 1993:49).

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861 Hawthorn municipality's population was 2342, and, by 1881, had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population. Today, there are many surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock. (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, which resulted in a mix of fine nineteenth and twentieth century commercial and public buildings, a new style of red brick and terracotta roof house was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The Rookery Estate Precinct at 2-16 and 3-9 Austin Street; 24-40 and 65-73 Evansdale Road; 8-12 and 11 Majore Street; and 1-21 and 14 and 18 Yarra Grove, Hawthorn, comprises a cluster of Victorian terraces, duplexes and single houses, as well as few Edwardian houses on the north side of Yarra Grove.

The land on which the subject precinct stands was originally part of St James Park, a subdivision of the property 'Burwood', later known as 'Invergowie', established on land purchased in 1845-46 by Sir James Palmer. Like mansions built by the wealthy in other parts of the Hawthorn, 'Burwood' was set in generous landscaped grounds. The estate

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was subdivided in 1871 by then owner, theatrical entrepreneur George Coppin, and became known as St James Park or Burwood Park (Gould 1993:33-35).

Part of St James Park was subdivided by Captain W Wright to form the Rookery Estate. Bounded by the Melbourne-Hawthorn railway line, Yarra Street, the Yarra River and Evandale Road (renamed Majore Street c1886, with Evansdale Road surveyed further east), allotments were auctioned on 9 December 1876. A plan of the Rookery Estate in 1876 (see Figure 1) shows the existence of a number of residences at that time. The estate encompassed the land of the subject precinct.

A sale advertisement for the Rookery Estate in 1876 read:

This property is most conveniently situated close to the Terminus of the M. and H. B. (Melbourne and Hobson Bay) Railway at Hawthorn; has most lovely views of the Yarra, Horticultural Society's grounds, and other scenery; is well known for its healthy country air, and is in every respect well suited for ELEGANT COUNTRY VILLA RESIDENCES...The land has been subdivided with great care, and in such sized blocks as must insure a very desirable class of residents... (Argus 18 November 1876:2).

Not all allotments in the Rookery Estate sold in December 1876 and they continued to be advertised until November 1877 (Argus 22 November 1877:8).

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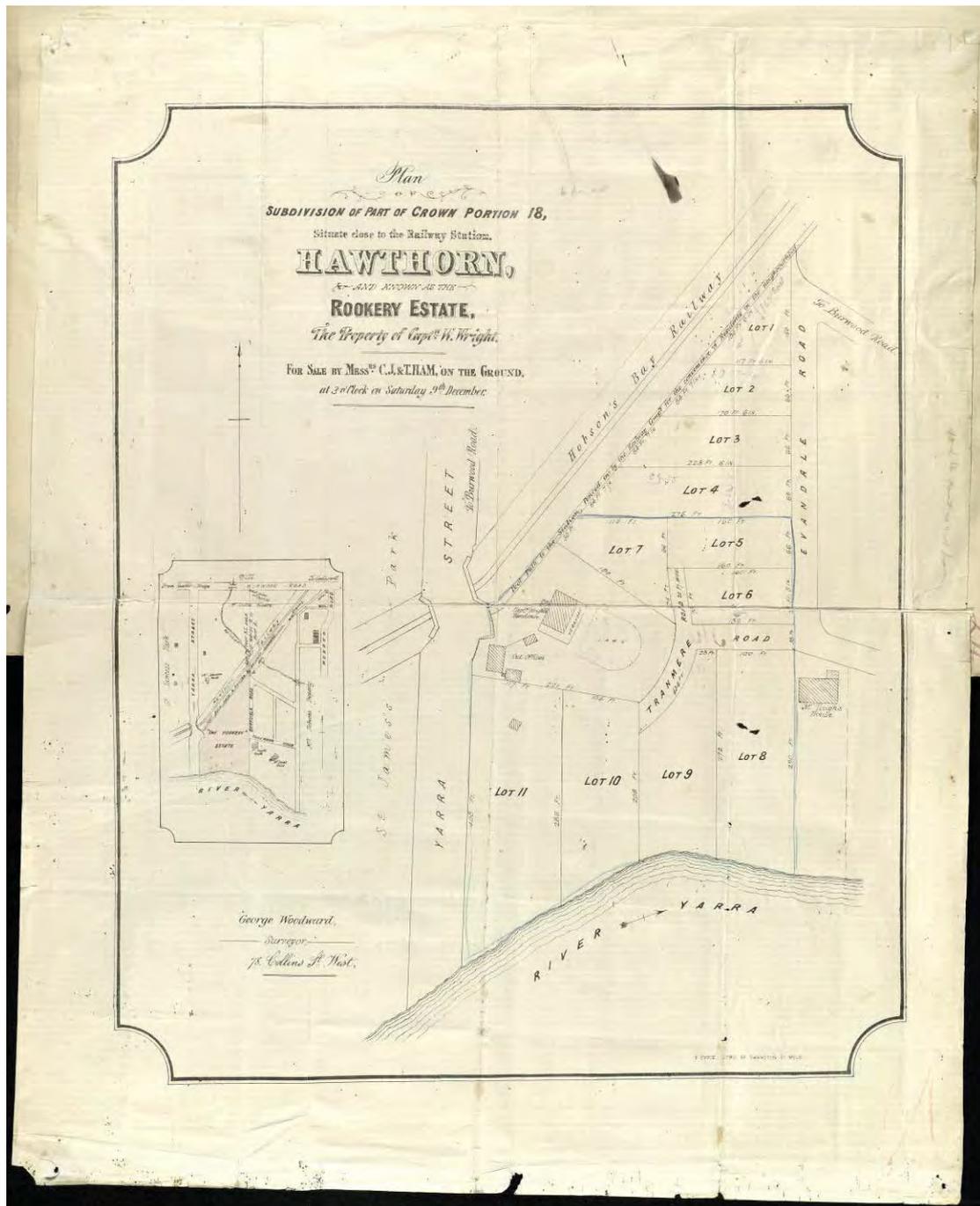


Figure 1. Rookery Estate plan, 1876. (Source: SLV)

Land within the Rookery Estate was re-subdivided by Charles Taylor and Percy Russell in 1888 as part of St James Park Extension (McWilliam 2001). The subdivision included land in the subject precinct bounded by the Melbourne-Hawthorn railway line, Tough Street (later Yarra Grove), Evansdale Road (later Majore Street), and the Yarra River. Nine lots were sold at auction in November 1888 (Age 26 November 1888).

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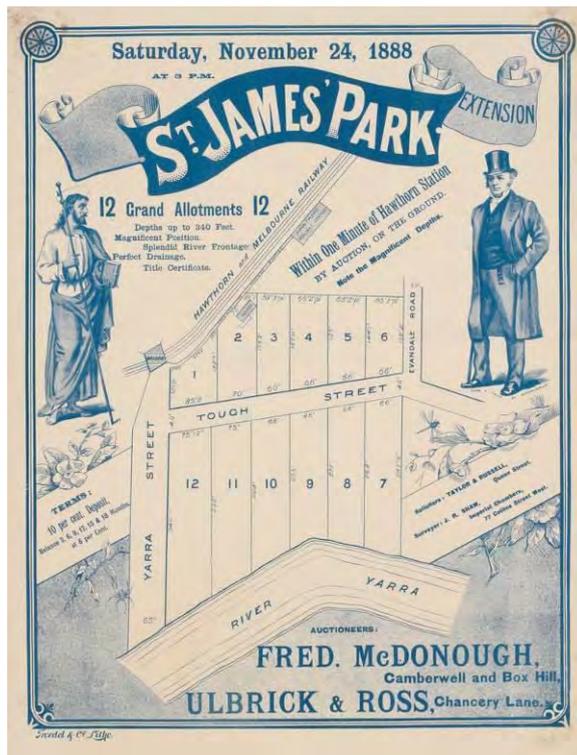


Figure 2. St James Park Extension plan, 1888. (Source SLV)

More land within the Rookery Estate was re-subdivided in 1892 to the west of Major Street (see Figure 3). In the same year, George Langford advertised real estate in Major Street, including

...three valuable villa lots, fenced, each 44 ft. to Major Street by a depth of 95 feet to r. of w. (right of way). Also, a triangular block of land well adapted for the erection of a snug villa (Age 29 November 1892:2).

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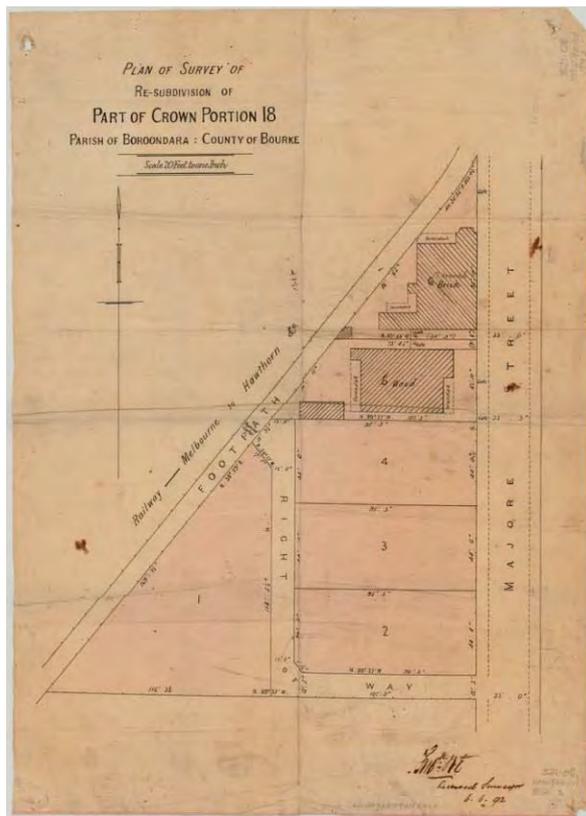


Figure 3. Re-subdivision of Crown Portion 18, showing Majore Street, 1892. (Source: SLV)

Like other parts of Hawthorn in the second half of the nineteenth century, the middle-class purchasers of allotments in the Rookery Estate established substantial detached villas and terraced houses in the area (Built Heritage 2012:139).

By 1901-02, as shown in Melbourne Metropolitan Board of Works (MMBW) plans (see Figure 4), a number of houses had been built within the precinct. Plans show residences in evidence at 3-7 and 2-16 Austin Street; at 14 and 18, and 1, 3 and 21 Yarra Grove; 8-12 and 11 Majore Street; and 28-40 and 65-71 Evansdale Road (MMBW Detail Plan nos. 1091, 1901; 1092, 1902).

By 1915, additional houses had been built in the precinct at 9 Austin Street; 24-26 Evansdale Road; and 5-19 Yarra Grove (S&Mc 1915).

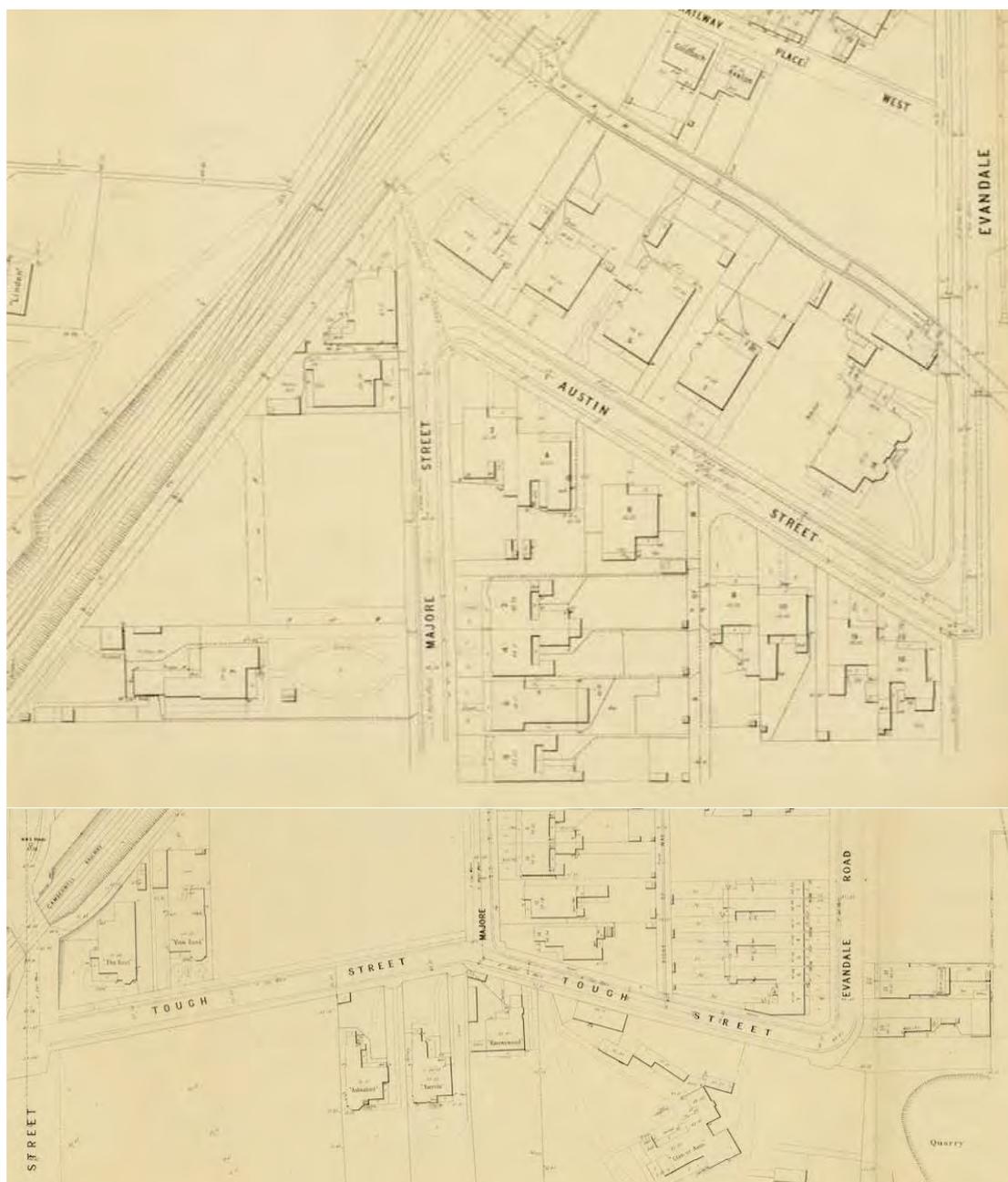


Figure 4. MMBW plans showing the subject precinct in 1901 (top) and 1902 (bottom). Street Nos. do not reflect those of today. (Source: MMBW Detail Plan nos. 1091, 1901 and 1092, 1902)

Majore Street

As previously mentioned, Majore Street was known as Evandale Road until c1886. It was also referred to as Major Street.

Builder Thomas Austin most likely constructed 2-10 Majore Street between 1877 and 1879. In 1878, Mr Flint of Hawthorn advertised 'handsome new villa residences' for lease for £78 in Evandale Road (today's Majore Street). The houses consisted of a drawing room, dining room, four bedrooms, kitchen, bathroom, larder and spacious hall (*Argus* 18 May 1878:12). This advertisement may have referred to houses at 2-10 Majore Street. At this time gentleman Ebenezer McGeorge owned the residences at 2-10 Majore Street, which he named 'Austin Place'. The five houses were renamed 'Major Street' when owned by Edward Waters in 1883 (McWilliam 2001).

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In 1918, as part of the estate of Edward Waters, brick villas at 2, 4, 6, 8 and 10 Majore Street were auctioned on 20 April. Built on solid bluestone foundations, the residences contained six and seven rooms and were let at £1 and £1/1 at the beginning of World War One (*Argus* 6 April 1918:2).

A two-storied residence at 11 Majore Street was built for ship owner and City of Hawthorn councillor William Cowper in 1878. Between 1882 and 1884 the net annual value of the house increased from £70 to £85, and to £100 by 1888, perhaps indicating improvements made to the property over this time (RB 1882; 1884; 1888). The property was named 'Hollywood' by the Smythe family in 1888; the Smythes lived there until 1902. In 1899 the residence was described as an 11-room brick residence (RB 1899). The house was known as Hollywood Guest House some 40 years later. Residences at 12 Majore Street and 21 Yarra Grove were built in 1899 by William Langdon (McWilliam 2001).

Builder William Hosken Langdon (senior) lived in the southernmost part of Hawthorn, at 12 Majore Street in a residence he built himself. Langdon was called a 'retired builder' upon his death in 1940, at which time he still lived in the area at 69 Robinson Road, Hawthorn. It appears there may have been a Langdon family construction business, as his son William Hosken Langdon, the Younger, was a bricklayer. William Hosken Langdon the Younger died in 1953, at which time he lived at 8 Crown Avenue, South Camberwell. Two other Langdons (his sons and executors), Chesleigh and Malcolm 'Hoskin' Langdon, were also builders (*Argus* 23 May 1953:18; 12 Jan 1954:13).

Austin Street

Austin Street was named for local resident and builder Thomas Austin. Residences are mostly somewhat unusually double-fronted semi-detached pairs, such as Nos.3, 5 and 7 which were built in 1881. Nos.6, 8 (now demolished) and 10 Austin Street were built c1877 (the houses at 8-10 Austin Street were owned by gentleman Ebenezer McGeorge); 2 and 4 Austin Street were built in 1878; and 12 and 16 Austin Street were constructed in 1885; the latter houses were owned by chemist W M Rowley and named 'Avondale' (McWilliam 2001).

In 1918, as part of the estate of Edward Waters, brick villas at 8 and 10 Austin Street were auctioned on 20 April. Built on solid bluestone foundations, the residences contained six and seven rooms (*Argus* 6 April 1918:2).

A pair of seven-room double-fronted brick villas at 2 and 4 Austin Street were advertised for sale in 1922 (*Argus* 23 September 1922:3).

Evansdale Road

The terrace of houses at 28-40 Evansdale Road was known as 'Rosebank'. By 1883, five of the houses had been built, all owned by surveyor Patrick Millane. The terraces were completed in 1885, at which time W M Rowley owned all seven residences. Residences at 33-35 Evansdale Road, and 'Lalla Rookh' at 71 Evansdale Road were built by 1890. Timber residences, built by Thomas Watson at 24-26 Evansdale Road, date from 1908 (McWilliam 2001).

Yarra Grove

Yarra Grove was first known as Tough Street, named after the Tough family who lived there.

Alexander Tough was a ship chandler who worked from Flinders Street (NT B6806; *Argus*, 10 Jan 1887:1). His residence, 'Ravenswood' (today's 18 Yarra Grove), was built in Tough Street in 1876 (NT B6806). In 1903, the residence was described as a brick, two-storied balcony residence containing eight spacious rooms, bathroom, pantry,

laundry and outhouses on a magnificent block of land that backed onto the Yarra River (Age 22 April 1903:2). In the 1920s, additions were made to the north elevation of the residence and a box window was added to the east elevation. A garage was also constructed facing the street, but demolished together with some later extensions, the front verandah and two of the three chimneys as part of a staged renovation starting in 2016 (NT B6806).

By 1891 in St James Park Extension, a brick residence, 'The Rest', had been built at 1 Yarra Grove, and 'View Bank' had been built at 3 Yarra Grove, the latter for Robert Lang (McWilliam 2001). The land at 14 Yarra Grove was purchased by Charles Taylor (who had subdivided St James Park Extension) and George Stansell in 1890. Later in the same year, the land was sold to tailor John Cookson (CT:V2293 F537). A residence was built at this address by 1891-2 (McWilliam 2001); it was known as 'Ashkabad' (Argus 6 May 1892:1).

Due to the economic depression of the 1890s and because some land in the St James Park Extension near the Yarra River was flood-prone, the lower blocks of the subdivision were not built on until the twentieth century. Houses at 7-19 Yarra Grove were built by George Simpson in 1906-07 (McWilliam 2001).

Description & Integrity

The Rookery Estate Precinct is a roughly triangular shaped precinct bounded by the railway line, Evansdale Road and Yarra Grove. The railway cuts across the regular grid of streets at an oblique angle and Yarra Grove reflects the course of the adjacent Yarra River through a bend in the street alignment. The precinct is bisected by Austin and Majore Streets. Towards the rear of the properties on Austin Street there is a drainage easement across a shallow depression before the land rises towards Burwood Road. Several properties, including three on Yarra Grove and three on the east side of Evansdale Street, are just outside this triangular area, but are similar in character.

The earliest residences were constructed by 1876 and advertised with views of the Yarra and well suited for villa residences. 3-9A Majore Street redeveloped following the demolition of two Victorian villas marked on the re-subdivision map. The remaining mansion on a large allotment at 11 Majore Street has undergone removal of the upper floor verandah and changes to the windows.

The houses at 3-9A Majore Street are single storey 1940s houses in brick and stucco with terra-cotta tile hipped roofs. 9 Majore Street is intact apart from overpainting of the decorative brickwork. Nos. 2-4 & 8-10 Majore Street are interesting examples of paired Victorian houses either side of No.6, which is the central property of this street development pattern. Despite its major roof alterations, 6 Majore Street is also a Victorian house. Nos. 2-4 and 8-10 Majore Street share characteristics of quite unusual form, being larger examples than a terrace house and featuring bay windows and continuous verandahs. 2-4 Majore Street are less intact than 8-10 Majore Street, with 4 Majore Street having undergone substantial alterations and the removal of the verandah, whilst 2 has been renovated with a different profile to the verandah. ~~4 Majore Street has been given a 'Non-contributory' status in its present form but could be restored.~~ Despite these changes the group is of interest for its two pairs of houses.

Austin Street is characterised by typical late Victorian asymmetrical villas but these achieve an interesting streetscape through the staggered building frontages that reflect the angle of the street. The pattern of development comprises 2 pairs of houses at 10, 12-16 Austin Street separated by a laneway from houses at 2, 4 & 6 Austin Street, two of which have excellent polychrome brick patterning. Both sides of Austin Street were completely built on by 1905. 12 & 16 Austin Street are a pair of typical Victorian asymmetrical fronted villas with bay windows and stucco finish. 3, 5 & 7 Austin Street are

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typical double fronted symmetrical Victorian villas with some similar detailing to the eaves and chimneys, strongly indicating that they were constructed by the same builder and resident Thomas Austin.

Evansdale Road has a row of well preserved single fronted Victorian terrace houses from 28-38 Evansdale Road. No.40 is an attached and matching house but double fronted to suit the larger triangular site. The houses all have elaborately stuccoed and balustraded parapets with central entablatures and shell motifs. The verandahs are all gently curved convex in shape. Some of the terrace houses have high walls facing the street, although there are some examples of lower and more open fencing.

The pattern of development in Yarra Grove evolved from the presence of the Yarra River, both in the alignment of the street and in the age of the residences. Higher ground that was free of flooding was built on at 14-18 Yarra Grove where two-storey Victorian mansions with frontages to the river were constructed. 14 & 18 Yarra Grove still exist but 16 Yarra Grove has now been demolished. Ravenswood at 18 Yarra Grove is a fine double storey and double fronted mansion designed with its front façade facing the river. with It had a two-storey verandah with cast iron columns, frieze and balustrade facing the river, but this was removed (possibly temporarily) in 2017. Arch-headed ground floor windows have been converted to doors but the door and upper floor windows are intact. The walls show some early stucco finish and ruled line work to resemble stone ashlar. This building is undergoing renovation in 2017.

On the lower ground at 2-14 Yarra Grove, houses of the Interwar and Postwar period have been built. An indication of the mansion status of Yarra Grove is seen at 21 Yarra Grove where an asymmetrical two-storey villa is designed to fit on a tight triangular shaped allotment. This building features a two-storey bay window and a return verandah to the Yarra Grove elevation. 7-19 Yarra Grove comprises smaller Federation residences built with slate roofs, red brick walls and timber verandah fretwork. These interesting properties are designed as a group in 1906 and comprise three different pairs of houses (6 dwellings in total) that are not identical. The designs feature a similar set of design elements with timber verandahs, gabled roofs and the use of plain red brick with panels of stucco. Towards the higher ground at 1-5 Yarra Grove, two earlier Victorian villas and one Federation villa were built by 1905. 1 Yarra Grove is a well preserved bichrome brick villa with finely detailed barge boards and a bay window set in a projecting gable.

Overall the precinct reflects the immediate topography of the locality, with later development filling in the gaps between older houses on the higher ground. The area is a mix of large Victorian houses at 11 Majore Street, 18 & 21 Yarra Grove, Victorian villa housing in Austin Street, a terrace row at 28-40 Evansdale Street, paired Victorian houses at 2-4 & 8-10 Majore Street and Federation pairs at 7-19 Yarra Grove. The later evolution of the precinct is demonstrated by the 1930-40s houses at 3-9A Majore Street.

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Two examples of the Victorian-era villas at 1 Yarra Grove & 3 Yarra Grove (Source: Context, 2017)



Part of the development of three pairs of Federation houses at 11 & 13 Yarra Grove. (Source: Context, 2017)



Late Victorian mansion at 21 Yarra Grove has undergone large but sympathetic extensions and alterations. (Source: Context, 2017)

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6 Majore Street, altered 1877-1879 house. (Source: Context, 2017)



Victorian mansion at 11 Majore Street (Source: Context, 2017)



Fine art nouveau inspired verandah frieze at 24 Evansdale Road. (Source: Context, 2017)

Comparative Analysis

The Rookery Estate Precinct is mixed in character and period of development showing a great diversity in allotment size and type of residence from Victorian-era mansions to modest early Postwar houses. However, the contributory elements of the precinct are

those of the Victorian and Federation periods. Later developments are of lesser significance. The precinct contains significant groups of places designed together in Austin and Majore Streets, Evansdale Road and Yarra Grove, all of which contribute to the pattern of development that is still evident. Similar precincts include:

HO156 Morang Road Precinct, Hawthorn – this precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861 and the surrounding small-scaled and relatively intact group of later nineteenth-century housing in both terraced and detached form.

HO164 Leslie Street Precinct, Hawthorn - the precinct has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, including several individually significant buildings exemplifying High Victorian and Italianate design. Leslie Street has a homogeneous run of 1880s workers' cottages.

HO158 Walmer Street Precinct, Kew - the precinct contains a series of individually significant mansion houses which all represent different but accomplished facets of nineteenth and early twentieth century architectural design. Studley Park Road, Walmer and Nolan Streets are all dominated by these mansions, though Walmer Street in particular has a line of smaller Victorian and Federation houses that were developed at a similar time.

The Rookery Estate Precinct is in part, like the nearby Morang Road Precinct, although these areas are disconnected by mid twentieth century development in the low-lying area that separates these two precincts. It demonstrates the Victorian-era mansion development along the Yarra River and the more representative workers' housing of the period. The diversity of housing types, in particular the mansion houses represented is similar to those in Walmer Street, although there are fewer in number, and this is contained within a tightly defined area as a result of the geographic and urban boundaries imposed on it.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Rookery Estate Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1870s and 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates into smaller lots. The expansion of the Victorian era is well represented in the suburb of Hawthorn where mansion houses rub shoulders with the villas of the middle classes and the single fronted houses of those with a lower socio-economic status. The Rookery Estate Precinct is historically significant as part of St James Park, a subdivision of the property, Invergowrie owned by Sir James Palmer. Prompted by the extension of the railway to Hawthorn, the subdivisions of 1876 by Captain W Wright and of 1888 by Charles Taylor and Percy Russell, proceeded at a similar time to the St James Park Estate.

The Rookery Estate Precinct is historically significant for its association with Hawthorn builders Thomas Austin (after whom Austin Street is named), William Hosken Langdon who developed 12 Majore Street and 21 Yarra Grove; and George Simpson who developed 7-19 Yarra Grove in 1906-7. People associated with other houses in the

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Precinct include Councillor William Cowper (11 Majore Street), Alexander Tough, a ships' chandler, (18 Yarra Grove) and Charles Taylor (14 Yarra Grove).

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

NA

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

NA

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

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

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

Aesthetically, the Rookery Estate Precinct is significant for its Victorian-era mansions in large grounds at 11 Majore Street, 14 and 18 Yarra Grove (although these relate more to the Yarra River). ~~18 Yarra Grove lends particular aesthetic qualities to the precinct through its two-storey form, double height verandah with cast iron columns, frieze and balustrade, early stucco finish and ruled line work to resemble stone ashlar.~~

The late Victorian-era mansion at 21 Yarra Grove is a significant and highly prominent element in an otherwise more modest street. The unusual shape of the precinct is demonstrated by the staggered frontages of 2-16 Austin Street. 2-4 Austin Street are notable for their fine quality polychrome brick patterning. Opposite these houses, 3, 5 & 7 Austin Street retain most of their Victorian elements of verandahs, chimneys and slate roofs, and are enhanced by their garden settings.

The development at 2-10 Majore Street (despite some loss of features to Nos. 4 & 6 Majore Street) shows distinctive features of slate roofs, verandahs and bay windows. The terrace row at 28-40 Evansdale makes a significant contribution in terms of the skyline of elaborate balustraded parapets and the repetitive elements of wing walls and verandahs, most of which are intact. The precinct is aesthetically significant for the picturesque combination of steeply pitched roofs, timber fretwork, brick and rough-cast stucco used at 7-19 Yarra Grove. These houses are fine compositions displaying a masterful combination of commonly used elements to distinguish one from another.

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

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NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

The Rookery Estate Precinct comprising 2-16 & 3-7 Austin Street; 24-40 & 65-73 Evansdale Road; 2-12 & 11 Majore Street and 1-21 & 14-18 Yarra Grove, developed between 1876-1907 is significant.

How is it significant?

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

Why is it significant?

The Rookery Estate Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1870s and 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates into smaller lots. The expansion of the Victorian era is well represented in the suburb of Hawthorn where mansion houses rub shoulders with the villas of the middle classes and the single fronted houses of those with a lower socio-economic status. The Rookery Estate Precinct is historically significant as part of St James Park, a subdivision of the property Invergowrie owned by Sir James Palmer. Prompted by the extension of the railway to Hawthorn, the subdivisions of 1876 by Captain W Wright and of 1888 by Charles Taylor and Percy Russell, proceeded at a similar time to the St James Park Estate.

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

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

Aesthetically, the Rookery Estate Precinct is significant for its Victorian-era mansions in large grounds at 11 Majore Street and 14 and 18 Yarra Grove (although these relate more to the Yarra River). ~~18 Yarra Grove lends particular aesthetic qualities to the precinct through its two-storey form, double height verandah with cast iron columns, frieze and balustrade, early stucco finish and ruled line work to resemble stone ashlar.~~ The late Victorian-era mansion at 21 Yarra Grove is a significant and highly prominent element in an otherwise more modest street. The unusual shape of the precinct is demonstrated by the staggered frontages of 2-16 Austin Street. 2-4 Austin Street are notable for their fine quality polychrome brick patterning. Opposite these houses, 3, 5 & 7 Austin Street retain most of their Victorian elements of verandahs, chimneys and slate roofs, and are enhanced by their garden settings. The development at 2-10 Majore Street (despite some loss of features to Nos. 4 & 6) shows distinctive features of slate roofs, verandahs and bay windows. The terrace row at 28-40 Evansdale makes a significant contribution in terms of the skyline of elaborate balustraded parapets and the repetitive

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

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	2	Austin Street	Contributory	1878
	4	Austin Street	Contributory	1878
	6	Austin Street	Contributory	1877
	8	Austin Street	Non-contributory	Contemporary
	10	Austin Street	Contributory	1877
	12	Austin Street	Contributory	1885
	16	Austin Street	Contributory	1885
	3	Austin Street	Contributory	1881
	5	Austin Street	Contributory	1881
	7	Austin Street	Contributory	1881
	24	Evansdale Road	Contributory	1908
	26	Evansdale Road	Contributory	1908
	28	Evansdale Road	Significant	1883-1885
	30	Evansdale Road	Significant	1883-1885
	32	Evansdale Road	Significant	1883-1885
	34	Evansdale Road	Significant	1883-1885
	36	Evansdale Road	Significant	1883-1885
	38	Evansdale Road	Significant	1883-1885
	40	Evansdale Road	Significant	1883-1885
	65	Evansdale Road	Contributory	c1890
	67	Evansdale Road	Contributory	c1890
	71	Evansdale Road	Contributory	c1890
	73	Evansdale Road	Contributory	c1910
	2	Majore Street	Contributory	1877-1879
	4	Majore Street	Non-Contributory	1877-1879 Altered
	6	Majore Street	Contributory	1877-1879 Altered
	8	Majore Street	Contributory	1877-1879
	10	Majore Street	Contributory	1877-1879
	12	Majore Street	Contributory	1877-1879
	1	Majore Street	Contributory	c1880s
	3	Majore Street	Non-contributory	Postwar
	5	Majore Street	Non-contributory	Postwar
	5A	Majore Street	Non-contributory	Postwar
	7	Majore Street	Non-contributory	Postwar
	7A	Majore Street	Non-contributory	Postwar
	9	Majore Street	Non-contributory	Postwar
	9A	Majore Street	Non-contributory	Postwar

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Name	Number	Street	Grading	Built Date
	11	Majore Street	Contributory	1878
	1	Yarra Grove	Contributory	c1891
	3	Yarra Grove	Contributory	c1891
	5	Yarra Grove	Contributory	c1890
	7	Yarra Grove	Contributory	1906-1907
	9	Yarra Grove	Contributory	1906-1907
	11	Yarra Grove	Contributory	1906-1907
	13	Yarra Grove	Contributory	1906-1907
	15	Yarra Grove	Contributory	1906-1907
	17	Yarra Grove	Contributory	1906-1907
	19	Yarra Grove	Contributory	1906-1907
	21	Yarra Grove	Contributory	c1890
	14	Yarra Grove	Contributory	1892
	16	Yarra Grove	Non-contributory	Contemporary
	18	Yarra Grove	Contributory Significant	1876

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

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

Identified By

~~{a previous study or else}~~ Context Pty Ltd

References

Age, as cited.

Argus, as cited.

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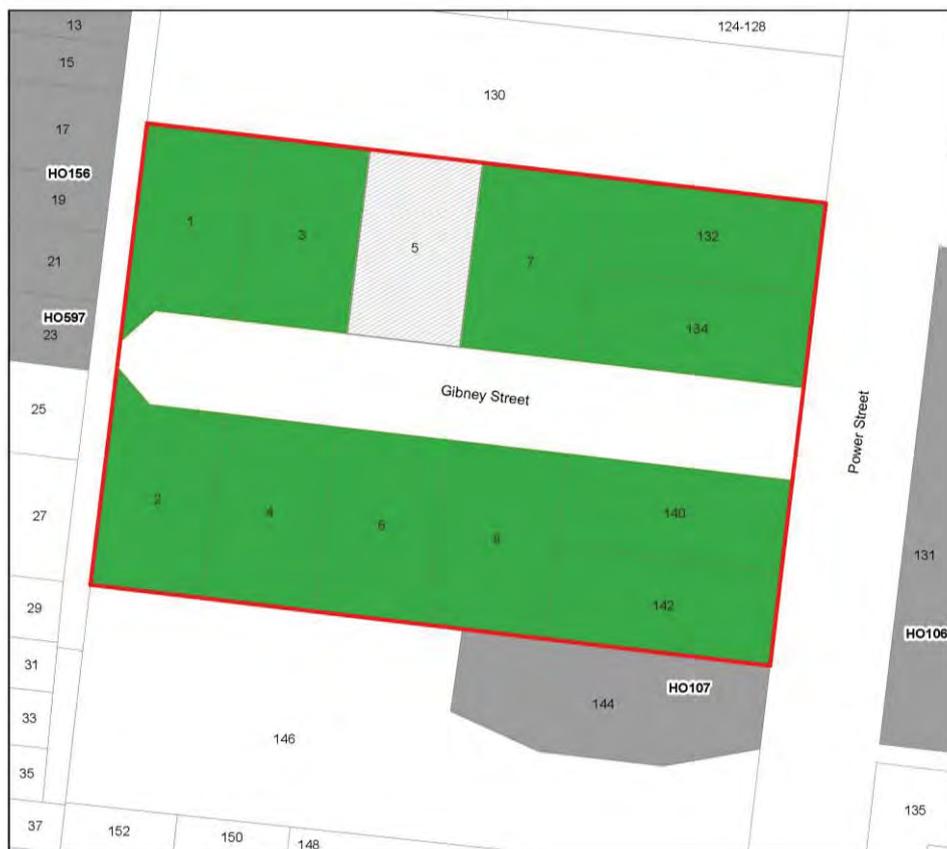
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Victory Estate Precinct

Prepared by: Context Pty Ltd

Address: 132–142 Power Street and 1–7 & 2–8 Gibney Street, Hawthorn

Name: Victory Estate Precinct	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: 1919–1930



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Figure 1. The west side of Gibney Street, showing left to right nos. 6 and 4 with the roof and chimney of no. 2 just visible in the background. (Context, 2017)



Figure 2. No. 134 Power Street, where house and garden are oriented to address the corner. (Context, 2017)

Historical Context

By the 1870s, most of Hawthorn's growth had been concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. More significant growth and development in Hawthorn's three major

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shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, occurred in the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was established by this time, evidenced by its substantial villas and private schools. Today, there are a large number of surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock. (Gould 1993:44–53 and *Victorian Places* 2015).

After a hiatus in development during the 1890s, associated with the economic depression of the 1890s, Hawthorn experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913–18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, which resulted in a mix of fine nineteenth and twentieth century commercial and public buildings, a new style of red brick and terracotta roof house was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road, but pockets of late Edwardian and Californian Bungalow style houses were also built elsewhere throughout Hawthorn, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

History

The Victory Estate Precinct at 132–142 Power Street and 1–7 and 2–8 Gibney Street, Hawthorn, consists of houses built in the early interwar period.

[It is understood that Victory Estate was subdivided by the Gibney-Roche family after World War One \(P. Nation, pers. comm., 3 Nov 2017\). Part of the property that contained the Gibney-Roche family home, 'Sheskin' on Power Street, Hawthorn, was donated to the Society of Jesuits by a descendent of the family, Miss Mary Gibney-Roche, and the site became the Jesuit Provincial Office \(HHS, 2017; *Argus*, 17 June 1915, 1\). The property to the immediate north of the Victory Estate Precinct is a modern c.1970s-80s building, of the Australian Province of the Society of Jesus. The date of the donation of this area of adjoining land by Miss Gibney-Roche is unknown.](#)

[Subdivided and offered for sale early in 1919, Victory Estate was named to commemorate the Allies' victory in the recently ended Great War \(World War One\). Gibney Street, and nearby Roche Street, the next street west off Power Street north of Gibney Street, reflect the earlier connection of the Gibney-Roche family to the immediate area.](#)

The subject houses were built on the Victory Estate, subdivided in 1919. The sale in that year of 12 'glorious allotments' on the Victory Estate offered the opportunity to secure a 'site in the charming locality, so close to the metropolis and surrounded by high class villas and homes'. The allotments, with frontages to Power Street and Gibney Street, were offered for auction at one-tenth deposit with the balance paid over one to three years (*Age* 29 January 1919:2; *Age* 12 February 1919:3).

Only four allotments were sold, as in November 1920 eight 'choice villa sites' in the Victory Estate were again advertised (*Age* 17 November 1920:2). In 1923, the sale of a 'fine elevated corner villa site' 50 by 120 feet at the corner of Power and Gibney streets, offered 'the last opportunity of securing a...home site in Hawthorn's best residential locality' (*Argus* 28 April 1923:4).

In 1925, Charles McNaughton was the owner of 'Boisdale' at 132 Power Street, and Stewart Don was the owner of 'Shasta' at 134 Power Street. In the same year, Howard Bell, Simon Kirsch, Edmund Tame and Michael Grogan (who lived in a house named 'San Antonio') were in residence on the north side of Gibney Street; Mrs Purton and John Haynes were the only two residents on the south side of Gibney Street (S&Mc 1925; *Argus* 2 October 1926:17; *Advocate* 16 June 1927:41; *Age* 4 September 1933:1).

By 1930, all the subject residences in Gibney Street and Power Street had been built (S&Mc 1930).

In an auction notice in 1930, 2 Gibney Street was described as containing two living rooms, three bedrooms, bathroom, kitchen and garage' (*Argus* 26 June 1930:2). A sale notice in 1937, described the same property as a 'modern tiled brick villa' with six rooms (*Argus* 17 February 1937:2).

In 1937, a sale notice for 5 Gibney Street listed an 'attractive well built villa' of six rooms with brick fence (*Argus* 29 May 1937:2).

In 1956, 140 Power Street was advertised for sale as a solid brick home containing a lounge, dining room, two large bedrooms, sleep out and double garage (*Argus* 4 August 1956:24).

In summary, the land on which the precinct is located comprised the Victory Estate, subdivided in 1919. Allotments on the estate were sold in the period 1919–24, and the subject residences were built in the period 1921–30.

Description & Integrity

The Victory Estate comprises the short Gibney Street, running west from the intersection with Power Street, Hawthorn, and includes the houses on the north and south sides of Gibney Street, nos. 1–7 and 2–8 respectively, and four houses fronting Power Street at nos. 132–134 and 140–142.

No. 5 Gibney Street has been significantly altered and extended and is a non-contributory building within the precinct.

Houses in the precinct are mainly brick and render Californian Bungalows typical of their type, asymmetrical in plan, with terracotta tiled hip and gabled roofs, with larger more ornate examples on the corner sites and fronting Power Street (nos. 134 and 140 Power Street).

Many of the houses retain low face brick front garden walls consistent with the architectural style of the houses such as nos. 1, 2, 3, 4, 6, 7, and 8 Gibney Street and

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no.140 Power Street, some with early mild steel pedestrian gates. [The low brick fence at 1 Gibney Street is a mid-twentieth century replacement which is sympathetic to the house, but not a contributory heritage element.](#) The garden fence at 142 Power Street has been replaced. The low bluestone wall at no. 134 may be an early garden feature, forming a foundation to a former fence or as the base of a former mixed or single-species hedge. The Gibney Street houses have largely consistent front setbacks, with medium sized front gardens.

The single-storey Bungalows fronting Gibney Street are off-set to one side allowing driveway access to the rear of the properties. Nos. 1, 6, and 8 Gibney Street retain early driveways of parallel concrete strips with lawn median (original concrete surface replaced with brick at no. 8). Nos. 4 and 6 Gibney Street retain early double door garages at the back.

The houses at nos. 1, 2, 4, 6, 7, and 8 Gibney and 142 Power streets reveal similar Californian Bungalow building types, which were clearly designed (and probably built) by the same person, possibly a designer-builder given that they display variations on a theme and many repeating details and forms. They have asymmetrical roof forms and large gables fronting the street, with no. 3 Gibney Street the only variation to an otherwise consistent building design. The large gables combine horizontal weatherboard cladding (replaced at no. 4 with lattice) above a lower section with vertical strapwork (some with smooth cement sheet panels, others with roughcast panels). The verandah gables are either smooth cement sheet or roughcast panels with vertical timber strapwork. The roofs are terracotta tiled with wide eaves and exposed rafter tails. Front doors are inset from the facade. The houses have brick walls to either sill, mid window or top of window height with roughcast render above, projecting timber window frames with original sashes (leaded glass top panes), and heavy brick verandah piers with topped with lightweight grouped timber posts. The large roofs are complimented by tall concrete rendered chimneys (some unpainted) with brick banding, some retaining original terracotta chimney pots. The roof has been extended and tiles replaced at no. 7.

No. 8 Gibney Street and no. 142 Power Street differ from the other Gibney Street houses in that they have an angled bay window to the projecting façade, rather than the more prevalent projecting timber window.

No. 3 Gibney Street has a larger setback, tiled gable roof (tiles replaced), and transverse gable. A central projecting low-pitched gable has horizontal timber cladding above a lower roughcast section with vertical strapwork.

No. 132 Power Street differs from the Gibney group of Bungalows in that its projecting bay has a wide, curved, six bayed window which almost spans the width of the projecting bay. Brick pylons to the verandah and entry porch are topped with heavy columns and heavy balustrade. The tall chimneys are larger than the squared chimneys typical on Gibney Street and rendered with slab capping, with pairs of terracotta chimney pots, detailed with pairs of vertical bricks. The mid-height brick garden wall is unlikely to be original.

No. 134 Power Street is distinguished from the other houses in the precinct by its orientation to both Gibney and Power streets and grander proportions. It is also asymmetrical in plan, with a hip roof with two projecting gables. The gable ends are panelled with timber strapwork, above prominent projecting timber framed windows. Windows appear in a variety of widths, all double-hung with paned upper windows. The roof has terracotta tiles and finials and extends over a deep corner verandah, supported by tapered rendered piers above a heavy brick balustrade topped with bullnose bricks. The double front door has paned lights above. A porthole window faces onto the

verandah on the Gibney Street facing wall. The tapered chimneys are unpainted roughcast render, with slab capping, paired terracotta pots, and brick detailing.

Also a corner house, though not as grand as no. 134, no. 140 Power Street is L-shaped in plan with gable roof, of half brick (to sill height) and roughcast render construction. The gable ends are filled with shingles. A corner verandah with brick balustrade and pairs of tapered, rounded columns nestle into the corner of the L. Small rectangular leadlight windows and a central door open onto the verandah. Both Gibney and Power street frontages have a projecting bay window. Double-hung windows feature leadlight designs. A tall brick chimney capped with flat terracotta coping and single terracotta pot is visible above the west-facing elevation. The brick and mild steel front fence is consistent with the design of the house.

The houses in the precinct are of an overall high level of intactness. No. 4 Gibney and no. 134 Power streets have unsympathetic upper-storey additions; an attic room to no. 4 Gibney Street with west-facing dormer window, and a flat-roofed upper level to no. 132 Power Street. Terracotta roof tiling has been replaced at 3 Gibney Street and 132 Power Street. New garages and carports have been constructed at most other properties (excepting nos. 4 and 6 Gibney Street, noted above). These changes do not substantially alter the unified character and historic integrity of precinct as these changes have largely occurred at the rear of the properties or are not prominent in views from the street.

Comparative Analysis

There are a number of interwar residential precincts already on the Boroondara Heritage Overlay.

HO1 Golf Links Estate, Camberwell — Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival, Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell — Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English, and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris — Surveyed in 1929, most houses were built in 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO229 Ross Street Precinct, Surrey Hills — Subdivided in 1920, with mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris — This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting. A number of them are of individual significance. Most

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retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris — Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California Bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

The Victory Estate has a high level of intactness, including many properties which retain brick garden fences typical of interwar garden design. In this sense the intactness of the Victory Estate is comparable to or higher than the existing interwar precincts in Boroondara described above.

Victory Estate represents an earlier period of development (the 1920s) than most other precincts, which contain dwellings predominantly from the 1930s. The Ross Street Precinct, Surrey Hills, and the Toorak Estate, Glen Eira are the most similar in date. The houses in the Ross Street Precinct are modest timber examples, exhibit a greater range of typical forms, and few gardens retain early or original front fences. Like the houses in the Ross Street Precinct, the majority of houses in the Victory Estate are also modest. However, in terms of materials, Victory Estate more closely compares with the Toorak Estate, which consists of typical Californian Bungalows almost entirely of masonry (brick and render) construction, with slightly grander examples along the main road (Power Street) and house designs of greater variety and interest on the two corner sites.

The Victory Estate precinct is smaller than most of the existing precincts, however the Lower Burke Road Precinct in Glen Iris is also a small group of houses, in this case from the 1930s.

With the exception of the two corner houses, Victory Estate displays a consistency of interwar Californian Bungalow house styles not seen in the other precincts, which contain a greater variety of interwar house styles and materials.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Victory Estate Precinct is historically significant for its ability to demonstrate part of Hawthorn's historic evolution, namely the influence of Hawthorn's improved transport systems (in 1913-18) and shopping centres on the municipality's residential population and the density of its subdivision patterns. Subdivided in 1919 with houses built between 1920 and 1930, the Victory Estate Precinct was part of a broader intensification of residential development in Hawthorn through the interwar years, when any remaining vacant land was taken up during an intensive boom of residential subdivision between 1910 and 1940. The greatest changes were seen in the area south of Riversdale Road, but pockets of late Edwardian and Californian Bungalow style houses, such as those built

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in the Victory Estate, were also built elsewhere throughout Hawthorn, replacing earlier buildings or co-existing alongside them.

The name of the Victory Estate exemplifies the triumphant sentiment that existed in the months immediately following the First World War.

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

N/A

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

N/A

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

The houses in the precinct are representative of architectural styles popular during the 1920s, mainly brick and render Californian Bungalows typical of their type, with larger and more ornate examples on the corner sites and fronting Power Street. The houses in the precinct are of an overall high level of intactness. A number of them retain their original or early front fences, some with early welded steel pedestrian gates. ~~They also represent a high quality of construction.~~ The consistency of architectural detailing and materiality contribute aesthetically to the high visual quality of the precinct. The Gibney Street houses have largely consistent front setbacks, with medium sized front gardens, many of which retain original face brick front garden fences, all of which are low in height but exhibit subtle differences in choice of additional detailing.

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

Apart from the two corner houses, Victory Estate displays a consistency of interwar Californian Bungalow house styles not seen as strongly in other Boroondara precincts, which tend to comprise a greater variety of interwar house styles and materials. Victory Estate consists of typical single-storey Californian Bungalows almost entirely of masonry (brick and render) construction. The houses at nos. 1, 2, 4, 6, 7, and 8 Gibney Street and 142 Power Street were clearly designed (and probably built) by the same person, possibly a designer-builder given that they display variations on a theme and many repeating details and forms. This makes the street a very cohesive complex. The exceptions are the slightly grander houses along the main road (Power Street) and the more substantial houses on the two corner allotments.

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

N/A

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

N/A

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

N/A

Statement of Significance

What is Significant?

The Victory Estate Precinct at 132–142 Power Street and 1–7 and 2–8 Gibney Street, Hawthorn, which consists of houses and garden elements built in the early interwar period. The Victory Estate was subdivided on approximately two acres of land owned in 1916 by gentleman Andrew Roche, and town clerk William Hall. The two acres were transferred in late 1916 to theatre manager Mareeno Lucas. Lucas subsequently subdivided the land into twelve allotments, which were first advertised for sale in 1919. Allotments on the estate were sold in the period 1919–24, and all the residences were built in the period 1920 to 1930, giving the precinct a consistent character. With the exception of the Non-contributory no. 5 Gibney Street, all the houses are of contributory significance to the precinct.

The name 'Victory Estate' is a commemorative gesture to the Allies' victory in the recently ended Great War (World War One).

How is it significant?

The Victory Estate Precinct is of local historic, architectural, and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the Victory Estate Precinct is significant as it demonstrates the influence of Hawthorn's improved transport systems (1913–18) and shopping centres on the municipality's residential population and the density of its subdivision patterns. Subdivided in 1919 with houses built between 1920–30, Victory Estate was part of a broader intensification of residential development in Hawthorn through the interwar years, when any remaining vacant land was taken up during an intensive boom between 1910 and 1940. The greatest changes were seen in the area south of Riversdale Road, but pockets of late Edwardian and Californian Bungalow style houses were also built elsewhere throughout Hawthorn, replacing earlier buildings or co-existing alongside them. The name of the Victory Estate is also historically significant as it exemplifies the mood of triumphant sentiment that existed in the months immediately following the First World War. (Criterion A)

Architecturally, the houses and early garden features in the precinct are representative of architectural styles popular during the 1920s, in particular California Bungalows, all of which exhibit a high level of intactness. The consistency of architectural detailing and materiality contribute aesthetically to the high visual quality of the precinct. ~~They also represent a high quality of construction.~~ The Gibney Street houses have largely consistent front setbacks, with medium sized front gardens, many of which retain original face brick front garden fences, all of which are low in height but exhibit subtle differences in choice of additional detailing. (Criterion D)

Aesthetically, the precinct is significant because of the consistency of interwar Californian Bungalow house styles not seen as strongly in other Boroondara precincts, which tend to comprise a greater variety of interwar house styles and materials. Victory Estate consists of typical single-storey Californian Bungalows almost entirely of masonry (brick and render) construction. The houses at nos. 1, 2, 4, 6, 7, and 8 Gibney Street and 142 Power Street were clearly designed (and probably built) by the same person, possibly a designer-builder given that they display variations on a theme and many repeating details and forms. This makes the street a very cohesive complex. (Criterion E)

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The exceptions are the slightly grander houses along the main road (Power Street) and the more substantial houses on the two corner allotments.

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1	Gibney Street	Contributory	c.1922–30
	2	Gibney Street	Contributory	c.1922–30
	3	Gibney Street	Contributory	c.1920–30
	4	Gibney Street	Contributory	c.1922–30
	5	Gibney Street	Non-contributory	c.1920–30
	6	Gibney Street	Contributory	c.1922–30
	7	Gibney Street	Contributory	c.1922–30
	8	Gibney Street	Contributory	c.1922–30
<i>Boisdale</i>	132	Power Street	Contributory	c.1920–25
<i>Shasta</i>	134	Power Street	Contributory	c.1920–25
	140	Power Street	Contributory	c.1921–30
	142	Power Street	Contributory	c.1921–30

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front fences at nos. 1 , 2, 3, 4, 6, 7, and 8 Gibney Street and no. 140 Power Street
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
Context Pty Ltd

References
Age, as cited.

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McWilliam, Gwen 2001, 'Hawthorn History Walks: Burwood Park', Hawthorn Historical Society.

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Violet Grove, typical Victorian-era timber residences. (Source: Context, 2017)



3 Manchester St, an atypical Federation house in this precinct. (Source: Context, 2017)

Historical Context

Settlement to 1914

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold. (Gould 1993:31,35 and *Victorian Places* 2015).

Hotels were opened along Burwood Road: the Hawthorne Hotel in Barton Street in 1852, the Governor Hotham Hotel in William Street in 1855, and the Tower Hotel in Camberwell Road in 1876. In 1856 Hawthorn, along with Kew and Camberwell, became the Boroondara Road District, and in 1860 Hawthorn became a separate municipality. In 1865, Hawthorn's landscape was populated with market gardens, residences and several

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brickfields. Nothing remains of the early dwellings of Hawthorn's woodcutters, market gardeners and brick workers (*Victorian Places* 2015 and Gould 1993:49).

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads. These developments were accompanied by an influx of middle-class residents to Hawthorn. In 1861 Hawthorn municipality's population was 2342, and, by 1881, had grown to 6019 (Gould 1993:40-42 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population. Today, there are many surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock. (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, which resulted in a mix of fine nineteenth and twentieth century commercial and public buildings, a new style of red brick and terracotta roof house was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The Victorian and Edwardian Residential Precinct in Manchester Street, Violet Grove, Marian Street and 137-151 Riversdale Road, Hawthorn, comprises a collection of Victorian and Edwardian houses. The subject houses were built on land subdivided in various stages from 1881. The area was addressed variously as Hawthorn and Glenferrie. Prior to 1920, the street numbers in Riversdale Road, Marian Street and Violet Grove were different to those of today (S&Mc 1925). This history refers to current street numbers.

The first land sales of relevance to the subject precinct occurred in Violet Grove. Eleven building allotments between Glenferrie and Auburn roads were put for sale in 1881. As shown in Figure 1, these included Lots 1 and 2 (today's 147 Riversdale Road), Lot 3,

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(today's 149-51 Riversdale Road) with a building in existence (since replaced with an Edwardian dwelling); and Lots 4-11, all the subject precinct land fronting Violet Grove, with a building in existence on Lot 4, likely today's 4-6 Violet Grove (*Argus* 8 October 1881:2). Two allotments in Violet Grove were sold in 1883 (*Age* 8 January 1883:2). It appears that the street numbering has swapped sides with even numbers formerly on the east side but now on the west.

In October 1884, land where part of the subject precinct stands, today's 1-15 Violet Grove and 147 Riversdale Road (the latter with an existing building, since demolished), was put up for sale ('18 Villa Sites!' 1884). The auction plan (see Figure 2) shows that some allotments on the west side of Violet Grove had been subdivided further, with 99 feet frontages in 1881 reduced to 33 feet frontages in 1884. In the same year the Riversdale Road Omnibus Company invited tenders for assets held by it in Violet Grove, Hawthorn, including land with a cottage and 15-stall stable (*Age* 11 October 1884:12).

As depicted in Figure 5, by 1901 weatherboard houses had been built in Violet Grove on the west side at today's Nos. 2-14 and 20, and on the east side at today's Nos.1, 7, 9, 11, 13 and 15 (MMBW 1901; RB 1901). Additional houses had been built in Violet Grove at today's No.16 by 1915, and at today's No.18 by 1925 (S&Mc 1915 & 1925). By 1901, in addition to the earlier house at 147 Riversdale Road, a house had also been built at today's No.141 (see Figure 5). By 1915, additional houses had been built at today's 137, 139, 149 and 151 Riversdale Road (S&Mc 1920).

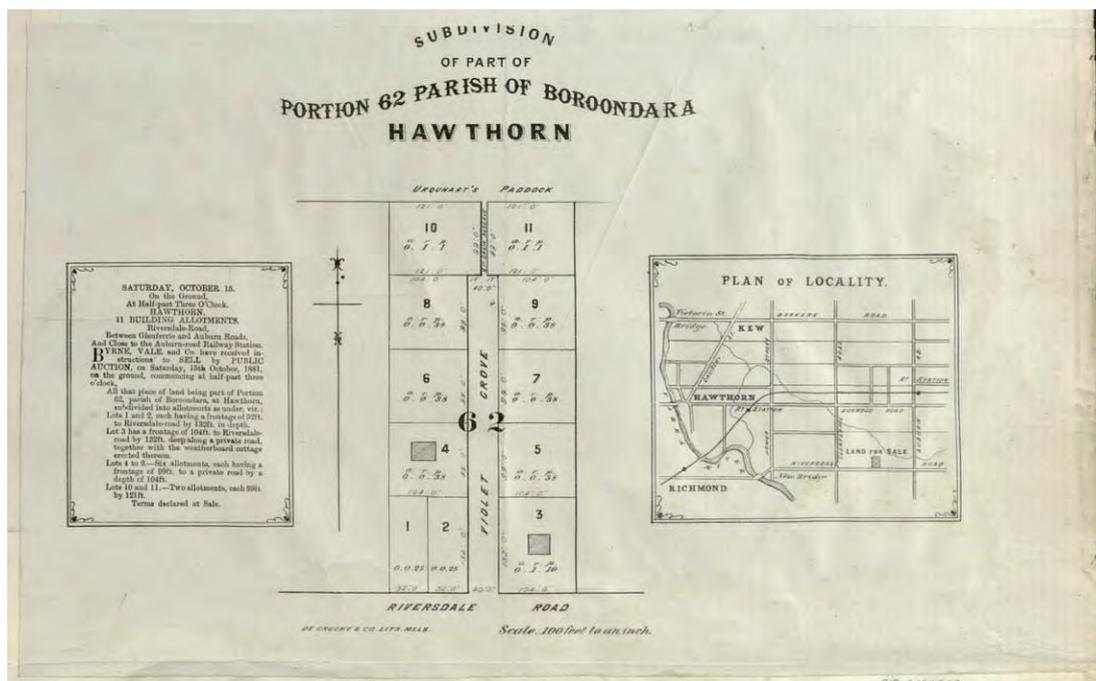


Figure 1. Showing subdivision in Violet Grove, 1881. (Source: SLV)

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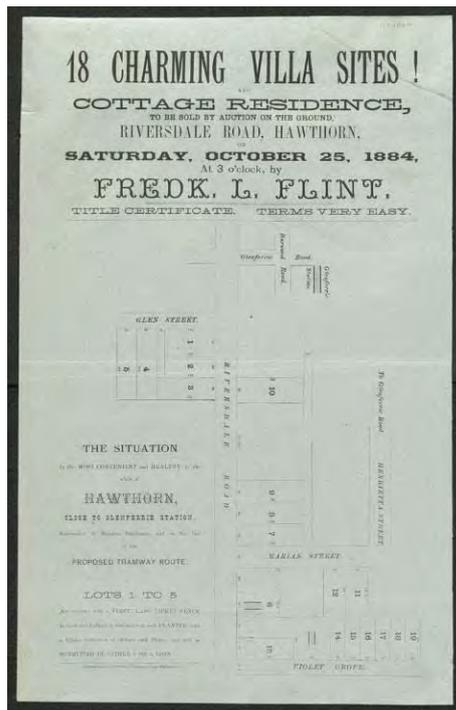


Figure 2. Subdivision plan showing Marian Street, Violet Grove and Riversdale Road, 1884. (Source: SLV)

The second subdivision of interest comprised the surveying of Dalley's orchard c1884 into 45 allotments. The subdivision included part of the subject precinct: today's 137-141 Riversdale Road, and eight allotments (currently Nos.1-21) on the east side of Marian Street (see Figure 3). The estate sale plan of 1884 shows a villa in existence at today's 141 Riversdale Road, since demolished ('Dalley's Orchard, Hawthorn' 1884).

An auction notice described the Dalley's Orchard subdivision as having a large frontage to Riversdale Road, Henrietta Street and Marian Street, with allotments 'covered in fruit trees' surrounded by 'handsome residences of the elite of Hawthorn', and only five minutes' walk to Glenferrie Station. All 45 allotments sold at the auction held in February 1884 (*Argus* 15 February 1884:2; *Age* 27 March 1884:4).

As shown in Figure 5, by 1901 in Marian Street houses had been built at today's Nos.3-21 (MMBW 1901). A house at No.1 Marian Street had been built by 1915 (S&Mc 1915).

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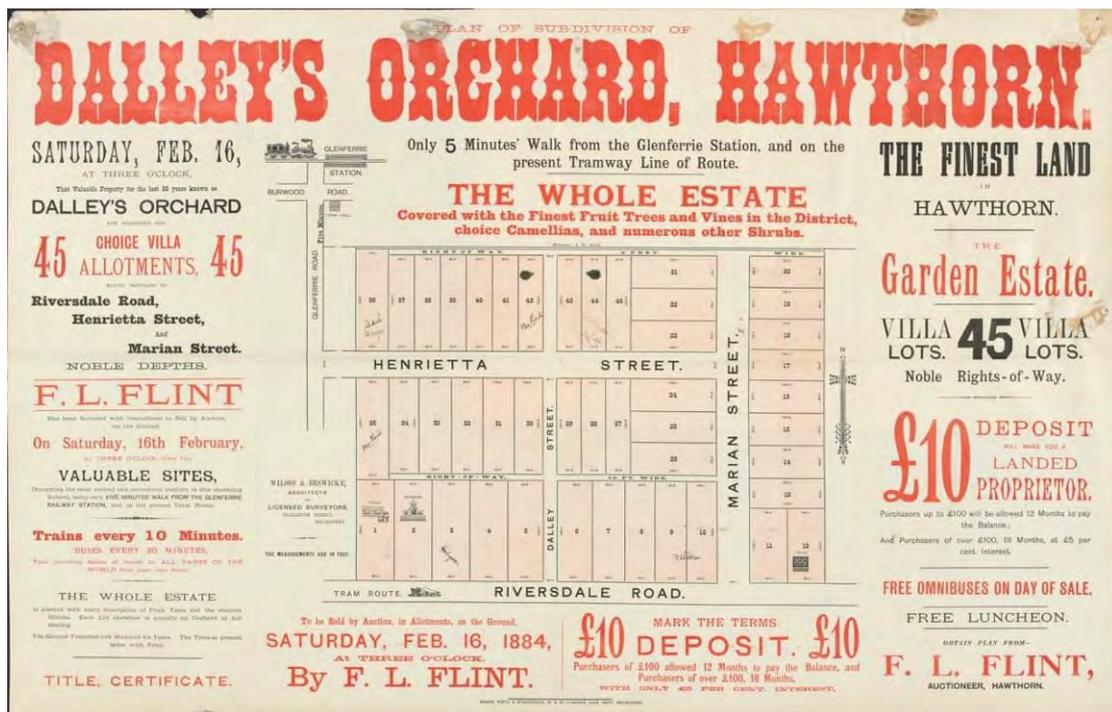


Figure 3. Dalley's orchard estate plan, 1884. (Source: SLV)

The fourth subdivision of interest was Manchester Estate, put up for sale in 1892. The estate included land on which part of the subject precinct stands: 2-20 and 3-19 Manchester Street (see Figure 2). Although the bids at auction did not reach the reserve prices (likely due to the economic depression at the time), six lots were sold after the auction (*Age* 14 June 1892:4). However, no houses were in evidence in Manchester Street by 1901 (see Figure 5).

Land in the Manchester Estate was put up for sale again in 1909. In this year the sale comprised 18 allotments and three existing villas (see Figure 6). The estate plan described one of the villas, which was located on Lot 17, today's 7 Manchester Street, as a new Queen Anne weatherboard villa with a tiled roof, containing six spacious rooms ('Manchester Estate' 1909).

In Manchester Street by 1915, houses had been built at Nos.2-16 and 20 on the west side of the street, and Nos.1, 3, and 19 on the east, with two houses in the process of being built on the same side (S&Mc 1915). By 1920, additional houses had been built at Nos.5-15, and by 1925, with the construction of Nos.7 and 18, all houses in Manchester Street had been built (S&Mc 1920 and 1925).



Figure 6. Manchester Estate plan, 1909. (Source: SLV)

In summary, the residences in the subject precinct were built as follows: most houses in Violet Grove and in Marian Street were built in the period 1884-1901 on land subdivided in 1884; most houses in Manchester Street were built in the period 1909-20 on land subdivided in 1892; and, apart from Nos.141 and 147, the other four houses of interest in Riversdale Road were constructed in the period 1901-15.

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Description & Integrity

The Violet Grove & Environs Precinct is located between Riversdale Road and The Boulevard, and includes Marian Street, Violet Grove and Manchester Street. The land is sloping down towards The Boulevard from Riversdale Road where it adjoins a diagonal easement now called Scullin Park. Manchester Road takes a bend at what is now called Dixon Street and this short road connecting Riversdale Road was cut through later than the early subdivisions evidenced by the period of development of the houses. This relatively small precinct overlaps three land releases however the period of development is between 1881-1884 (Violet Grove), 1892 (Marian Street) and Manchester Street (1891-1909).

Violet Grove retains a consistent streetscape of Victorian timber small houses. These are generally detached with small side setbacks and larger front gardens. Several typologies of Victorian residential styles are represented, including double fronted symmetrical form with verandahs across the full frontage, double fronted asymmetrical with projecting room and some attached single fronted terrace houses. Several houses such as 8 & 11 Violet Grove have slate roofs, indicating a higher quality of house. Most houses have cast iron verandah friezes and feature hipped roofs with bracketed eaves, single, double and triple light sash windows and stuccoed chimneys. 8 Violet Grove is representative of the asymmetrical Victorian typology and features block-fronted weatherboard, a hipped slate roof, triple light sash window to the projecting section and a double curved verandah with cast iron frieze. 17, 20 & 22 Violet Grove are Interwar bungalows, with 20 & 22 in red brick, contrasting with the timber houses elsewhere.

Marian Street comprises a consistent streetscape of timber Victorian single and double fronted houses. 6, 8 & 10 Marian Street are a set of three matching double fronted houses, two of which retain slate roofs. 9-19 Marian Street comprise five single fronted houses of matching design with 21 Marian Street as a matching double fronted house. The north side of 22 Marian Street is set back from The Boulevard with a bluestone paved laneway and landscaping indicating a change in the street width at this position.

Manchester Street reflects its slightly later period of development with predominantly Federation houses in both brick and timber. These are almost all detached and feature a combination of typical Federation building typologies including making use of the corner orientation. 3 Manchester Street is a good example with its return verandah, and angled box window with a gablet projecting above the terra-cotta tiled roof. A pair of Federation single-fronted houses at 9-11 Manchester Street offer different gable end treatment and front windows. 2 Manchester Street is a fine and intact example of a Federation villa with bow window, plain red brick walls, terra-cotta tiled hipped roof and geometric timber fretwork. A bluestone paved laneway at the side of 2 Manchester Street indicates the continuation of Dixon Street (formerly Manchester Lane).

Riversdale Road as a major east-west road is comprised mainly of larger residences, indicating its importance through its larger allotment sizes. The precinct takes in four of these at 137-139, 149 and 151 Riversdale Road, all of which were built by 1915. 137-139 Riversdale Road is one of the most interesting Federation houses designed as an attached pair but designed to appear as if it is one large house. The long side verandah of No. 137 facing Violet Grove is complemented by casement sash windows and restrained timber details that are quite advanced for the period. 149 & 151 Riversdale Road are representative large Federation villas but set behind high fences as are many places on Riversdale Road.

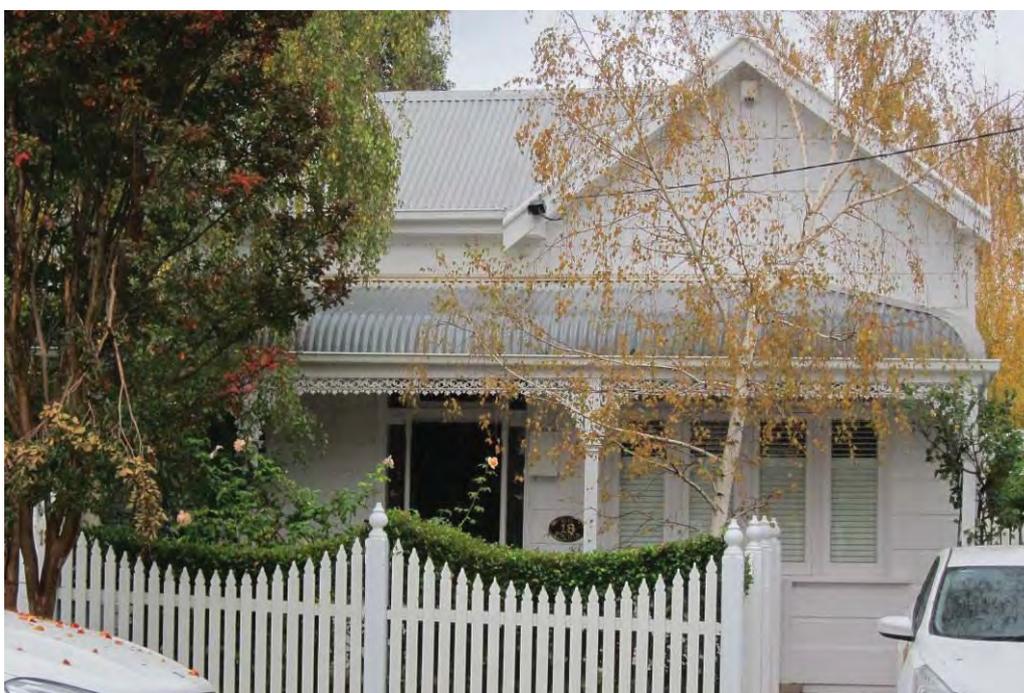
The Violet Grove & Environs Precinct comprises a small area of consistent Victorian timber residences in Violet Grove and Marian Street. Whilst most houses have been upgraded in some way, there is little evidence of large two storey extensions or major alterations, resulting in a consistency to the precinct. Places in Manchester Grove and

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Riversdale Road are predominantly Federation in style and Manchester Grove has a high integrity.



6, 8 & 10 Marian Street, typical Victorian-era timber residences. (Source: Context, 2017)



8 Violet Grove, a variation on the Victorian house with projecting front gable. (Source: Context, 2017)

HAWTHORN



22 Violet Grove, an Interwar bungalow that is atypical in the precinct. (Source: Context, 2017)



2 Manchester Street, a good example of a brick Federation house. (Source: Context, 2017)



3 Manchester Street, a Federation house with corner orientation to Dixon Street. (Source: Context, 2017)

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9-11 Manchester Street, a pair of Federation houses. (Source: Context, 2017)



Laneway partially paved with bluestone next to 2 Manchester Street. (Source: Context, 2017)



137 Riversdale Road, built as a semi-detached pair with 139 Riversdale Road, a Federation house with verandah facing Marian Street. (Source: Context, 2017)

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Comparative Analysis

As the most inner suburb of Boroondara, Hawthorn is well represented by several Victorian era precincts on the HO. Of these there are four that comprise the modest and largely representative workers' housing of the period between about 1880 and 1900. With the large and more mixed in character, Leslie Street Precinct (HO164) immediately to the north, The Boulevard provides a natural boundary between these two precincts. The Violet Grove & Environs Precinct compares favourably with the precincts below:

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO156 Morang Road Precinct, Hawthorn – this precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861 and the surrounding small-scaled and relatively intact group of later nineteenth-century housing in both terraced and detached form.

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

HO220 West Hawthorn Precinct, Hawthorn - comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly through the incorporation of parkland to improve the amenity of workers' housing. The precinct also includes a mix of late Federation and interwar houses and flats.

Violet Grove & Environs Precinct is a tight concentration of Victorian-era workers' housing (with some Federation examples) in a small area between Riversdale Road and the Boulevard. Whilst it shares similarities with the above precincts in terms of allotment size, period of developments and housing types, it is also relatively intact and demonstrates little major changes in terms of infill development or second storey extensions.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Violet Grove & Environs Precinct is historically significant as part of the expansion of Hawthorn that gained momentum in the 1880s, particularly around the Town Hall precinct of Glenferrie Road, Auburn Road and Burke Road once the railway was extended to these localities in 1882. New subdivisions like the Violet Grove & Environs Precinct came on the back of both train and tramway extensions, including those along Riversdale Road providing an increase in public transport options. Violet Grove is historically significant as the site of the Riversdale Road Omnibus Company of privately operated horse-drawn

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

transport. Historically, the precinct is associated with Dalley's Orchard prior to the sale of allotments in 1884 fronting Riversdale Road, Henrietta Street (outside the precinct) and Marian Street. The precinct reflects the influence of the economic depression in the delay in development in Manchester Street where the first lots were offered for sale in 1892 as the Manchester Estate, but after failing to sell, were offered again in 1909.

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

NA

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

NA

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

Violet Grove & Environs Precinct is representative of a Victorian-era precinct with consistent streetscapes of single and double fronted houses. The socio-economic status of the precinct is demonstrated through its lower topography in relation to Riversdale Road, when compared with the larger Victorian villas on the rising ground to the south. It is also demonstrated by the existence of timber houses of modest size, mostly detached but with some attached examples. A variety of Victorian residential styles are represented. Manchester Street demonstrates its later development through its examples of Federation houses and mixed brick and timber construction. The precinct also demonstrates the higher status given to houses on the main roads with several Riversdale Road properties situated on larger allotments. The precinct derives part of its value as a Victorian-era precinct from its high degree of integrity.

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

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

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

NA

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

HAWTHORN

NA

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

NA

Statement of Significance

What is Significant?

The Violet Grove & Environs Precinct comprising Manchester Street, Violet Grove, Marian Street & 137-151 Riversdale Road, largely developed between 1881 and 1915 is significant.

How is it significant?

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

Why is it significant?

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

Violet Grove & Environs Precinct is representative of a Victorian-era precinct with consistent streetscapes of single and double fronted houses. The socio-economic status of the precinct is demonstrated through its lower topography in relation to Riversdale Road, when compared with the larger Victorian villas on the rising ground to the south. It is also demonstrated by the existence of timber houses of modest size, mostly detached but with some attached examples. A variety of Victorian residential styles are represented. Manchester Street demonstrates its later development through its examples of Federation houses and mixed brick and timber construction. The precinct also demonstrates the higher status given to houses on the main roads with several Riversdale Road properties situated on larger allotments. The precinct derives part of its value as a Victorian-era precinct from its high degree of integrity. (Criterion D)

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

Grading and Recommendations

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

HAWTHORN

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	2	Manchester Street	Contributory	1909-1920
	4	Manchester Street	Contributory	1909-1920
	6	Manchester Street	Contributory	1909-1920
	8	Manchester Street	Non-contributory	Contemporary
	10	Manchester Street	Contributory	1909-1920
	12	Manchester Street	Contributory	1909-1920
	14	Manchester Street	Contributory	1909-1920
	16	Manchester Street	Contributory	1909-1920
	18	Manchester Street	Non-contributory	1909-1920 Contemporary
	20	Manchester Street	Contributory	1909-1920
	4	Manchester Street	Contributory	1909-1920
	3	Manchester Street	Contributory	1909-1920
	5	Manchester Street	Contributory	1909-1920
	7	Manchester Street	Contributory	1909-1920
	9	Manchester Street	Contributory	1909-1920
	11	Manchester Street	Contributory	1909-1920
	13	Manchester Street	Contributory	1909-1920
	15	Manchester Street	Contributory	1909-1920
	17	Manchester Street	Non-contributory	Contemporary
	19	Manchester Street	Non-contributory	Contemporary
	4	Marian Street	Non-contributory	Contemporary
	6	Marian Street	Contributory	1884-1901
	8	Marian Street	Contributory	1884-1901
	10	Marian Street	Contributory	1884-1901
	12	Marian Street	Contributory	1884-1901
	14	Marian Street	Contributory	1884-1901
	16	Marian Street	Non-contributory	c1900 much altered
	18	Marian Street	Non-contributory	Contemporary
	1	Marian Street	Contributory	1884-1901
	3	Marian Street	Non-contributory	Contemporary
	5	Marian Street	Non-contributory	Contemporary
	7	Marian Street	Non-contributory	Interwar
	7A	Marian Street	Non-contributory	Interwar
	9	Marian Street	Contributory	1884-1901
	11	Marian Street	Contributory	1884-1901
	13	Marian Street	Contributory	1884-1901
	15	Marian Street	Contributory	1884-1901
	17	Marian Street	Contributory	1884-1901
	19	Marian Street	Contributory	1884-1901
	21	Marian Street	Contributory	1884-1901
	137	Riversdale Road	Contributory	1901-1915
	139	Riversdale Road	Contributory	1901-1915
	141	Riversdale Road	Non-contributory	Contemporary
	143	Riversdale Road	Non-contributory	Contemporary
	147	Riversdale Road	Non-contributory	Contemporary
	149	Riversdale Road	Contributory	1901-1915
	151	Riversdale Road	Contributory	1901-1915
	2	Violet Grove	Contributory	1884-1901

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Name	Number	Street	Grading	Built Date
	4	Violet Grove	Contributory	1884-1901
	6	Violet Grove	Contributory	1884-1901
	8	Violet Grove	Contributory	1884-1901
	10	Violet Grove	Contributory	1884-1901
	12	Violet Grove	Contributory	1884-1901
	14	Violet Grove	Non-contributory	Contemporary
	16	Violet Grove	Non-contributory	Contemporary
	18	Violet Grove	Contributory	1884-1901
	20	Violet Grove	Contributory	1884-1901
	22	Violet Grove	Contributory	1884-1901
	1	Violet Grove	Contributory	1884-1901
	3	Violet Grove	Non-contributory	c1950
	5	Violet Grove	Non-contributory	c1950
	7	Violet Grove	Contributory	1884-1901
	9	Violet Grove	Contributory	1884-1901
	11	Violet Grove	Contributory	1884-1901
	13	Violet Grove	Non-contributory	Contemporary
	15	Violet Grove	Non-contributory	Contemporary
	17	Violet Grove	Contributory	1884-1901
	19	Violet Grove	Non-contributory	Contemporary
	21	Violet Grove	Non-contributory	Contemporary

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

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

Identified By
Context Pty Ltd

References
Age, as cited.
Argus, as cited.

HAWTHORN

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

City of Hawthorn rate books (RB), as cited.

Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Land Victoria, Certificates of Title (CT), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plans, as cited, State Library of Victoria.

McWilliam, Gwen 2001, 'Hawthorn History Walks: Burwood Park', Hawthorn Historical Society.

National Trust (NT) file no. B6806 '18 Yarra Grove Hawthorn'.

'Re-subdivision of Crown Portion 18 Parish of Boroondara' 1892, State Library of Victoria (SLV) map collection, accessed online 12 April 2017.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

'St James Park' 1888, State Library of Victoria (SLV) map collection, accessed online 12 April 2017.

HO146 Central Gardens Precinct Extension

Prepared by: Context Pty Ltd

Address: 2-30 & 1A-15 Malmsbury Street, Hawthorn

Name: HO146 Central Gardens Precinct extension	Survey Date: April 2017
Place Type: Residential	

Map of proposed extension:



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY EXISTING
- HERITAGE OVERLAY
- EXTENSION TO PRECINCT

HAWTHORN

Precinct Character and significance

The Central Gardens Precinct was identified by the 'Hawthorn Heritage Study' (M Gould, 1993), originally as a larger precinct that included Auburn Village (which now is a separate precinct, HO260). A half-page precinct citation is found in section 4.2.11 (page 88) of Volume 1 of that report, which addressed both parts of the proposed precinct. It is reproduced here:

*Central Gardens/Auburn Village Precinct.
Representative of the growth of Hawthorn as a Victorian -Garden Suburb 1856-1900, particularly the growth of Commercial Shopping centres, transport and Workers Cottages and associated Industrial area.*

The Auburn Road Shopping centre developed in direct response to the terminal railway station here. The railway and service activities required workers housing nearby and in turn these facilities generated the provision of a major formal park.

The Central Gardens/Auburn Road Precinct is significant at the State level for the exceptional, high quality, Victorian shopping precinct. At the local level it is significant for the illustration of workers housing, required to service the shopping centre and the railways and for the development of Municipal facilities at Central Park.

Common Characteristics

- *Generally small attached row houses or detached repetitive row house forms.*
- *Shops, large attached shop-and-dwelling form in repetitive units.*
- *Small front garden setbacks and small/no side setbacks to residences.*
- *No setbacks to shops.*
- *Small variable allotments.*
- *Driveways not generally used. Concealed car access from lanes.*
- *Fences to residences 1.2m - 1.4m high visually permeable.*
- *Residences single storey generally, two storey rarely.*
- *Shops, three storey or two storey.*
- *Roof forms secondary to wall features. Parapets or hipped roof forms generally slate or corrugated galvanised steel.*
- *Simple plan forms.*
- *Verandahs typical for residences. Posts supported verandahs to some shops now missing.*
- *Walls brick or render to shops. Generally weatherboard to houses.*
- *Timber windows.*

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

The Central Gardens Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- *The place is characterised by modest Victorian brick and timber workers' houses (either attached or detached), most dating from the 1880s and 1890s, some of which were constructed to accommodate employees working at the newly constructed railway terminal adjacent to Auburn Road. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.*
- *The place includes the Central Gardens parkland, demonstrating the practice of providing municipal facilities in areas of workers' housing.*

This is reflected in the current extent and valued buildings within the precinct. Central Park is the largest element of the precinct, and it is bordered to the north and east by rows of modest, mainly Victorian, dwellings. The precinct stretches east, nearly to Auburn Road, along Selbourne and Allen streets. Selbourne Street contains mainly single-fronted Victorian timber cottages as well as a few Edwardian attached dwellings. Allen Street has building only along the north side, facing the railway line to the south, which are mostly single-fronted Victorian timber cottages.

Extension character

Set between these two streets, running east from the park, is Malmsbury Street. In the 'Hawthorn Heritage Study' (Gould, 1993), a number of the house this street were given a 'C' grade (Contributory): numbers 3, 2 & 4, and 10-18. It appears that the double-fronted brick Victorian house once at No. 3 has been renumbered as No. 1.



Figure 1. Row of identical Victorian timber cottages at 10-18 Malmsbury Street, of the type seen on Selbourne and Allen streets in HO146. (Source: Context, 2017)

There is a semi-detached pair of brick double-fronted California Bungalows at Nos. 2 & 4, and a row of single-fronted timber Victorian cottages at Nos. 10-18 by a single builder of the type also seen on Selbourne and Allen streets in HO146. Note that the semi-detached houses at Nos. 2 & 4 are an example of the 'duplex Bungalow variants' noted as Contributory in the 2006 precinct statement of significance.

HAWTHORN



Figure 2. The unusual California Bungalow semi-detached pair at 2 & 4 Malmsbury Street. (Source: Context, 2017)

Malmsbury Street makes a jog to the south after No. 18. As shown on the 1903 MMBW plan, this is a remnant of the junction between the original, slightly skewed course of Malmsbury Street running west from Auburn Road and the later eastern half which has a wider and more regular path.

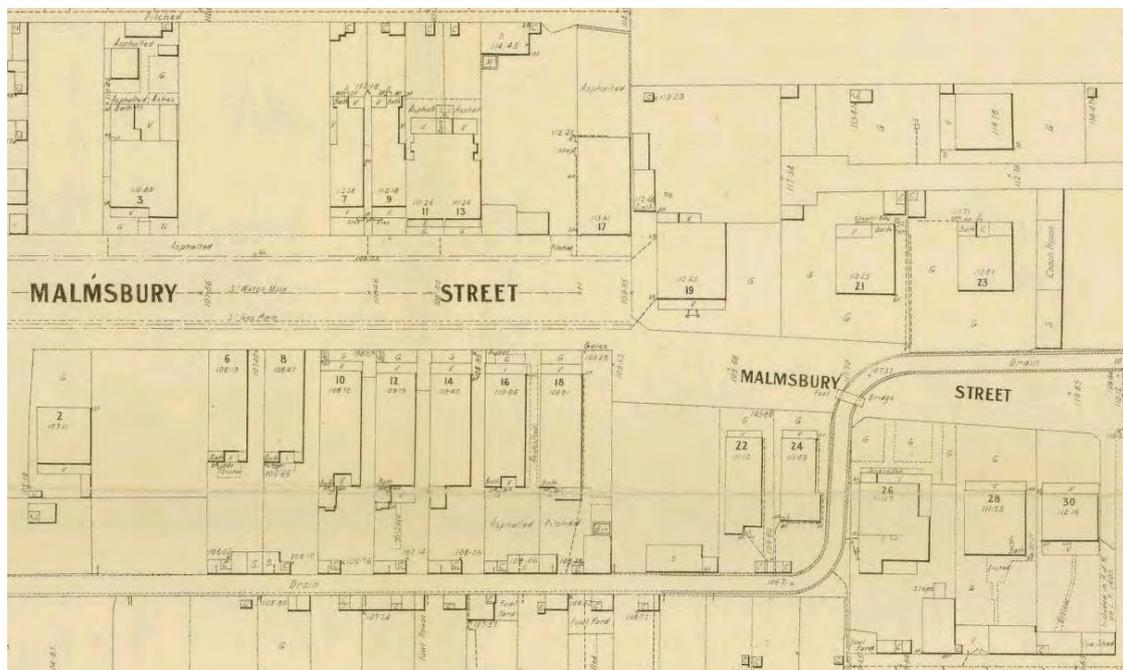


Figure 3. Malmsbury Street as recorded in 1903. Note the early houses at Nos. 26 & 28, and the open drain that ran between them (crossed by a footbridge). (Source: MMBW Detail Plan No. 1497, 1903)

Further to the east, where the street curves southward, there is a row of non-identical double-fronted timber houses at Nos. 20-28. Nearly all of them appear to have alterations to their verandah detail, either early in the 20th century or as recent restorations. The exception being the Edwardian double-fronted house at No. 20 (built shortly after the 1903 MMBW map). Of particular interest is the cottage at No. 26 whose rooflines suggest that it is an early house in the area (c1860s). By 1903, it already had two distinct wings: the two front rooms below the low-pitched transverse hipped roof, and behind it a larger space set beneath two parallel hips (there is also a more recent, two-storey extension behind this). The house beside it at No. 28 has a similar low-pitch hipped section at the front, and may have been built at the same time.



Figure 4. The early cottage (c1860s) at 26 Malmsbury Street. The front section with the very low hipped roof was built first, followed by the middle section with chimney (c1880s). The two-storey rear wing is recent. (Source: Context, 2017)

On the north side of Malmsbury Street, apart from the double-fronted brick house at No. 3, there is a group of Victorian single-fronted houses at Nos. 9-15. They comprise a bichrome brick semi-detached pair with a transverse gable roof and a pair of timber cottages that were once identical (No. 11 has lost its front verandah). The lack of a party wall between the roofs of Nos. 13 & 15 indicates that they were built prior to the mid-1880s, when stricter building regulations were imposed. There is also late 20th-century development on this side of the street, at Nos. 1-1A & 5-7, which has infilled allotments that were vacant in 1903.

HAWTHORN



Figure 5. Bichrome brick semi-detached pair at 13 & 15 Malmsbury Street, built prior to c1885 as indicated by the lack of a party wall dividing the roofs. (Source: Context, 2017)

Conclusion

In conclusion, the housing stock in the proposed precinct extension along Malmsbury Street contains a high percentage of houses that would be Contributory to HO146 Central Gardens Precinct: 17 out of a total 23 properties, or 74 percent. These houses are potentially Contributory as they fall under the two groups set out in the 2006 statement of significance: 'modest Victorian brick and timber workers' houses (either attached or detached)' and 'interesting examples of small scale and duplex Bungalow variants'. The early houses at Nos. 26 and 28 are of particular interest, as they predate most other development in the precinct, which dates from the 1880s and 1890s.

The Non-contributory property at 30 Malmsbury Street has been included in the proposed extension as it bridges the gap between the HO146 extension and HO260 Auburn Village Precinct. If in the Heritage Overlay, future development on this site can be managed while taking into account potential impacts on the two precincts.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Grading and Recommendations

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Central Gardens Precinct (HO146).

PRECINCT GRADINGS SCHEDULE*

Name	Number	Street	Grading	Built Date
	1A	Malmsbury Street	Non-contributory	
	1	Malmsbury Street	Contributory	C1880
	3	Malmsbury Street	Non-contributory	
	5	Malmsbury Street	Non-contributory	
	7	Malmsbury Street	Non-contributory	
	9	Malmsbury Street	Contributory	1880s
	11	Malmsbury Street	Contributory	1880s
	13	Malmsbury Street	Contributory	C1880
	15	Malmsbury Street	Contributory	C1880
	2	Malmsbury Street	Contributory	1920s
	4	Malmsbury Street	Contributory	1920s
	6	Malmsbury Street	Contributory	C1910
	8	Malmsbury Street	Non-contributory	
	10	Malmsbury Street	Contributory	1880s
	12	Malmsbury Street	Contributory	1880s
	14	Malmsbury Street	Contributory	1880s
	16	Malmsbury Street	Contributory	1880s
	18	Malmsbury Street	Contributory	1880s
	20	Malmsbury Street	Contributory	C1905
	22	Malmsbury Street	Contributory	C1880
	26	Malmsbury Street	Contributory	C1860s
	28	Malmsbury Street	Contributory	C1860s
	30	Malmsbury Street	Non-contributory	

* Does not include the gradings of properties within the original Central Gardens Precinct (HO146, Amendment L29 to the Hawthorn Planning Scheme, 1995). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

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

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

Identified By

Extension identified by Context Pty Ltd

References

M Gould, 'Hawthorn Heritage Study', 1993.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

MMBW Detail Plan No. 1497, 1903.

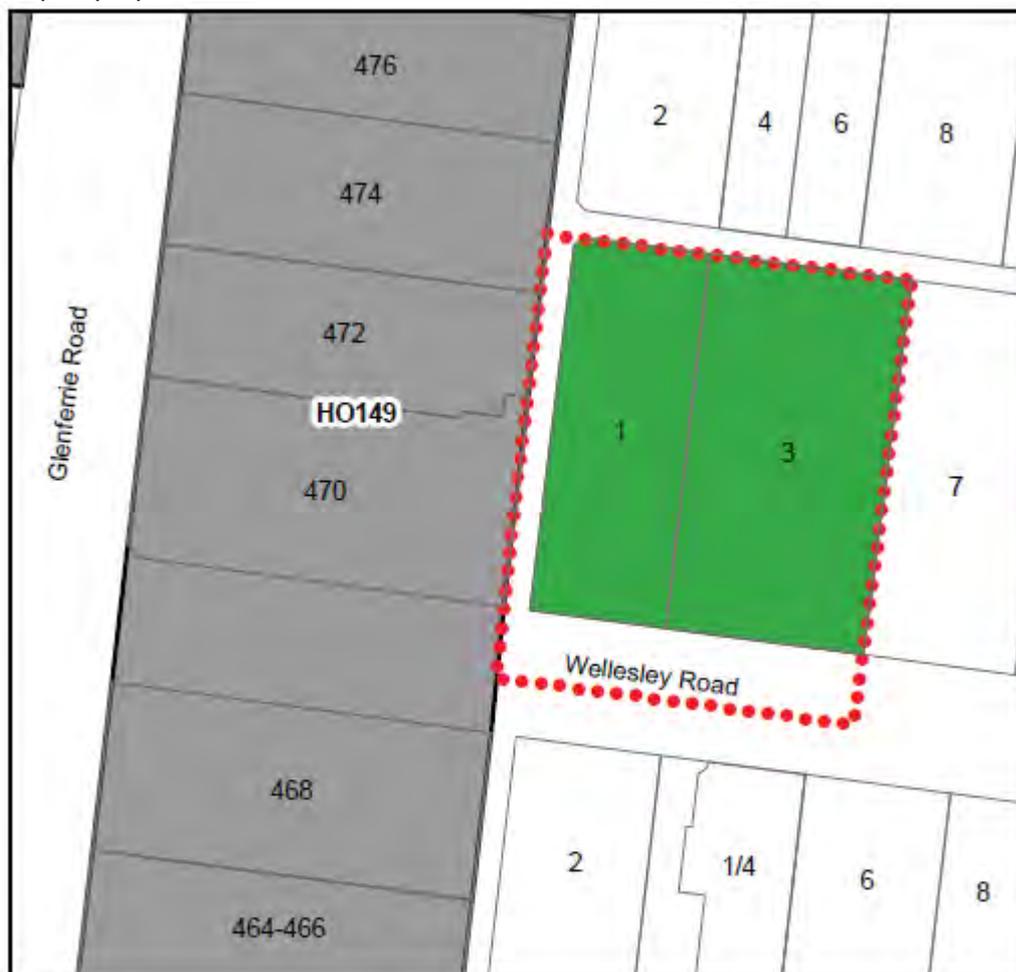
HO149 Glenferrie Hill Precinct Extension

Prepared by: Context Pty Ltd

Address: 1-3 Wellesley Road, Hawthorn

Name: HO149 Glenferrie Hill Precinct Extension	Survey Date: April 2017
Place Type: Residential	

Map of proposed extension:



GRADING

- CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

EXTENSION TO PRECINCT

HAWTHORN

Precinct Character and significance

The Glenferrie Hill Precinct was first identified by the 'Hawthorn Heritage Study' (M Gould, 1993), originally as a larger precinct that included the entire grounds of Scotch College on the west side of Glenferrie Road. As a site visit to the Scotch College grounds did not take place during the course of the heritage study, no description or assessment of significance was prepared for the precinct, then known as 'Scotch College/Glenferrie Road' with the subtitle 'Representative of Changing Patterns 1920-1990' (section 4.2.9, Vol. 1, page 87).

In the end, Scotch College was left out of the extent of the precinct, leaving as the precinct extent a long length of Glenferrie Road (from just south of Riversdale Road to Gardiner Road) and the north side of Callantina Road west of Glenferrie Road. Both areas contain residential development. This area was finally named the Glenferrie Hill Precinct. Note that in August 2017 an individual HO608 was introduced to 12 buildings within Scotch College through Amendment C183 to the Boroondara Planning Scheme.

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

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

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

Within the precinct, the interwar character becomes more pronounced travelling southward along Glenferrie Road, reflecting the general development pattern in this part of Hawthorn, where only the southernmost areas near Gardiners Creek were undeveloped in the early twentieth century. For example, there are three prominent 1930s flats buildings around the intersection with Wellesley Street:

- 'Netherton', 472 Glenferrie Road (Significant) – a four-storey block of flats built in 1929 in the Interwar Mediterranean Revival style.
- 'Kermith', 470 Glenferrie Road (Contributory) – two-storey blocks of flats, c. 1920s, in the Interwar Mediterranean Revival style. The building has two separate wings that are joined by single-storey garages: one facing Glenferrie Road and the other fronting on Wellesley Road.
- 468 Glenferrie Road (Contributory) – a two and three-storey block of flats of 1934 in the Moderne style. The main three-storey volume is set well back and best appreciated from Wellesley Road. The statement of significance for this property (M Gould, 1993) notes: *These substantial brick flats built in 1934 for Miss L.M. Brown are significant as one of a group of flats buildings constructed as investments near Scotch College in a prestigious section of Glenferrie Road. They illustrate the early years of high quality flat construction which continued up to World War 2.*

The large interwar blocks of flats are interspersed with detached housing of the same era, such as the attic bungalows at No. 476 and 478 Glenferrie Road.

Extension character

The proposed precinct extension to HO149 would continue along the north side of Wellesley Street, encompassing two additional properties on the east side of the rear wing of 'Kermith' flats (470 Glenferrie Road).

No. 1 Wellesley Road is a brick bungalow. It first appeared in the Sands & McDougall's Street Directory in 1918, occupied by an August J Tantau. The front façade is gable-fronted with a minor gable to the right-hand side containing a projecting bay. Walls are of red face brick, with timber shingles to the gable apexes, and wide eaves with expressed rafter tails and simple triangular brackets. Windows are six-over-one double-hung sashes with unpainted concrete lintels. The house appears to be highly intact externally, apart from apparent alterations to the attic window.



Figure 1. The early interwar bungalow at 1 Wellesley Road. (Source: Context, 2017)

Next door, at No. 3 is Glenard Flats, which first appeared in the Sands & McDougall's Street Directory between 1935 and 1938. Situated on a site that slopes up to the rear (north), the building is four-storeys high at the front, with the ground floor comprising a projecting block of garages.

Typical of the late 1930s, the walls are of clinker brick with red brick and Manganese brick bat (half brick) dressings, as well as cast-cement urn balusters and moulded render window surrounds. The roof is tiled and comprises a long hip with four dormers, two recessed balconies, and a large central stair tower that terminates in a large dormer with chamfered edges. Windows are six-over-one and small four-over-one double-hung sashes. The flats retain a matching low front brick fence, a block of three front garages, with a balustraded parapet, as well as more garages at the rear. Large Cypress trees frame its façade. Glenard Flats are hard to define stylistically, though a romantic French townhouse influence is discernible.

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Figure 2. Glenard Flats at 3 Wellesley Road. Note the original front brick fence and garages. (Source: Context, 2017)

Conclusion

The two properties in the proposed extension both date to the interwar period, so both correspond with the precinct's significance in representing 'the changing patterns of development from the second half of the nineteenth century through to the interwar period'. Both have been graded Contributory to the extended precinct.

Glenard Flats in particular can be considered part of 'a series of well-designed and visually striking interwar houses and flats' as noted in the statement of significance. Moreover, they correspond to the description in the 468 Glenferrie Road citation which states that those flats 'are significant as one of a group of flats buildings constructed as investments near Scotch College in a prestigious section of Glenferrie Road. They illustrate the early years of high quality flat construction which continued up to World War 2.'

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Grading and Recommendations

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Glenferrie Hill Precinct (HO149).

PRECINCT GRADINGS SCHEDULE*

Name	Number	Street	Grading	Built Date
	1	Wellesley Road	Contributory	1917
	3	Wellesley Road	Contributory	C1935-38

* Does not include the gradings of properties within the original Glenferrie Hill Precinct (HO149, Amendment L29 to the Hawthorn Planning Scheme, 1995). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

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

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

Identified By

Extension identified by Context Pty Ltd

References

M Gould, 'Hawthorn Heritage Study', 1993.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

Sands & McDougall's Street Directories, as cited.

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HO164 Leslie Street Precinct Extensions

Prepared by: Context Pty Ltd

Address: 198-218 Auburn Road (Area 1); and 1-17 & 6-12 Edlington Street & 168-178 Auburn Road (Area 2), Hawthorn

Name: HO164 Leslie Street Precinct Extensions	Survey Date: April 2017
Place Type: Residential	

Maps of proposed extensions:

Area 1



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- EXTENSION TO PRECINCT

Area 2



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- EXTENSION TO PRECINCT

Precinct Character and significance

The Leslie Street Precinct is very large and comprises almost the entire area between Burwood Road, Glenferrie Road, Auburn Road and The Boulevard. This is a ‘super precinct’ that was originally identified and assessed as three parts in the ‘Hawthorn Heritage Study’ (M Gould, 1993). From north to south they were: The Civic Precinct (along the axes of Burwood Road and Oxley Road), Urquhart Street Precinct (along Swinburne Avenue, Urquhart Road, and The Boulevard); and Leslie Street Precinct (just Leslie Street, at the south-east corner of the super-precinct). The three sections are of a contrasting character as the Urquhart Estate at the centre was developed in the interwar period, dividing the Victorian and Federation development in the Civic Precinct and Leslie Street.

The assessment of the Civic Precinct (M Gould, 1993, Vol 1, page 85) summarises it as follows: *Representative of the early years of Settlement 1835-1855, the growth of Hawthorn as a Victorian Garden Suburb 1856-1900, particularly local government and the Growth of the town and growth of Commercial Shopping Centres; and Edwardian Prosperity 1901-1919.*

Among the Civic Precinct’s ‘common characteristics’ are: *Generally detached, sometimes attached residences, sprinkled between churches and other civic facilities ... Shops generally two storey. Houses single storey generally ...*

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The Urquhart Street Precinct (M Gould, 1993, Vol 1, page 86) is noted as:
Representative of changing patterns 1920-1930. Its history is presented as follows:

The Urquhart Street area remained in the ownership of the family of the first purchaser until 1919, and was leased for agricultural purposes. Subdivision of the last substantial landholding in Hawthorn in 1919 sought to continue the established Hawthorn garden suburb image. It protected the character of the new residential area with covenants requiring: minimum 30 feet garden setbacks, 10 feet between houses, and only private dwellings. Council reinforced these by proclaiming the subdivision a "brick area" and prohibiting iron roofs.

The section of the 'common characteristics' of the precinct includes: single detached residences. Due to the covenants on this subdivision, no semi-detached dwellings were permitted.

A consolidated statement of significance was prepared for what is now known as the Leslie Street Precinct (HO164) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

The Leslie Street Precinct, Hawthorn, which includes both Leslie Street and the Urquhart Estate and Oxley Road precincts, is an area of heritage significance for the following reasons:

- *The place illustrates most of the significant development phases affecting Hawthorn including the early years of settlement (1835-1855), the growth of Hawthorn as a Victorian garden suburb, the Federation-era prosperity of 1901-1919; and interwar concepts of the garden suburb.*
- *The place contains a number of individually significant buildings exemplifying High Victorian and Italianate design, the Federation style in its formative phase, and a series of characteristic interwar designs.*
- *Individually significant buildings in the Oxley Road precinct include institutional buildings such as St Columbs Church, Auburn Uniting Church and its accompanying buildings, and notable houses including Terrick Terricks and Auburn House.*
- *The place has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, with homogeneous concentrations of style in several streets. The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Lyall Street. Oxley Road, Elmie and Goodall Streets have a good variety of Victorian and Federation houses. Leslie Street is a homogeneous run of 1880s workers' cottages, and Minona Street has a relatively intact group of small late interwar housing units.*
- *Through the road layout, the footpaths transecting parts of the precinct, the broad street lawns in the Urquhart Estate component, mature street trees and other landscape features, and concrete road paving (Swinburne Avenue), the place clearly demonstrates the application of the 'garden suburb' ideal as variously interpreted in the later nineteenth century, Federation and inter-war periods. In Hawthorn the precinct compares interestingly with its primarily Victorian and Federation predecessor, the Grace Park Estate (HO152). The Urquhart Estate component (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to be subdivided for residential purposes (in 1919).*

Extension character of Area 1

There are two distinct areas proposed as extensions to the large HO164. As they are different in character as well as geographically separated, they will be discussed individually.

The first area proposed as a precinct extension is on the east side of the current HO164 precinct: 198-218 Auburn Road.

This row of residential buildings includes: three Victorian houses at Nos. 202-206 Auburn Road (see MMBW plan, below); two Edwardian villas at Nos. 198 & 200 Auburn Road and a semidetached pair at Nos. 208 & 210 Auburn Road; as well as three interwar villas at Nos. 212, 216 & 218 Auburn Road. There is a very new two-storey house at No. 214 Auburn Road (Non-contributory).

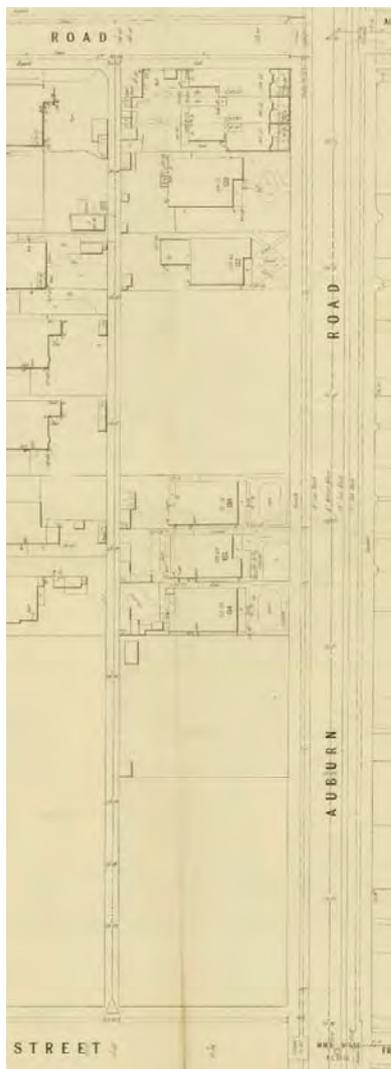


Figure 1. The section of Auburn Road north of Urquhart Street in 1903. By this time, only 186-194 Auburn Road (at top, in the HO164 precinct already) and 202-206 Auburn Road (part of precinct extension) had been built. (Source: MMBW Detail Plan No. 1503 of 1903)

The precinct extension adjoins the HO164 precinct to the north, at 186-196 Auburn Road. The two-storey terrace row at Nos. 186-190 and the two villas at Nos. 192 & 194 (double and single-storey) date from the Victorian era, while the southernmost house – at No. 196 – is a single-storey Edwardian villa.

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The housing stock in the proposed precinct is very similar in type and quality to that in the existing precinct boundaries. The bichrome brick Italianate villas at Nos. 202-206 are of particular note. Two of the Edwardian dwellings – Nos. 200 and 208 – have been altered, but are still recognisable as dwellings of that era.



Figure 2. One of the three Victorian villas, at 202 Auburn Road. (Source: Context, 2017)

The south end of the extension was subdivided as part of the Urquhart Estate (L.P. 8025). These blocks are larger and the houses are interwar bungalows with generous side setbacks, in keeping with the covenanted requirements. The three surviving houses are masonry with tiled roofs, also as required, with an Arts & Crafts influenced roughcast render finish to the houses at Nos. 212 & 218.



Figure 3. Arts & Crafts Bungalow at 216 Auburn Road. (Source: Context, 2017)

Note that properties to the south between Urquhart and Leslie streets, 226-254 Auburn Road, were also considered as a possible part of the HO164 precinct extension. They comprise three pairs of semi-detached interwar shops at 226-236 Auburn Road, as well as a row of semi-detached California Bungalows that are massed below a single gable-fronted roof at 238-248 Auburn Road, and two detached brick bungalows at 250 and 252 Auburn Road. The final shop at 254 Auburn Road is contemporary.

While the interwar era of this row of shops and residences corresponds with the development period of the adjoining Urquhart Estate, subdivided in 1919, it sits outside the subdivision proper and has a noticeably different character. In particular, the requirement for detached single-family houses with 10-foot (3-metre) setbacks between buildings does not extend to this part of Auburn Road. Looking at the current (2006) statement of significance for the consolidated HO164 precinct, the properties at 226-254 Auburn Road do not 'demonstrate the application of the "garden suburb" ideal' like the Urquhart Estate. For this reason, they have not been included in the proposed precinct extension.

Extension character of Area 2

The second area proposed as an extension is at the north-east corner of the existing precinct: 1-17 & 6-12 Edlington Street and 170-178 Auburn Road. This area adjoins the HO164 Leslie Street Precinct to the south and west (14-16 Edlington Street and 184 Auburn Road), and also HO220 Auburn Village Precinct at the north (574-590 Burwood Road). As the proposed extension is predominantly residential, it is a more logical extension to HO164, whose character is primarily residential with some commercial.

At the north end of the precinct extension is a bluestone pitched laneway, running east-west. It was built as part of the nineteenth-century commercial development along Burwood Road, though it also serves properties in the precinct extension.

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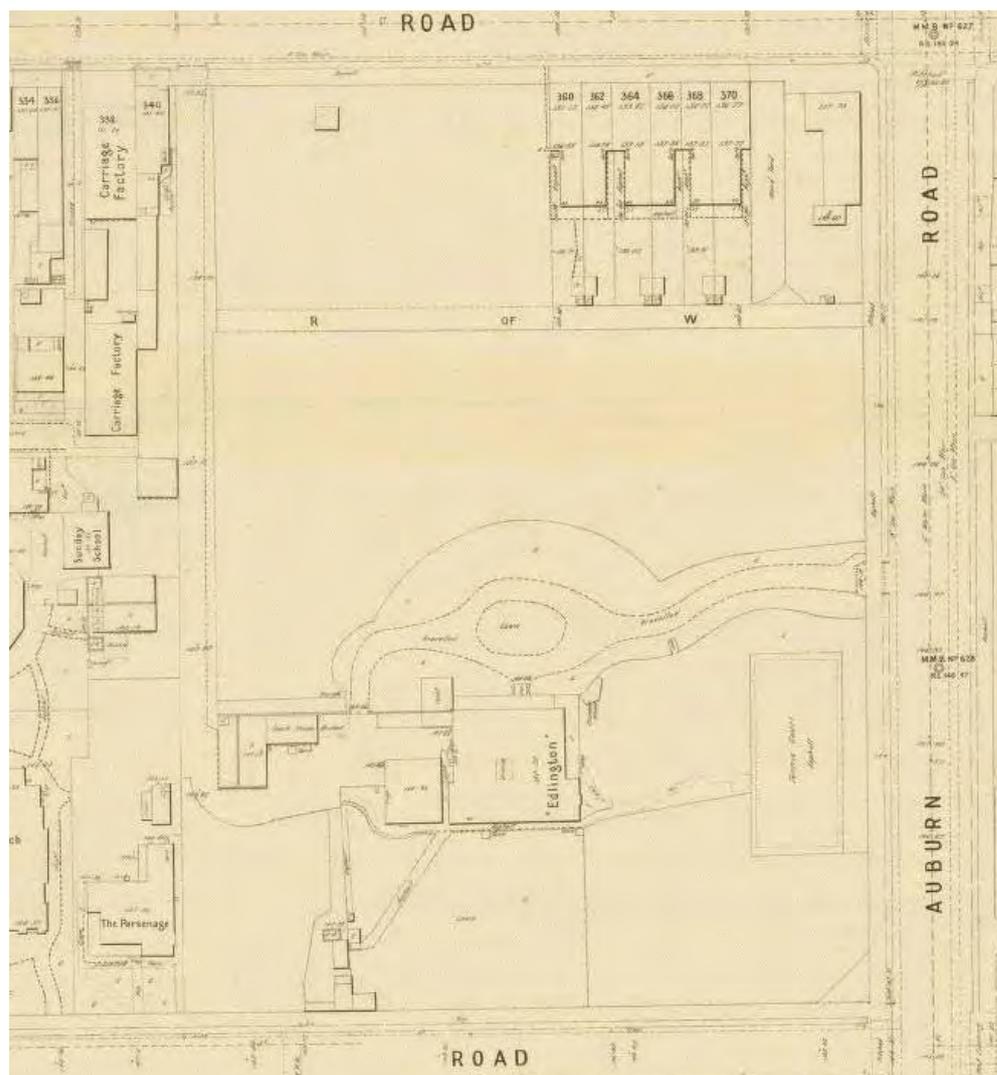


Figure 4. The area encompassing the proposed precinct extension to the west of Auburn Road as it was in 1903. The bluestone laneway is visible near the top, behind the row of commercial buildings on Burwood Road. The current Edlington Street roadway corresponds approximately with the serpentine drive leading to ‘Edlington House’. (Source: MMBW Detail Plan No. 1502, 1903)

Edlington Street was formed on the site of the entrance drive to the substantial ‘Edlington House (demolished)’, which is depicted on the 1903 MMBW Detail Plan No. 1502. The street was created around 1910, with all eight dwellings on the north side of the street listed in the 1912 Sands & McDougall’s Street Directory. ‘Edlington House’, occupied by Robert Cochrane, was still the only occupant on the south side. The houses on the north side of the street comprise three Queen Anne semi-detached pairs and one detached villa (No. 1), all of which have repeating roof forms and decorative details that suggest they are the work of a single designer-builder. No. 7 was originally part of this group, but was demolished in 2016.



Figure 5. Queen Anne semi-detached pair of c1910 at 9 & 11 Edlington Street. (Source: Context, 2017)

It was not until the late interwar period that the south side of Edlington Street was developed, presumably shortly after the mansion was demolished. Between 1938 and 1942, Winton Flats (No. 2-6 Edlington Street), Edlington Court Flats (No. 8) and a brick semi-detached pair (Nos. 10 & 12) were built, as well as Cliveden Manor Flats at the east end (178 Auburn Road). All but Edlington Court were constructed of clinker brick, as was typical of the time. Edlington Court Flats is of red face brick with brown manganese brick banding. All of them have tiled hipped roofs and timber double-hung sash windows with a variety of details. In keeping with their very late 1930s date, they are all rather austere with little applied ornament. Cliveden Manor, at the corner of Auburn Road, is the largest and most interesting particularly in its complex plan form with multiple angled bays projecting to the north, south and east sides.

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Figure 6. Aerial view of Cliveden Manor, 178 Auburn Road. Note the complex hipped roof form. (Source: Google Maps, 2017)

The development on Auburn Road to the north of Edlington Street began at the same time as the adjoining north side of the new street. The 1915 Sands & McDougall's Street Directory shows all three properties built and occupied, with a dressmaker's at No. 168, a fishmonger's at No 172, and a surgical dentist at No. 176. All three properties also served as residences. These three buildings illustrate the various types of commercial built forms popular in the early twentieth century, with a standard commercial two-storey building at No. 168 (residence upstairs), a bungalow with shopfront projecting from the façade at No. 172, and a fully integrated residence and surgery at No. 176 as was typical of doctor's and dentist's surgery-residences.



Figure 7. The bungalow with shop at the front, 172 Auburn Road. (Source: Context, 2017)

Conclusion

The Victorian, Edwardian and Interwar villas and semi-detached dwellings in the Area 1 precinct extension – at 198-218 Auburn Road – comprises an area that is geographically and physically in keeping with the properties that contribute to the existing HO164 precinct.

In keeping with the 2006 precinct statement of significance, the extension contains 'particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s'. The southern section (Nos. 212-218) is an original part of the Urquhart Estate and contains the houses types that characterise that subdivision.

The Edwardian dwellings on the north side of Edlington Street, the late Edwardian shop-residence buildings on Auburn Road (Nos. 168-176), and the late interwar flats and duplex on the south side of Edlington Street (incorporating 178 Auburn Road on the corner) in the Area 2 precinct extension comprises an area that is geographically and physically in keeping with the properties that contribute to the existing HO164 precinct.

Together, they correspond with the 2006 precinct statement of significance, containing a 'particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s'.

The semi-detached house form is seen elsewhere in the HO164 precinct, including rows of 1930s semi-detached houses at 472-482 and 528-538 Burwood Road (plus 2 Hepburn Street) and 1-13 Minona Street (plus 4 Hepburn Street), all of which are Contributory to the precinct.

Flats developments are not addressed in the precinct statement of significance and are not common in this area, though the other intact example of 1930s flats at 2A Lyall Street are graded Contributory to the HO164 precinct.

The buildings at 168-176 Auburn Road illustrate the transition from the commercial Auburn Village to the residential areas to the south of it. The northernmost building, No.168, has a typical two-storey shop-residence form, though with larger side setbacks,

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while the former dentist's surgery at No. 176 is indistinguishable from purely residential bungalows of the 1910s.

Grading and Recommendations

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Leslie Street Precinct (HO164).

PRECINCT GRADINGS SCHEDULE*

Name	Number	Street	Grading	Built Date
	168	Auburn Road	Contributory	C1910
	172	Auburn Road	Contributory	C1914
	176	Auburn Road	Contributory	C1914
Cliveden Manor Flats	178	Auburn Road	Contributory	C1938-41
	198	Auburn Road	Contributory	C1910
	200	Auburn Road	Contributory	C1915
	202	Auburn Road	Contributory	C1880
	204	Auburn Road	Contributory	C1880
	206	Auburn Road	Contributory	C1880
	208	Auburn Road	Contributory	C1915
	210	Auburn Road	Contributory	C1915
	212	Auburn Road	Contributory	C1930
	214	Auburn Road	Non-contributory	
	216	Auburn Road	Contributory	C1925
	218	Auburn Road	Contributory	C1920
	1	Edlington Street	Contributory	C1910
	3	Edlington Street	Contributory	C1910
	5	Edlington Street	Contributory	C1910
	7	Edlington Street	Non-contributory	
	9	Edlington Street	Contributory	C1910
	11	Edlington Street	Contributory	C1910
	13	Edlington Street	Contributory	C1910
	15	Edlington Street	Contributory	C1910
	17	Edlington Street	Contributory	C1910
Winton Flats	2-6	Edlington Street	Contributory	C1938-41
Edlington Court Flats	8	Edlington Street	Contributory	C1938-41
	10	Edlington Street	Contributory	C1938-41
	12	Edlington Street	Contributory	C1938-41

* Does not include the gradings of properties within the original Leslie Street Precinct (HO164, Amendment L29 to the Hawthorn Planning Scheme, 1995). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No, except for vicarage building of St Columbs Church at 448 Burwood Road, Hawthorn
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Extension identified by Context Pty Ltd

References

M Gould, 'Hawthorn Heritage Study', 1993.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

MMBW Detail Plans Nos. 1502 & 1503, 1903.

Sands & McDougall's Street Directories, as cited.

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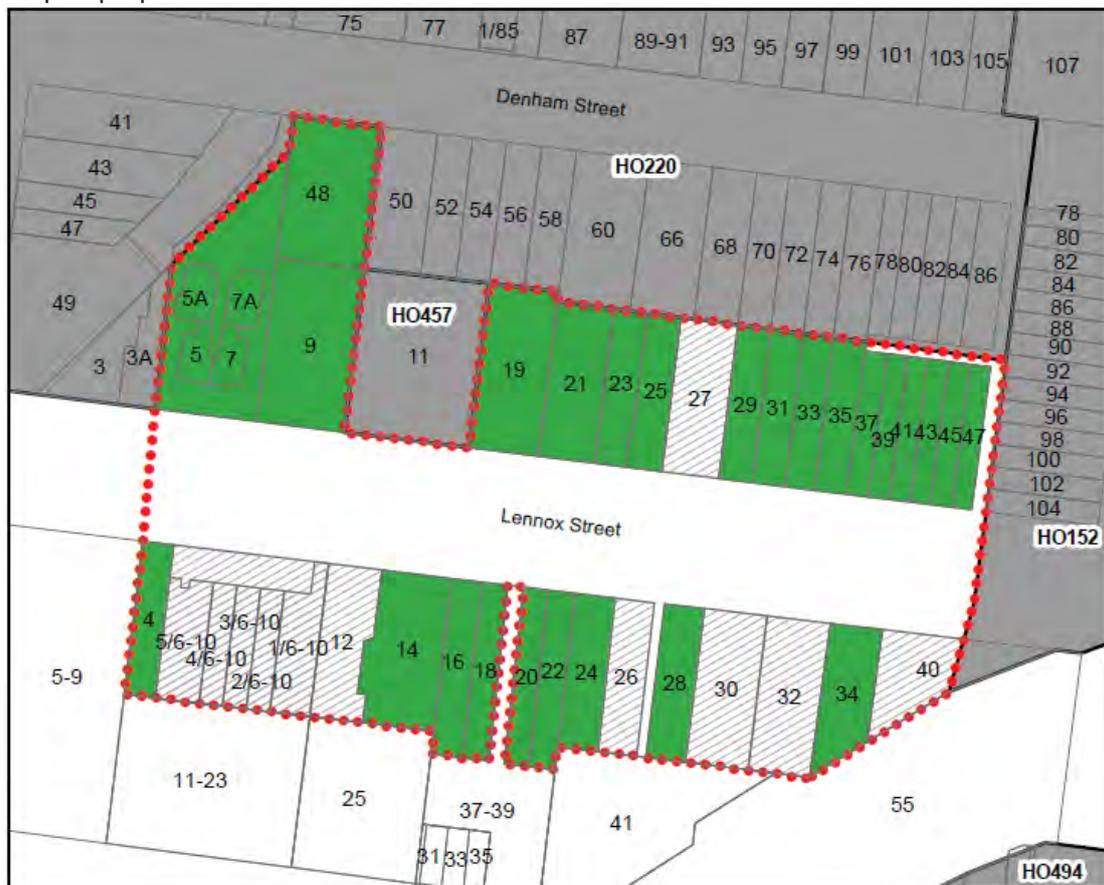
HO220 West Hawthorn Precinct Extension

Prepared by: Context Pty Ltd

Address: 5-47 & 4-40 Lennox Street, Hawthorn

Name: HO220 West Hawthorn Precinct Extension	Survey Date: April 2017
Place Type: Residential	

Map of proposed extension:



Precinct character and significance

The West Hawthorn Precinct was identified by the 'Hawthorn Heritage Study' (M Gould, 1993). A half-page precinct citation is found in section 4.2.6 (pages 84-85) of Volume 1 of that report, which is reproduced here:

West Hawthorn Precinct.

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

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

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

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

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

- The place is a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. Connell and Mason Streets have a good proportion of brick residences, while College, Fashoda, Spencer Streets have a higher concentration of timber workers' cottages.*
- The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly the use of the garden suburb ideal through the incorporation of parkland in order to improve the amenity of workers housing.*
- The precinct also includes a mix of late Federation and interwar houses and flats.*

This is reflected in the current extent and valued buildings within the precinct, which are predominately modest Victorian-era houses of brick and timber, some of which are quite early (1850s or '60s), with Edwardian and interwar houses and flats scattered among them.

The current boundary of HO220 West Hawthorn Precinct is adjacent to the proposed precinct extension with interwar flats at 3-3A Lennox Street adjoining the proposed extension, as well as Victorian and Edwardian houses at 50-86 Denham Street.

To the east the extension borders on HO152 Grace Park & Hawthorn Grove Precincts at 78-104 Elgin Street. The main focus of this precinct is the Federation-era development in the curvilinear Grace Park subdivision, and the Victorian-era development to its north (Hawthorn Grove). It is not clear from the precinct description in 'Hawthorn Heritage Study' (M Gould, 1993) or the 2006 statement of significance why it has been extended to the west of Power Street as far as Elgin Street (bordering HO220 West Hawthorn Precinct).

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Extension character

The buildings in the proposed extension along Lennox Street, west of Elgin Street, comprise a mix of housing types – from timber cottages and brick houses, to terrace rows and flats – and built dates among the Contributory properties ranging from the 1850s to the outbreak of World War II.

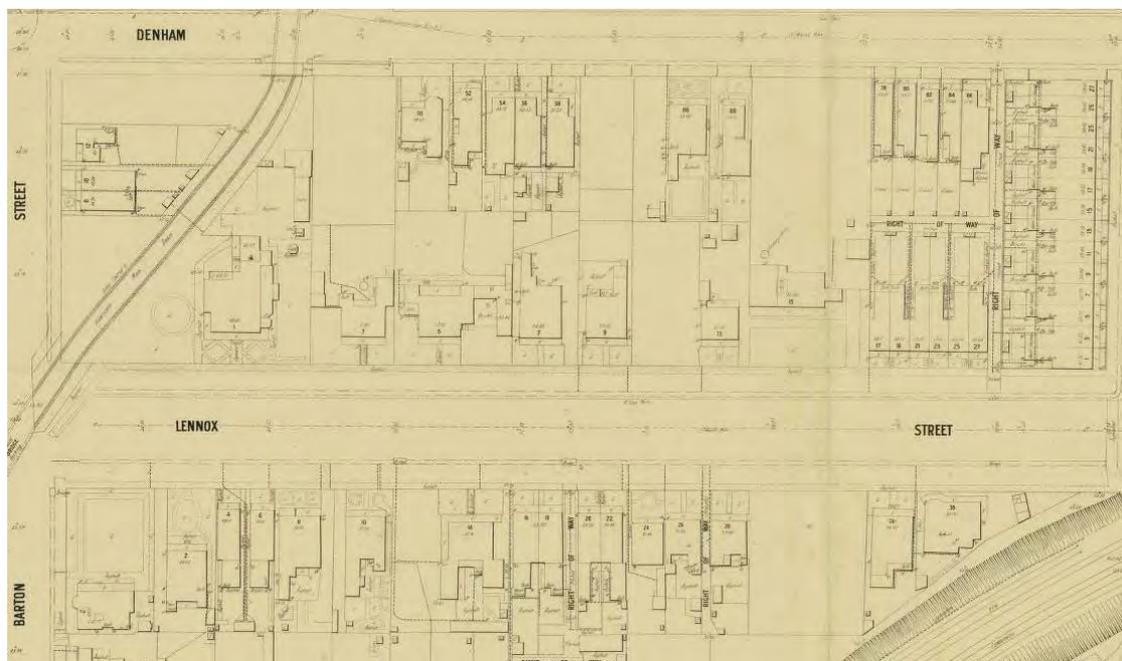


Figure 1. Lennox Street and the south side of Denham Street in 1901. About two-thirds of the nineteenth-century dwellings shown on Lennox Street survive to the present day. (Source: MMBW Detail Plan No. 1083, 1901)

The Victorian-era dwellings in the extension include two early timber cottages at Nos. 14 and 24.; ~~with No. 14 believed by the Hawthorn Historical Society to have been~~ built in the [mid-1850s for Major Charles Newman, making it the oldest surviving house in the original Hawthorn village block. The two dormer windows at the front of the hipped roof were added in the 1980s \(Pers. Comm., Hawthorn Historical Society, 2017\).](#)



Figure 2. **Early-1850s** house at 14 Lennox Street with a high hipped roof indicating a Georgian influence. (Source: Context, 2017)

There are also two pairs of semi-detached brick houses at Nos. 16-22 that have a shared hipped roof, not divided by a central party wall, indicating a pre-1885 date. There are other brick and timber Victorian houses at Nos. 4, 19, 21, 28 & 34, and a late-1880s single-storey terrace at Nos. 37-47 (the work of the same builder as the two-storey terrace around the corner at 78-104 Elgin Street in HO152). [‘Ventnor’ at No. 34 was built in 1883 as the home of Charles Baker, who was a councillor and mayor of Hawthorn in 1872-73. He had a shop in Burwood Road to the rear of his home \(Pers. Comm., Hawthorn Historical Society, 2017\).](#) The intactness of the Victorian dwellings is good to fair, with many alterations to verandah detail and a few to windows. This level of intactness is superior to much of what is seen among nineteenth-century houses in the current extent of HO220, for example those to the north on Denham Street.

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Figure 3. Single-storey late 1880s terrace at 37-47 Lennox Street. (Source: Context, 2017)

There is a lesser amount of Edwardian development, along the north side of Lennox Street. These include a large brick villa at No. 9 and two semi-detached pairs at Nos. 29-35. The semi-detached dwellings are particularly attractive, with paired half-timbered gables and large round-arched front windows. The pair at Nos. 29-31 are identical in design to 70-76 Denham Street at the rear, and the whole group was clearly built as a single development. The Denham Street pairs are Contributory to HO220 West Hawthorn Precinct.



Figure 4. Edwardian semi-detached dwellings at 29-31 Lennox Street. (Source: Context, 2017)

Interwar dwellings on Lennox Street are the smallest in number, most of which are already in the Heritage Overlay. The late 1930s brick two-storey maisonettes at 3-3A Lennox Street are Contributory in HO220, and Lennox Court flats at 11 Lennox Street, built in 1939-40, have an individual HO (HO457).

The only interwar dwellings not yet in the Heritage Overlay are the group of four single-storey flats at 5-7A Lennox Street, built of dark brown manganese bricks and massed to look like a semi-detached pair (the last two flats are hidden at the rear).



Figure 5. The flats at 5-7A Lennox Street, built c1935-38. Nos. 5 & 7 comprise the front semi-detached pair with Nos. 5A & 7A to the rear (No. 7A just visible at far right). (Source: Context, 2017)

On Denham Street there is a single property currently left outside the HO220 precinct boundaries: Denham Court Flats at 48 Denham Street. This L-shaped block of red-brick flats were listed in the 1942 Sands & McDougall's Street Directory, so are interwar in date.

Conclusion

In the proposed Lennox Street part of the extension, there are 26 dwellings fronting the street that would be Contributory to HO220 West Hawthorn Precinct plus one that would be Significant (11 Lennox Street, HO457), and 11 that would be Non-contributory. This is an overall 71 percent of properties that are Contributory or Significant. As noted above, their intactness is comparable or better than those seen in the existing HO220 Hawthorn West Precinct.

The proposed Contributory (and Significant) buildings correspond with the categories set out in the HO220 statement of significance: 'brick and timber Victorian worker's cottages and modest residences' and 'a mix of late Federation and interwar houses and flats'. The early houses at 14 and 24 Lennox Street are of particular interest.

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Grading and Recommendations

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the West Hawthorn Precinct (HO220).

PRECINCT GRADINGS SCHEDULE*

Name	Number	Street	Grading	Built Date
	48	Denham Street	Contributory	C1938-41
	5	Lennox Street	Contributory	C1940
	5A	Lennox Street	Contributory	C1940
	7	Lennox Street	Contributory	C1940
	7A	Lennox Street	Contributory	C1940
	9	Lennox Street	Contributory	C1905
Lennox Court	11	Lennox Street	Significant (HO457)	1939-40
	19	Lennox Street	Contributory	C1885
	21	Lennox Street	Contributory	C1885
	23	Lennox Street	Contributory	C1935
	25	Lennox Street	Contributory	C1935
	27	Lennox Street	Non-contributory	
	29	Lennox Street	Contributory	C1910
	31	Lennox Street	Contributory	C1910
	33	Lennox Street	Contributory	C1910
	35	Lennox Street	Contributory	C1910
	37	Lennox Street	Contributory	C1890
	39	Lennox Street	Contributory	C1890
	41	Lennox Street	Contributory	C1890
	43	Lennox Street	Contributory	C1890
	45	Lennox Street	Contributory	C1890
	47	Lennox Street	Contributory	C1890
	4	Lennox Street	Contributory	C1885
	6-10	Lennox Street	Non-contributory	
	12	Lennox Street	Non-contributory	
	14	Lennox Street	Contributory	C1850s
	16	Lennox Street	Contributory	C1880
	18	Lennox Street	Contributory	C1880
	20	Lennox Street	Contributory	C1880
	22	Lennox Street	Contributory	C1880
	24	Lennox Street	Contributory	C1860s
	26	Lennox Street	Non-contributory	
	28	Lennox Street	Contributory	C1870s
	30	Lennox Street	Non-contributory	
	32	Lennox Street	Non-contributory	
	34	Lennox Street	Contributory	C1885
	40	Lennox Street	Non-contributory	

* Does not include the gradings of properties within the original West Hawthorn Precinct (HO220, Amendment L29 to the Hawthorn Planning Scheme, 1995). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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

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

Identified By

Extension identified by Context Pty Ltd

References

M Gould, 'Hawthorn Heritage Study', 1993.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

MMBW Detail Plan No. 1083, 1901.

Sands & McDougall's Street Directories, as cited.

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Ardene Court Flats

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 11 Ardene Court, Hawthorn

Name: Ardene Court Flats	Survey Date: March 2017
Place Type: Residential	Architect: Klaus (Nick) Veltjens
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1960

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats. By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress Press*, claimed on 22 June that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69-70 and *Victorian Places* 2015).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn:

... there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

Melbourne's first purpose-built residential flats appeared in the 1910s and coincided with the increase in public transport networks. Interest in flat building occurred in the early

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1920s, however relatively few blocks of flats were constructed in Boroondara and those that were, were situated in the City of Hawthorn (Built Heritage 2012:145).

The next wave of interest in flat building came in the post-war period, where the housing shortage prompted a demand for new flats in many parts of the metropolitan area. Within the City of Boroondara this wave of building centered in the former City of Hawthorn, where it likely continued from the pre-war boom. As noted in the *Hawthorn Heritage Study*, the developing area south of Riversdale Road was a particular notable centre for this type of development (Built Heritage 2012:146).

Broadly speaking, the residential flats erected in Hawthorn from the late 1940s to the early 1960s were indeed of high quality. Some of Melbourne's leading modern architects designed flats in the area during that period, including Roy Simpson, Frederick Romberg, Horace Tribe, Bernard Slawik, Anatol Kagan and Gerd & Renate Bock. Hawthorn's apartment boom continued through the later 1960s, including some notable examples by architects such as Charles Duncan and Whitford & Peck and into the following decade (Built Heritage 2012:146; Context, Citation for 4 Grattan St).

Ardene Court was created in 1960 (*Age*, 16 March 1960:32) with the subdivision of a neighbouring property to what is now 4 Ardene Court (formally 66 Wattle Road and once known as Weinberg Road), and much of no. 66's extensive grounds to the south of the residence (Citation for HO431).

The site was developed in two stages in the same year, with the eastern block first, and the western more angular building later in 1960-61. The architect was K.J. Veltjens of Forest Hill, for Innovation Development Pty Ltd. The properties were sold as 'model flats and maisonettes' with 'sun balconies and private gardens' on separate titles in Ardene Court, in 1961 (*Age*, 8 April 1961; *Age*, 23 September 1961).

Klaus (Nick) Veltjens

Klaus, also known as Nick, Veltjens, was born in Germany, studied architecture at Braunschweig Technical University and migrated to Australia in 1951. He was a member of the R.A.I.A and also worked for the R.A.I.A. Renovator Service in the 1980s (*Age*, 12 May 1984:169). Among his other projects were the Springvale Regional Library, a shopping centre at Mount Eliza, and numerous residential projects and home extensions. The flats and maisonettes at 11 Ardene Court were among his early projects before he established his own practice in 1980 (Veltjens 2012).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

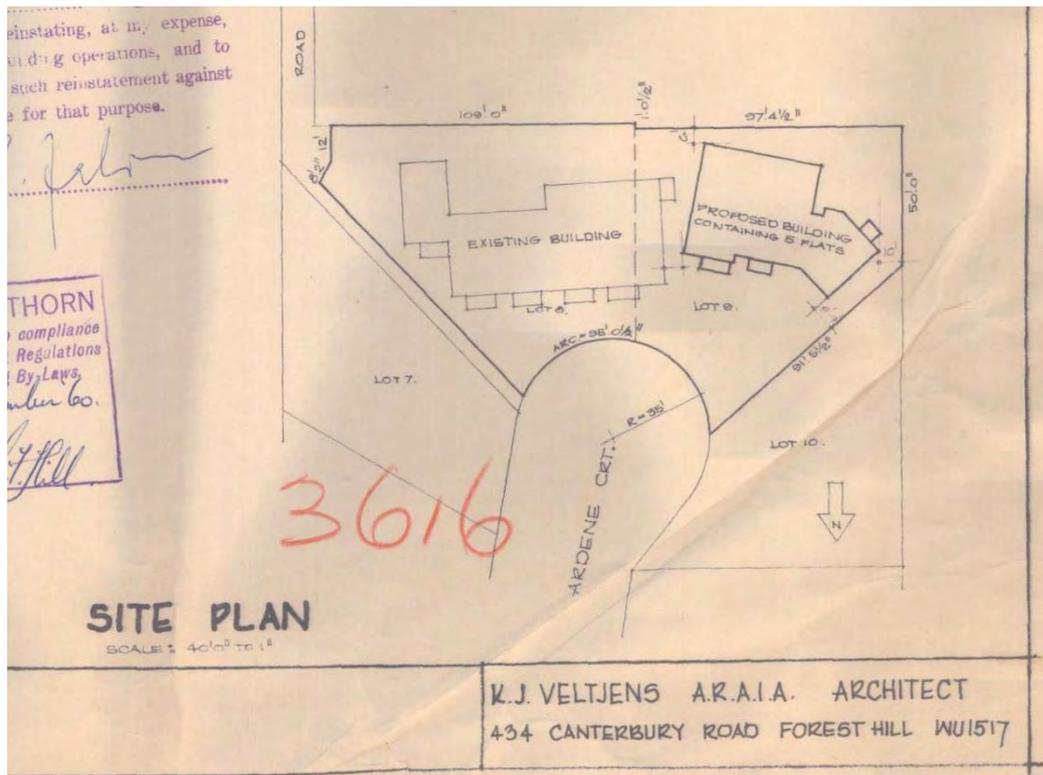


Figure 1. Site Plan in November 1960 showing existing and proposed buildings. (Source: City of Borroondara)

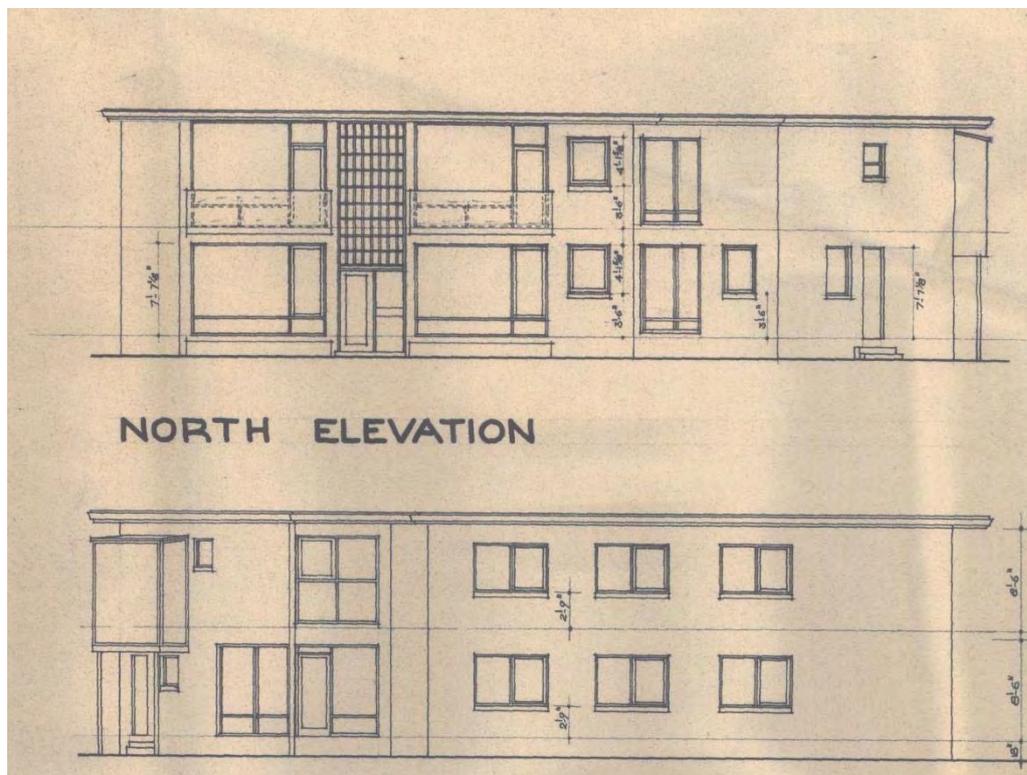


Figure 2. North and south elevations of the west block. (Source: City of Borroondara)

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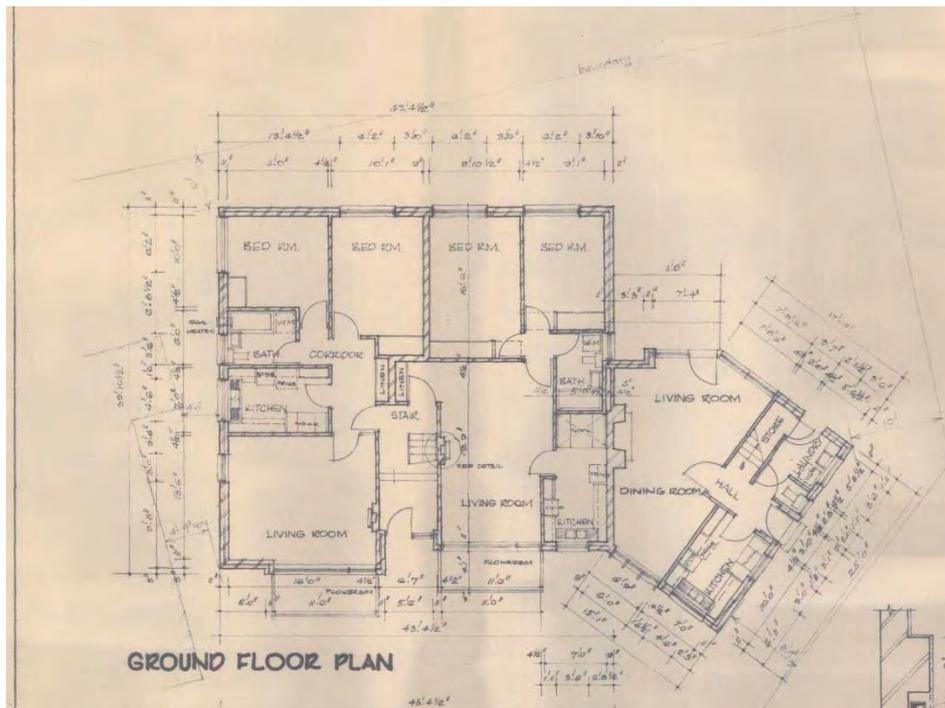


Figure 3. Ground floor plan of the west block. (Source: City of Boroondara)

Description & Integrity



Figure 4. Blocks of flats and maisonettes at 11 Arden Court. (Source: Google Maps.)

11 Arden Court comprises two blocks of flats and maisonettes situated at the top of the court bowl on a truncated triangular lot. The larger block sits in front of the smaller block and runs parallel with the street edge. The smaller block is sited in the southwest corner at a subservient angle to the main building, and is itself kinked to relate to the site context.

The two buildings match each other in architectural style, form and scale. Both present to the street with a two-storey form and a flat roof. Planter boxes, large windows and

cantilevered balconies combine to provide a vertical emphasis to the façade, which is then offset against panels of brickwork; a detail that is repeated across the facades. A decorative dark brick panel with windows over a cantilever canopy denote the entrance to the apartments.

The main building features two, two-storey dwellings and four flats that lead off a central staircase. The dwellings are situated to the left of the flats and each has their own ground floor entrance. The flat entrance comprises five narrow windows over the door. A brick detail is noted on the larger building and displays a panel of brickwork in a stack bond with projecting stretchers.

The smaller building has the four-flat arrangement to the left and a two-storey residence to the right, as if to mirror the larger block. The windows above the apartment entrance are also different in that they are larger and therefore less in number.

Material wise the buildings are very similar except for different colour bricks used in the external envelope; the smaller building utilises a salmon colour brick while the larger building a buff brick. Manganese brick is used to highlight the central entrance detail and planter boxes. All windows and doors are of painted timber, with brick sills. The concrete cantilevered balconies are dressed with a steel decorative balustrade formed from truncated triangles in alternating directions.

The buildings are in a landscaped setting. Large trees dominate and extend over the open front yard. Concrete driveways and footpaths are to the front, side and rear of the site. Lawns are located between the concrete surfaces and brick planter boxes allow planting to occur directly in front of the building (Figure 5). Fences are only seen at the sides and rear of the property and are generally constructed of timber palings.

The buildings appear to be substantially intact. There have been some minor modifications to the first 1960 design, with the addition of small horizontal windows to improve natural lighting in the stairwells. The balustrade railing also went through at least two iterations in the original planning phase in 1960, with 'concrete grilles' replaced with a more transparent design in the final drawings. The current balcony railings appear to be original, however, their truncated triangular panels appear to have lost their corresponding mirrored truncated triangular entry door windows, which were on the first draft of the building plan, however, were abandoned in subsequent amended plans.

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Figure 5. Front façade of the flats showing intact balconies, windows and planter boxes. (Source: Trethowan Architecture)

Comparative Analysis

There are a variety of post-war flats in the municipality, which was a particular site of post-war urban infill featuring quality designs by Modernist architects. A number of these properties are on the Heritage Overlay either as individual places or within precincts.

Parklands Flats (Figure 6) at 2-4 Grattan Street, Hawthorn (HO647) was designed in 1949 by Frederick Romberg. Parklands Flats are noted as a high-quality example of the flats and apartments that were built as a result of the immediate post war housing shortage. Parklands Flats are an excellent example of the immediate post war design, by one of Victoria's and Australia's foremost émigré architects. Architecturally, Parkland differs from the subject site in the fact Parklands comprises all flats, has a pitched roof, a L-shaped layout and the setting is more parkland rather than garden. Similarities between the two derive from the period in which both were built, their aesthetic appeal, repetitive bay expression, and large timber framed windows.

The R G Lawrence House and Flats (Figure 7) at 13 Studley Avenue, Kew (1967) by Robin Boyd [HO342] is noted as being unusual for its discrete combination of maisonettes and flats within the one complex. Apart from this combination, the building is distinctive in its striking Modernist design 'remarkable for the graphic expression of its constituent parts, a composition of four free-standing rectangular boxes elegantly capped by floating flat roofs with dark recessed facias and all connected by a covered walkway' (Victorian Heritage Database). Modern architects in the post-war period also designed 'Terrace' style flats including private garden areas, such as 63 Wattle Road designed by Roy Simpson in 1962 (Built Heritage 2012:147) and 150 Power Street by Grounds, Romberg & Boyd. However, the combination of semi-detached housing and apartments, as seen on the subject property in multiple complexes, is unusual.

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Figure 6. 2-4 Grattan Street, Hawthorn. (Source: Context 2015)



Figure 7. 13 Studley Avenue, Kew. (Source: Google Maps)

There are many flats currently unprotected by the Heritage Overlay. These include 157 Highfield Road (Figure 8), Camberwell, built in the same year as Ardene Court (1960), and designed by a leading Australia Modernist architect Peter McIntyre. The flats at 30 Lisson Grove (Figure 9), also dating to the 1960s, were designed by Charles Duncan. The flats at 32 Manningtree Road (Figure 10) are built in a U-shaped plan, with the same brick colour and similar level of detailing on the balcony grilles. The Ardene Court Flats compare favourably to these examples in terms of its architectural quality and designs, while being distinguished by its unique orientation and composition on site as a combination of flats and maisonettes in a garden setting.

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Figure 8. Flats, 157 Highfield Road, Camberwell (1960) designed by Peter McIntyre. (Source: Google Maps)

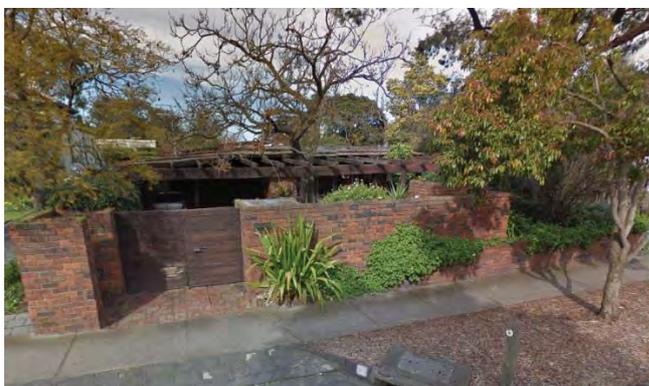


Figure 9. HO492 Flats, 30 Lisson Grove, Hawthorn (1960s) designed by Charles Duncan. (Source: Google Maps)



Figure 10. 32 Manningtree Road (1960s), U-shaped form. Same brick and similar level of balcony detail. (Source: Google Maps)

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

11 Ardene Court is an excellent and intact example of a combined development including houses and flats that demonstrate the next wave of flat building that emanated from the immediate post-war housing shortage. Within the City of Boroondara, Hawthorn was a centre of flat development, where it represented a continuation of the pre-war apartment boom.

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

The flats and maisonettes at 11 Ardene Court are a distinctive architectural response to provide mixed accommodation combining both flats and 'maisonettes', which is unusual in the City of Boroondara. Only one example, at 13 Studley Avenue in Kew, is currently protected.

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

NA

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

As an unusual mixed development of flats and maisonettes from the post-war period, the property is more distinctive than other representative examples of higher density residential development in Boroondara from the period.

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

The flats and maisonettes at 11 Ardene Court are an excellent example of the 1960s-designed flat and maisonette development. The aesthetic appeal of the buildings is derived from their intact presentation around a garden setting with mature trees and planter boxes. Quality of the architecture includes large timber framed windows overlooking the garden, a rhythm of expressed brick pilasters and cantilevered balconies, with decorative balustrades formed from truncated triangles in alternating directions.

The large mature trees make a significant contribution to the garden setting, especially the Italian Cypress (*Cupressus sempervirens*).

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

NA

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

NA

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

NA

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is Significant?*

Maisonettes and flats at 11 Ardene Court, Hawthorn and the mature Italian Cypress (*Cupressus sempervirens*) are significant. Constructed in 1960-61, the flats and 'maisonettes' were designed by architect Klaus (Nick) Veltjens.

How is it significant?

11 Ardene Court is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

The maisonettes and flats at 11 Ardene Court are historically significant as a distinctive example of post-war residential development in Boroondara (Thematic Environmental History 6.3.4 & 6.7.5). (Criterion A)

The maisonettes and flats at 11 Ardene Court are significant as an unusual and rare example in Boroondara of mixed apartment and 'maisonette' development. (Criterion B)

The maisonettes and flats at 11 Ardene Court provide an excellent example of the 1960s-designed flat and house development. Their aesthetic appeal derives from their intact presentation around a garden setting with mature trees and planter boxes, with a high quality architectural design including large timber framed windows overlooking the garden, a rhythm of expressed brick pilasters and decorative balustraded cantilever balconies. (Criterion E)

Grading and Recommendations

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

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

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

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Identified By

Context Pty Ltd

References

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

The Age, Melbourne.

City of Boroondara Building Card for 11 Ardene Court.

Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Klaus Veltjens, personal website 2012.

Victorian Heritage Database.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Norwood Terrace

Prepared by: Context Pty Ltd

Address: 209-217 Auburn Road, Hawthorn

Name: Norwood Terrace	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1883-84

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private

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schools. Today, there are a large number of surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock (Gould 1993:44-53 and *Victorian Places* 2015).

History

The terrace row at 209-217 (originally numbered 159-167) Auburn Road was constructed in 1883, for owner Emily Sophia Goodrich Morkham. Situated on land which is part of portion 100 of the Parish of Boroondara, the terraces are at the corner of Auburn Road and Bowler Street (formerly known as Frisch then Urquhart Street). Built as a row of five, the City of Hawthorn's 1883-84 rate book noted two unfinished houses of £20 Net Annual Value and one of £10. The row was completed the following year, and each of the five brick terraces was initially built comprising seven rooms and valued at £50 each (RB 1884-85).

Built across what was originally two parcels of land, Emily Morkham acquired the first block of land in September 1882, and the second in June 1883. In August 1883, the two titles were transferred to Melbourne Mutual Benefit Building Society for about a year, presumably related to financing during the time of construction, and finally both parcels of land were transferred back to Emily Morkham in October 1884 (CT: V1389/F783; V1488/F490). Emily Morkham owned the terrace row until her death in 1912, renting the dwellings to various tenants. Early tenants include a number of retired gentlemen including Augustus Bing and John Evans, and a number of tradespeople including Charles D Aston and Charles J Robinson.

Later owners of the building, after Morkham, include Cheok Hong Cheong, a significant businessman and missionary, who only briefly owned the land from December 1913, and a local merchant Alfred Moore Meaks, who was the owner until 1929.

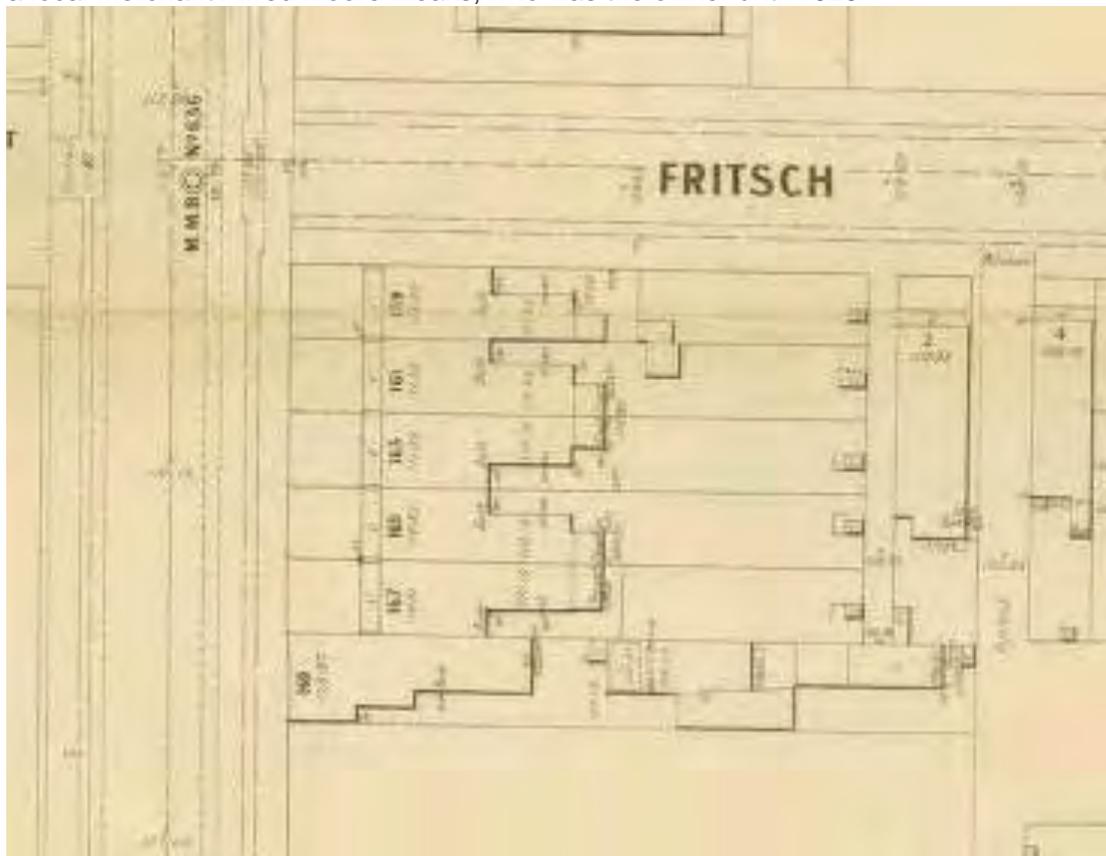


Figure 1. MMBW Detail Plan no. 1541 (dated 1903) shows the terrace, then numbered 159-167 Auburn Road. (source: SLV)

The Melbourne Metropolitan Board of Works Plan dated 1903 (no. 1541, 1903) showed that each of the terraces had a front verandah, an inside bath and an outside toilet at the rear. Unlabelled outbuildings were shown in the backyards of what are now numbers 209 and 211. Its name, 'Norwood Terrace', was not marked in the MMBW plan, but it often appeared in newspaper advertisements and street directories, more commonly in the late 1880s than later years (*Age* 25 April 1885:11; *Age* 20 August 1888:9; S & Mc 1892-1913).

Emily Morkham's husband William Morkham served as an accountant and stamp controller at the General Post Office until 1896, when he was suspended from his duty following a stamps trafficking incident (*Age* 10 February 1897:5). Even after the accusation, the Morkhams were well provided for, owning quite a lot of properties across the City of Hawthorn and other suburbs under Emily Morkham's name. The Morkhams themselves resided at a large property named 'Christowell', off Riversdale Road in Camberwell. Erected on a large lot, 'Christowell' was a substantial two-storey brick house of 16 rooms, accompanied by weatherboard outbuildings at its rear (RB; *Argus* 25 November 1896:1). At the time of Emily's death in 1912 her estate was valued at a £10,368, including £3,688 worth of real estate, indicating the considerable wealth of the family (PROV). The residence is now lost, with the land being subdivided to form Christowell Street, off Riversdale Road, and surrounding lots (*Age* 27 November 1913:2; *Age* 27 July 1915:9).

Building Societies

Building societies were co-operative non-profit financial institutions that originated in eighteenth-century England and were subsequently established in Australia in the mid-nineteenth century. Their purpose was to provide finance for people of all classes to invest in residential property or to construct a dwelling. Societies operated on a membership basis, with each member making a deposit with the society. When enough money was collected, it was lent to members who made subsequent monthly repayments with modest interest rates (Context 2014:53).

A change in legislation in 1876 allowed Victorian building societies to buy and sell, or mortgage, freehold and leasehold property. Leading institutions competed for the best real estate and in the process 'converted many building societies into little more than speculative operations, using public money which had been subscribed for quite different purposes' (Sandercock 1979:8; Cannon 1972:19).

Description & Integrity

Norwood Terrace comprises a row of five attached two-storey dwellings in the Italianate style. They stand on the south-east corner of Auburn Road and Bowler Street. Each house has a medium-sized front setback, allowing for a modest front garden. The corner house, at No. 209, retains an original (or sympathetic reproduction) iron palisade fence and gate on bluestone footings.

A distinguishing feature of the terrace row is its transverse gable roof, which is parapeted at the ends. The roof form is continuous, being unbroken by party walls projecting above it. This configuration indicates its relatively early built date. While buildings within the City of Melbourne were subject to the *Melbourne Building Act* of 1849, which controlled building and subdivision standards, this was not the case for suburbs beyond its boundaries. It was not until the mid-1880s that suburban councils began to enact bylaws specifying building standards such as a requirement for new terraced dwellings to have party walls that extended above the main roof and verandah roof. The City of Richmond, for example, adopted building regulations requiring, among others, that conjoined houses must have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10). The

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result of these municipal bylaws created a clear distinction between terraces built before and after their enacting.

One of the roofs, at No. 215, retains what appear to be original slates, while the others have been reclad in corrugated iron. The dwellings at Nos. 209, 211 and 217 each have two rendered and corniced chimneys at their property boundary, while Nos. 213 and 215 share two larger chimneys with multiple flues. Each dwelling has a narrower two-storey rear wing, as was typical. The house at the north end of the terrace, No. 209, has a narrow rear wing to itself, set in from the side boundary, with a chimney on the south side of the hipped roof. The other four houses share double-width rear wings which sit below a shared pyramidal roof with a large chimney at the apex. All of the rear chimneys are of face brick with corbelled tops. The MMBW Detail Plan of 1903 (No. 1541) appears to show small single-storey sections at the rear of each wing. Most of them appear to have been replaced with later rear extensions. It is not clear if any of the rear dunnies, also visible on the MMBW plan, survive.



Figure 2. North wall of No. 209, with rear wing visible to the left. (Source: Context, 2017)

While the walls of the rear wings, as well as the parapeted north side wall of No. 209, are of Hawthorn face brick, in Colonial bond, the front facades are finished in ruled render like the chimneys to the front section.

In keeping with the modest Italianate style seen in the 1870s and early 1880s, the terrace has exposed front eaves with simple paired brackets, and restrained cast ornament to the faces of the verandah wing walls, including recessed panels, scrolled corbels, and a small cast lion's head to the north end of No. 209. The two-storey verandahs have a continuous skillion roof and a central cast-iron post with Corinthian capital at each level. All houses appear to retain their original cast-iron ornament, including combined frieze and brackets as well as balustrade panels (with a timber railing) to the first floor. Nos. 209 and 213 have identical cast-iron patterns, with a different balustrade pattern to No. 211. Nos. 215 and 217 share a suite of completely different patterns to the other three dwellings.

Behind the front verandahs, each house has the same configuration of a wide window with sidelights and a front door to the ground floor, and two full-length windows to the first floor. The front doors are six-panelled with fielded panels and bolection mouldings. Some of the sidelights and highlights appear to retain ruby-flashed glass (such as No. 211 and 215, as shown in real estate ads).



Figure 3. 213 Auburn Road, showing the front door. (Source: Realestateview.com, nd)

Nos. 209, 211 and 213 retain their original long double-hung sash windows to the first floor, while they have been replaced with French doors to Nos. 215 and 217. At ground-floor level, the sill of the sash window has been dropped to admit French doors, but the original sidelights have been retained. There is a similar configuration at No. 215, but it appears that the overall opening has been widened as well, so no original window elements remain. Finally, a dormer window with associated balcony and cast-iron fretwork has been added to the roof of No. 217 in the late twentieth century.

Comparative Analysis

The terraced house form was introduced from Britain and characterises inner suburban development from the 1850s to the 1890s in Australia's capital cities. A terrace house is defined as a dwelling with blind boundary walls, designed to fit on a narrow building block.

Terrace houses typically have a full-width front section two rooms deep, with a narrower rear wing with a cut-back to one side allowing windows along it. The privy was located at the rear of the site, often built in pairs. Early examples (generally up to the mid-1880s in Melbourne's suburbs) of terrace rows and semi-detached pairs often have a continuous roof, eaves and verandahs, unbroken by party walls. Later in the century, suburban building regulations dictated visible party walls extending out and up to divide verandahs

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and roofs, as well as parapet walls. These regulations dictated the form of what is now considered a 'typical' terrace house: single or two-storey dwelling with a strong vertical line defining the extent of each dwelling and the parapet used as the focus for cast-cement and cement-render ornament.

The very earliest terrace houses, in early suburbs such as Fitzroy, followed the British model and did not have a front verandah. As this form was adapted to the hotter Australian climate, timber-framed verandahs were added at ground floor level (even for two and three-storey houses). From the 1860s to the 1890s, a distinctive Australian terrace idiom emerged, embellished with cement decoration and full-height verandahs employing cast-iron posts, balustrades, and decorative brackets and frieze (Tibbits & Goad 2012:695-7). Almost all Victorian terraces can be described as Italianate in style, though some lean toward the more substantial Renaissance Revival. There are also a very small number of Gothic Revival examples.

As terraced house rows were most common in the more densely subdivided inner suburbs, they are a far less common nineteenth century dwelling type in Boroondara than detached cottages and villas. No examples of terrace rows are identified in the HERMES database in Balwyn, Balwyn North, Camberwell, Glen Iris or Ashburton. There is a lone example in Canterbury: 52-58 Rochester Road (HO592), which is a row of brick dwellings constructed in 1889 for employees of the Canterbury Brickworks. They are single-storey and double-fronted with a transverse gabled roof divided by projecting party walls, much more modest in their architectural expression and detailing than Norwood Terrace.

Due to their location nearest Melbourne, Hawthorn and Kew saw the earliest suburban development of Boroondara's suburbs, which included a limited number of terraced rows and semi-detached dwellings in this typology. The largest group is clustered to the north and south of Hawthorn Railway Station, on Elgin and Connell streets, and Morang and Evansdale roads.

Most of the terraced rows and semi-detached houses in this area of Hawthorn, as well as examples further to the east and to the north in Kew, are of the type most common in the late 1880s: single or double-storey rows with parapeted fronts. Most of them have a separate hipped roof for each dwelling, though one contributory example with a transverse gable roof divided by party walls has also been identified. These terraces are:

- 34-38 Morang Road, Hawthorn (Contributory in HO494) – a single-storey terrace row of three rendered dwellings, transverse roof divided by party walls, parapeted fronts.
- 28-38 Evansdale Road, Hawthorn (Significant in proposed Rookery Estate Precinct) - a single-storey terrace row of seven bichrome brick houses, separate hipped roofs, parapeted fronts, built 1883-85.
- 106-108 Riversdale Road (HO474) – a semi-detached terrace pair of rendered dwellings, separate hipped roofs, parapeted fronts, built 1886-87. Unusually, No. 106 has a return verandah.
- 8-16 Morang Road, Hawthorn (Contributory in HO156) – a two-storey terrace row of five bichrome brick dwellings, separate hipped roofs, parapeted fronts, built 1887.
- 83-85 Barkers Road, Kew (HO270) – a two-storey terraced pair of rendered brick, parapeted fronts and arcaded ground-floor verandahs. Unusually, the two dwellings appear to share an M-profile hipped roof without a projecting party wall but this is not visible from the street, c1887.
- 78-104 Elgin Street, Hawthorn (Significant in HO152) - a two-storey terrace row of 14 rendered dwellings, separate hipped roofs, parapeted fronts, built 1888.
- 5-31 Gellibrand Street, Kew (HO305) - two semi-detached terrace house pairs, bichrome brick (most overpainted), separate hipped roofs, parapeted fronts, built 1888-89.

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- 238-244 Barkers Road, Hawthorn (HO437) – two semi-detached terrace house pairs, bichrome brick, separate hipped roofs, parapeted fronts, built 1889.
- 14-16 Princess Street, Kew (HO522) - a two-storey semi-detached pair, rendered brick, separate hipped roofs, parapeted fronts, c1889-90.
- 186-190 Auburn Road, Hawthorn (HO249) – a two-storey terrace of three dwellings, separate hipped roofs, parapeted fronts, simple polychrome brickwork, built in 1891. This terrace is one of the grandest in Boroondara and is distinguished by its two-storey arcaded front verandahs.
- 33-35 Princess Street, Kew (HO334) – a semi-detached pair of terrace houses, rendered brick, separate hipped roofs, parapeted fronts, built c1892.
- 887-889 Glenferrie Road, Kew (Significant in HO150) – a two-storey semi-detached pair, rendered brick, separate hipped roofs, parapeted fronts.

The above terraces and pairs are mostly located in the western parts of Hawthorn and Kew, where the earliest suburban development took place. There are fewer and most scattered examples moving east, with a few examples along Auburn Road, which forms the boundary between Hawthorn and Hawthorn East, as well as a single-storey terraced row of 1890 at 500-512 Tooronga Road, Hawthorn East.

Only two examples of terrace-type houses of the earlier kind – with exposed front eaves (instead of a parapet) and roofs without party walls – have been identified. These are:

- 10-12 Connell Street, Hawthorn (Significant in HO220) – a pair of semi-detached single-storey dwellings, bichrome brick, single transverse roof with parapets at the ends.



Figure 4. 10-12 Connell Street, Hawthorn. (M Gould, 'Hawthorn Heritage Study' 1993)

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- 14-16 Connell Street, Hawthorn (Contributory in HO220) - a pair of semi-detached single-storey dwellings, rendered brick, single hipped roof without party wall.



Figure 5. 14-16 Connell Street, Hawthorn. (M Gould, 'Hawthorn Heritage Study' 1993)

In conclusion, Norwood Terrace is one of a very small number of terraced houses in Hawthorn and Boroondara that demonstrates the early typology: a row of Italianate dwellings with exposed eaves at the front and a shared roof form that pre-dates bylaws requiring party walls. It is relatively modest in its detailing, as was common for terraces built before the boom years of the late 1880s.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

NA

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

As terraced houses, both rows and semi-detached pairs, are an uncommon building type in the City of Boroondara and most commonly seen in the western parts of Hawthorn and Kew, Norwood Terrace is one of a relatively small number of terrace-type houses in Boroondara, and one of the most easterly located examples. It is of even greater rarity as one of a very small number of terraced houses in Boroondara that were built prior to bylaws that required new attached dwellings to have party walls that extend above the roofs and front verandahs. With the change in regulations, the design of Italianate terraced houses changed, from front facades with exposed eaves to those finished with parapets. Norwood Terrace is one of a very small number of the earlier type, with exposed eaves.

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

NA

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

Norwood Terrace is a fine representative example of an Italianate terrace of the type that pre-dates the late 1880s boom. As such, it is simpler in its decorative detailing and use of render, and retains exposed bracketed eaves in keeping with Italianate villas of the 1870s and early 1880s. Other characteristic features of the Victorian Italianate are the rendered and corniced chimneys, front verandahs with cast-iron columns, balustrades and combined frieze and brackets, also six-panelled front doors with fielded panels and bolection mouldings (and original ruby-flashed lights at Nos. 211 and 215).

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

NA

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

NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

Norwood Terrace, at 209-217 Auburn Road, Hawthorn, is significant. It is a two-storey Italianate terrace row of five two-storey attached dwellings, built in 1883-84 for owner Emily Morkham and rented to a variety of tenants.

The terraced houses are built of brick, with rendered front facades. The roof is a continuous transverse gable with parapeted end walls. Each house has a two-storey front verandah, all of which retain the original cast-iron detail. The houses retain rendered chimneys with a cornice to the front wings, some shared between houses some not, as well as corbelled face-brick chimneys to the lower rear wings. Only No. 215 retains its original slate roof cladding.

The terrace is significant to its 1880s fabric. Later alterations such as extensions to the rear, the dormers to No. 217, and the high brick front fences are not significant.

How is it significant?

Norwood Terrace is of local architectural significance and rarity value to the City of Boroondara.

Why is it significant?

As terraced houses, both rows and semi-detached pairs, are an uncommon building type in the City of Boroondara and most commonly seen in the western parts of Hawthorn and Kew, Norwood Terrace is one of a relatively small number of terrace-type houses in Boroondara, and one of the most easterly located examples. It is of even greater rarity as one of a very small number of terraced houses in Boroondara that were built prior to bylaws that required new attached dwellings to have party walls that extend above the roofs and front verandahs. With the change in regulations, the design of Italianate terraced houses changed, from front facades with exposed eaves to those finished with parapets. Norwood Terrace is one of a very small number of the earlier type, with exposed eaves. (Criterion B)

Norwood Terrace is a fine representative example of an Italianate terrace of the type that pre-dates the late 1880s boom. As such, it is simpler in its decorative detailing and use of render, and retains exposed bracketed eaves in keeping with Italianate villas of the 1870s and early 1880s. Other characteristic features of the Victorian Italianate are the rendered and corniced chimneys, front verandahs with cast-iron columns, balustrades and combined frieze and brackets, also six-panelled front doors with fielded panels and bolection mouldings (and original ruby-flashed lights at Nos. 211 and 215). (Criterion D)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No

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Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context Pty Ltd

References

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Sandercock, Leonie 1979, *The Land Racket, The real costs of property speculation*, Sydney.*Sands and McDougall, Melbourne and Suburban Directories (S&Mc)*, as cited.Tibbits, George & Goad, Philip 'Terrace Houses' in Goad, Philip & Willis, Julie (eds.) 2012, *The Encyclopedia of Australian Architecture*, Cambridge University Press.

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House

Prepared by: Context Pty Ltd

Address: 15 Burton Avenue, Hawthorn

Name: House	Survey Date: April 2017
Place Type: Residential	Architect:
Grading: Significant	Builder: Aaron Wyatt
Extent of Overlay: To title boundaries	Construction Date: 1912

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway

was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. Today, there are a large number of surviving examples of Hawthorn's Victorian era villas, often regarded as most typical of the suburb's building stock (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, a new type of red brick and terracotta roof villa was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The Edwardian cottage at 15 Burton Avenue, located on the east side of the street, was built in 1912. In 1912, builder Aaron Wyatt of Surrey Hills purchased a block of land bordered by Wattle Road to the north and Lisson Grove to the south, a total of around two acres. The following year, in 1913, Wyatt subdivided the land creating Burton Avenue and a total of 14 lots; 12 on the east side of the street and two lots fronting Lisson Grove. The subject site was lot 7 of the subdivision (CT: V3656/F171). It appears that Aaron Wyatt developed all 12 lots fronting Burton Avenue before selling them on, as the 1913 Sands & McDougall directory lists 12 vacant houses along the street (S&Mc).

Lots 7 & 8 of the subdivision were transferred to Gilbert Crawford Smallman in November 1913, a commercial traveller. He owned both properties until his death in the 1950s (CT: V3749/F635). While Smallman resided himself at no. 17 (lot 8), no. 15 was a rental property under his ownership, occupied by various tenants through the years. The house was originally addressed as no. 6, but by the 1930s when the west side of the street was developed it became no. 15. Early tenants include Miss C B Roberts in 1914, John Boyd in 1916 and John McP. Smith in 1919 (S&Mc). Following Smallman's death in 1950, the double lot was subdivided and 15 Burton Avenue was transferred to Ellen Bower (CT: V7913/F110).

Little is known of Aaron Wyatt's building career, but only a few years after he developed Burton Avenue he declared bankruptcy due to losses on buildings, failure to obtain contracts and pressure of creditors (*Argus* 30 June 1915:20).

Description & Integrity

The timber house at 15 Burton Avenue stands on the east side of the street, between Wattle Road and Lisson Grove. It is situated on a narrow lot and has only a modest front setback. The front yard is mostly paved with bricks and there is no front fence.

The house has a hipped and gabled roof with exposed rafter tails, is clad in new corrugated steel, and has two red brick chimneys with a roughcast top, typical of the Edwardian period.

Walls are clad in weatherboards, with a wide band of roughcast render to the front façade which corresponds to the height of the front windows (below highlight level). The wide

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front entrance is deeply inset on the left hand side of the façade. This recession is counterbalanced by a gable-fronted porch which projects beyond the façade. The right hand side of the façade, beneath a hipped roof, has a box window beneath a shallow hood. The window contains three casement windows, each with a simple floral highlight. Below the window is a timber apron with a sinuous Art Nouveau line. The front door has similar floral leadlights in its wide sidelights and highlights. The door itself has two panels set below a segmentally arched window with a scalloped apron. This configuration, of a single panel, arched window and scalloped apron, are repeated as sidelights.

The front porch is even more decorative than the front door. The gable is filled with half-timbering in a cruck pattern, resting on small brackets. The eaves rest on large curved brackets. Below the gable, and wrapping around both sides, is a wide band of latticework with a star-like pierced pattern. This sits above a narrower band of pierced circles. Finally, there are timber posts with deep stop chamfering creating a double urn-like curve at the centre, and a solid timber frieze with pierced floral decoration.

The house appears to be highly largely intact as viewed from the street, though building permit records from 1988 (City of Hawthorn, No. 5985) indicate that a rear extension was built at this time, and the current sympathetic front door and surround were installed. No rear extensions are visible from aerial photos.

Comparative Analysis

The house at 15 Burton Avenue is one of a number of Edwardian and early interwar cottages and bungalows that are modest in their size and massing, but are distinguished by a high level of decorative detail, particularly in their verandah detailing. In most cases there is a discernible Art Nouveau influence seen in these houses, ranging from floral leadlight windows to sinuous curving verandah openings. They follow on from more elaborate Federation Queen Anne examples with very complex and sophisticated verandah fretwork which draws upon influences ranging from Art Nouveau to Moorish. A fine example is the substantial brick villa of 1906 at 65 Mont Albert Road, Canterbury (HO395)

Examples of a similar scale to 15 Burton Avenue that are included in the Boroondara Heritage Overlay as Significant places are:

- 48 Foley Street, Kew (HO302) — A timber Federation Queen Anne timber house of 1907. While its overall form and massing are typical for the time, it is distinguished by its striking fretwork gable screens, and the 'hammer beam' composition of Japanese patterning in the verandah frieze.

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Figure 1. 48 Foley Street, Kew. (Source: Lovell Chen, 2005)

— 162 Eglinton Street, Kew (HO299) — A timber bungalow with a wide gable front and walls finished in roughcast render above a weatherboard dado, built in 1915-16. It is distinguished by its intactness and its distinctive trellis-fronted verandah.

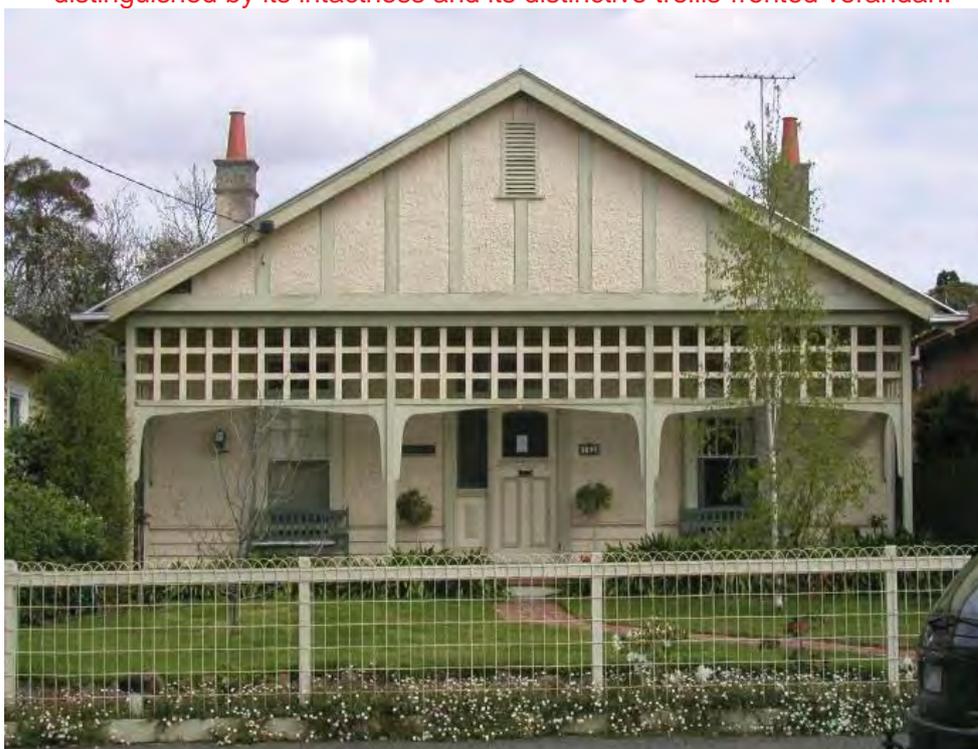


Figure 2. 162 Eglinton Street, Kew. (Source: Lovell Chen, 2005)

— 1 Tennyson Street (HO349) — A gable-fronted timber bungalow with half-timber to the front gable, built in 1916. It is distinguished both for the retention of an associated shop at the rear, and also as a striking example of a large symmetrical and single-fronted bungalow, with some boldly drawn detailing.

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Figure 3. 1 Tennyson Street, Kew. (Source: Lovell Chen, 2005)

~~409 High St, Kew (HO554) — The only brick house of the group, built c1917, this is an early Bungalow with richly applied late Federation Queen Anne detailing. Of particular note is the flamboyant timber fretwork to the front verandah.~~



Figure 4. 409 High Street, Kew. (Source: Lovell Chen, 2011)

~~In comparison to these examples, the house at 15 Burton Avenue retains a more Federation massing of hipped roof and projecting front gable, as does the other early example at 48 Foley Street (of 1907). It shared a number of details with the other houses, such as weatherboard and roughcast-clad walls (as at 162 Eglinton Street), tripartite casement windows with floral leadlight highlights (as at 409 High Street), half-timbering to the front gable (with a more complex pattern than the final three examples), a somewhat wider and more decorative version of the typical Edwardian front door and surround (as at 1 Tennyson Street), and a latticework screen in the fretwork with a star-like pierced pattern (as at 409 High Street).~~

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~~In comparison with the distinctive verandah fretwork of the comparative examples, the porch at 15 Burton Avenue falls somewhere between the simpler versions seen at 162 Eglinton Street and 1 Tennyson Street, and the more elaborate and curvilinear examples at 48 Foley Street and 409 High Street. Within the Hawthorn context no comparable examples have been identified, making it quite unique in the locality.~~

~~Assessment Against Criteria~~

~~Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.~~

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

~~NA~~

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

~~NA~~

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

~~NA~~

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

~~NA~~

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

~~The house at 15 Burton Avenue is a late Edwardian cottage of modest size and simple overall form, but is distinguished by its high level of ornamentation, seen particularly in the use of a small but highly embellished gable-fronted porch. The gable is filled with half-timbering in a cruck pattern, resting on small brackets. The eaves rest on large curved brackets. Below the gable, and wrapping around both sides, is a wide band of latticework with a star-like pierced pattern. This sits above a narrower band of pierced circles. Finally, there are timber posts with deep stop-chamfering creating a double urn-like curve at the centre, and a solid timber frieze with pierced floral decoration. The high level of decoration is carried through to the wide front door case with segmentally arched windows, the floral Art Nouveau leadlight windows to the door and surround and to the highlights of the front casement windows, as well as the Art Nouveau timber apron beneath the windows.~~

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

~~NA~~

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

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NA

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

NA

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is Significant?*

~~The house at 15 Burton Avenue, Hawthorn, is significant. It is an Edwardian timber cottage built in 1912 by owner Aaron Wyatt, who was a Surrey Hills-based builder. He subdivided land in 1912, creating Burton Avenue, and built 12 houses along the east side of the street. Mr Wyatt sold 15 Burton Avenue the following year.~~

~~The house has a hipped and gabled roof with exposed rafter tails, is clad in new corrugated steel, and has two red brick chimneys with a roughcast top. Walls are clad in weatherboards, with a wide band of roughcast render to the front façade. The wide front entrance is deeply inset on the left hand side of the façade, and has a sympathetic 1988 front door and surround.~~

~~The house is significant to the extent of its 1912 fabric.~~

How is it significant?

~~The house at 15 Burton Avenue is of local aesthetic significance to the City of Boroondara.~~

Why is it significant?

~~The house at 15 Burton Avenue is a late Edwardian cottage of modest size and simple overall form, but is distinguished by its high level of ornamentation, seen particularly in the use of a small but highly embellished gable-fronted porch. The gable is filled with half-timbering in a cruck pattern, resting on small brackets. The eaves rest on large curved brackets. Below the gable, and wrapping around both sides, is a wide band of latticework with a star-like pierced pattern. This sits above a narrower band of pierced circles. Finally, there are timber posts with deep stop chamfering creating a double urn-like curve at the centre, and a solid timber frieze with pierced floral decoration. The high level of decoration is carried through to the wide front door case with segmentally arched windows, the floral Art Nouveau leadlight windows to the door and surround and to the highlights of the front casement windows, as well as the Art Nouveau timber apron beneath the windows. (Criterion E)~~

Grading and Recommendations

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

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

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

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

Identified By
Context Pty Ltd

References
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Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

'Hawthorn', Victorian Places 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Land Victoria, Certificates of Title (CT), as cited.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

Former Lion Rubber Works, Grant Dorman

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 544 Burwood Road, Hawthorn

Name: Grant Dorman, former Lion Rubber Works	Survey Date: March 2017
Place Type: Commercial	Architect: Morsby & Coates
Grading: Significant	Builder: --
Extent of Overlay: To title boundaries	Construction Date: 1929



Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an

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intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012: 128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

History

At the turn of the twentieth century, this site was occupied by the Auburn Carriage Works. They were listed at the site until the Lions Rubber Works opened here in 1918 (Municipal Directories, 1901:346; 1918:409; 1919:400). Lion Rubber Works specialised in motorcar tyre and tube repair and continued to operate on the site through the 1920s (*Camberwell and Hawthorn Advertiser* 6 September 1918:6). In 1928, while Lion Rubber Works continued on site, *Infusional Asbestos Company* shared the address, presumably in the factory at the rear of the property (Municipal Directories 1928:377), though they moved next door by 1930.

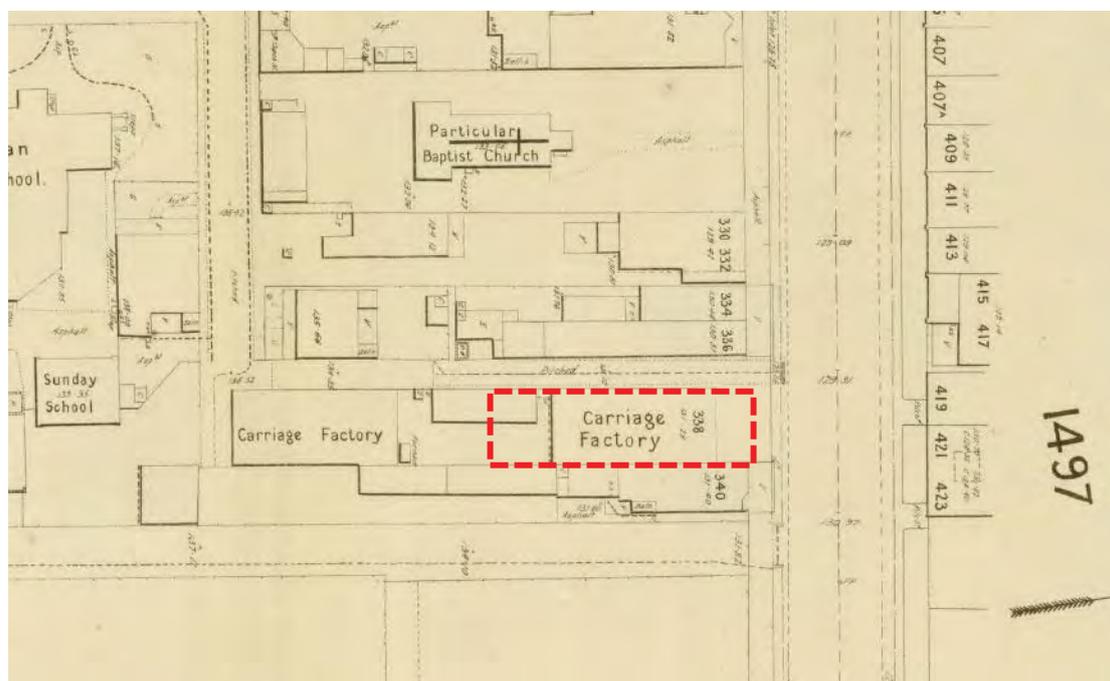


Figure 1. The Auburn carriage factory on the site, at the time 388 Burwood Road, in 1902, with current property highlighted in red. (Source: State Library of Victoria)

The shop and factory were remodelled in 1929, when the architects Morsby & Coates invited tenders for 'additions to premises in brick' in Burwood Road, Hawthorn for *Lion Rubber Works* (*Argus* 31 July 1929).

In 1930, J. Horton, motor tyre traders, was also listed at the property and continued there through the 1930s (Municipal Directories 1930:382; 1938:407). It is likely that J. Horton was the proprietor of Lion Rubber Works which also continued advertising at the property in 1932 as the suppliers in Auburn of A&P Petrol Oil Batteries (*Age* 2 December 1932:6), and advertised a small petrol and tyre sales service station based at 544 Auburn Road in 1956 (*Age* 18 February 1956:51).

The Automobile and associated industries in Boroondara

Carriage making was among the light industries carried out in Hawthorn, particularly on Burwood Road in the late nineteenth century (Peel, Zion & Yule 1993:123). The *Auburn Carriage Factory* 'produced buggies, dog carts and ladies' phaetons made to order for Hawthorn's middle class' (Peel, Zion & Yule 1993:124). Carriages generally used steel wheels constructed to prevent them catching on tram lines, while rubber became associated with the new automotive tyre industry. Automobiles revolutionised Australian transport and lifestyles, with wealthy areas like Hawthorn in the vanguard. Australia's first locally-made car was built in Armadale in 1899, but by 1903 the American Model T Ford dominated. By June 1911, 2722 motor cars and 2122 motorcycles were registered in Victoria (Catrice & Summerton 1997).

The suburbs of the municipality were among the early adopters of the automobile, with the first purpose-built motor garage built in Hawthorn in 1912, well in advance of the mass popularisation of the motor car (Built Heritage 2012:64). The former *Hawthorn Motor Garage* was built by Christopher Cowper (Gould 2012:474). The motorcar industry boomed in the years after the First World War, and the sumptuous additions to the *Lion Rubber Works* in Burwood Road during the interwar period reflect this growth and prosperity. Motor garages and petrol stations during the interwar period tended to be in local shopping strips, 'in scale with surrounding retail development' and were generally modest single-story brick buildings 'with little architectural pretension' (Built Heritage 2012:65). It was only in the post-war era that drive-in service became the norm and the more typical corner site garage became more common. The proliferation of garages that followed the popularisation of the motorcar 'prompted criticism that they were visually disruptive' and it was partly as a response to this that a range of styles were adopted by 'civic minded' owners, including 'Greek Revival, Classical and even Egyptian styles' (Gould 2012:475).

Lion Rubber Works

In 1918, when *Lion Rubber Works* announced the opening of their 'up to date Factory' at 544 Burwood Road, the company claimed to have been operating for fifteen years, dealing with 'English and Australian Dunlop Tyres' (*Camberwell and Hawthorn Advertiser* 6 September 1918:6). Their advertisement urged Hawthorn residents:

Don't waste your time and money by sending your Motor Tyre and Tube Repairs to the City, whilst close at hand are Men with years of experience and an up-to-date Plant, ready to do you a guaranteed sound job.

The company was a particularly long standing one in the area, operating under the name at 544 Burwood Road through to at least 1956 (*Age* 18 February 1956:51).

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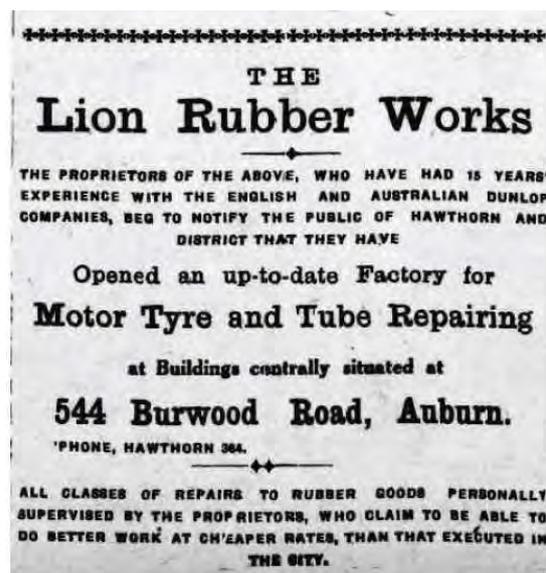


Figure 2. Advertisement for the opening of the Lion Rubber Works at 544 Burwood Road, Hawthorn. (Source: *Camberwell and Hawthorn Advertiser*, 6 September 1918)

Morsby & Coates

The architects of the 1929 remodelling for the *Lion Rubber Works* were the firm Morsby & Coates (*Argus* 31 July 1929). They designed several factories around Melbourne in the early twentieth century. These include the former Bickford, Smith & Co explosives factory (1911) and the former Williamstown City Council Electricity Supply Department complex (1929) at 6 Bath Place, Williamstown. In 1929 Messrs F. Morsby & C.F. Coates were elected Fellows of the Royal Victorian Institute of Architects, when their work remodelling 'one of the chief corners' of Melbourne, presumably the former (now demolished) Legal & General Building on Collins Street (*Journal of the Royal Victorian Institute of Architects*, vol. 27, 1929-30:147). This building was a Free Classical renovation to an older building, with the addition of Greek Revival elements including anthemion motifs similar to the acroterion, between ground floor entry arches, and roundels on upper level cornice (Figure 3). F. Morsby was earlier involved with the firm Gibbs, Finlay & Morsby, whose work included the 1919 Williamstown Town Hall (City of Hobsons Bay HO124), built in a Greek Revival style. Morsby & Coates also designed additions to the hall in 1928. In 1926, Morsby & Coates designed Druids House in Swanston Street in 1926 for the Ancient Order of Druids.

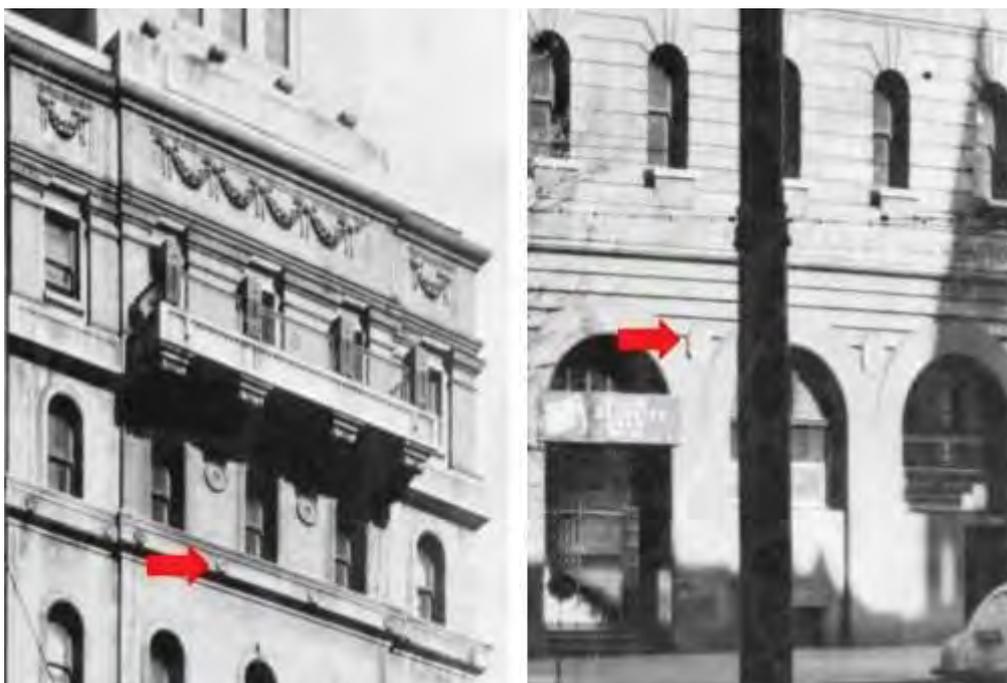


Figure 3. Details of the upper and lower levels of the former Legal & General Building on the corner of Queen and Collins streets, remodelled by Morsby & Coates around the time they remodelled the Lion Rubber Works. Roundels and Greek Revival palmettes are highlighted (Source: State Library of Victoria)

HAWTHORN

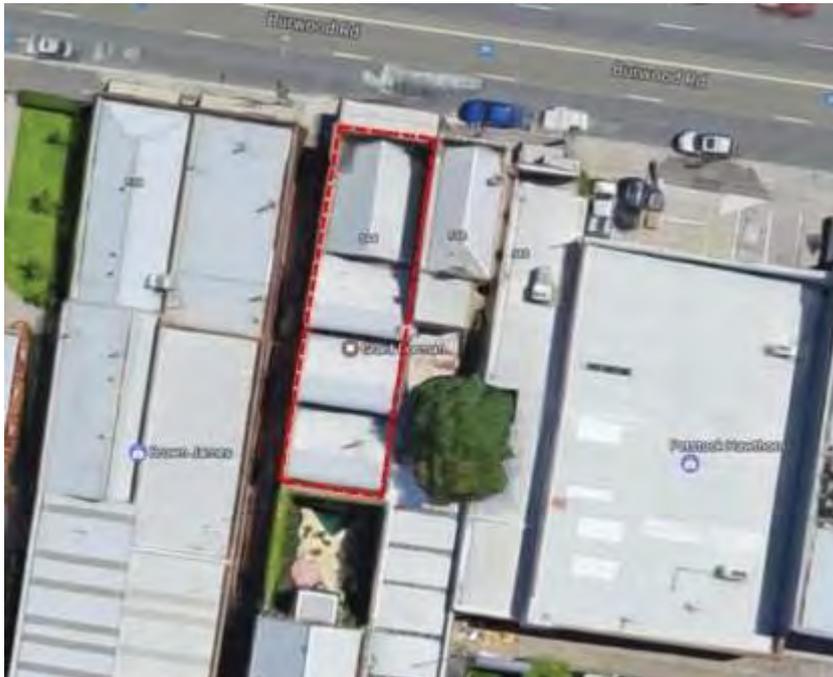
Description & Integrity

Figure 4. The property at 544 Burwood Road comprising factory styled workshop with commercial shop front on the street. (Source: Google Maps)

The property consists of a single-storey shop front on Burwood Road attached to a small saw-tooth roofed factory. The shop façade includes a Greek Revival style parapet with large sign panel framed by a cartouche, with gently sloping roof form crowned at the apex by an acroterion reminiscent of a Greek temple. Cast cement roundels extend across the parapet and down the piers on either side. 'Lion Rubber Works' is emblazoned in cast cement relief lettering framed within an Art Deco style border on the west side of the façade. 'Lion Rubber Works' appears in black lettering on the white entry floor within the ingo. The original company name is also discernible behind the current paint and lettering within the cartouche on the parapet. The original shopfronts are preserved, including ingo, metal framed windows, timber stalls, and original timber and glass doors with 'LRW' engraved in stylised lettering on central diamond glass panes. Across the top of the doorway, cross motifs in the window highlights are also typical of the Greek Revival style. The round plaster discs evoke the Greek Revival style in terms of their placement on the piers and parapet where more traditional rosettes might otherwise be placed, typically around the frame of a Greek Revival doorway drawing on the rosette details of the architraves of the north door of the Erechtheum, Athens (Glazier 1983:12). Roundels were also sometimes used as part of Arts & Crafts and Art Nouveau movements, popular in the early twentieth century. In this case, the roundels appear to have been adapted to resemble an automobile hubcap or wheel. While the early cantilevered canopy is an original feature of the design, the soffit and fascia have been replaced with newer materials.

The shop and factory sections are both in brick and each have a dedicated entry onto the side laneway. The red-brick factory is identifiable by its saw-tooth roof profile consisting of three teeth articulated at the roofline by cement render. The factory door is a double timber door with a concrete lintel. The shop on the laneway frontage is painted cement render. Its side door is a single timber door flanked by two square windows with wire glass square latticed frame. The laneway parapet of the shop has been raised at the end to meet the higher decorative parapet of the shop front.



Figure 5. Intact shopfront comprising ingo with ‘Lion Rubber Works’ imprint, Greek Revival doorway, metal framed windows and timber stalls. (Source: Trethowan 2017)



Figure 6. Detail of ‘LRW’ on diamond shaped glass panel in doors (left) and one of the cast wheel roundels on the piers (right). (Source: Trethowan 2017)

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Figure 7. Signage on west façade and view into alley showing shop and factory sections of the site. Close up view of side window with wire glass in steel frames. (Source: Trethowan Architecture 2017)

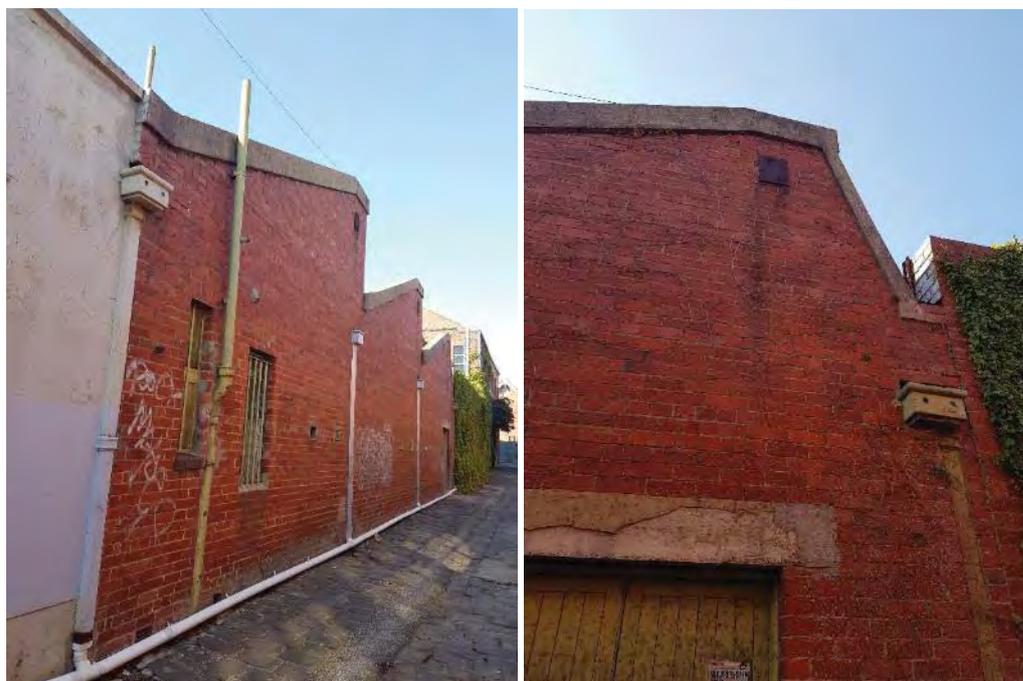


Figure 8. View of factory section and detail of roof end over alleyway doorway. (Source: Trethowan Architecture 2017)

Comparative Analysis

Automotive Industry



Figure 9. The Garage at 735 Glenferrie Road, Hawthorn. (Source: VHD)

Commercial properties from the early days of the automotive industry are rare in the City of Boroondara. *Lion Rubber Works* began operating on the site in 1918, only a few years after the first motor garage in Victoria (1912) at 735 Glenferrie Road, which is on the Victorian Heritage Register (VHR). The *Lion Rubber Works* is also distinctive as the site of the former *Auburn Carriage Works* factory, to which it made its additions in 1929.

735 Glenferrie Road is a Federation-era Free Classical styled shop. It is listed on the VHR as the first purpose built garage in Victoria (1912) (VHR H2296). It was designed by Christopher Cowper, a prominent architect who was extremely prolific in the area. It has been recognised at a state level for its historical and aesthetic qualities. Essentially a narrow brick shed, the building presents a decorative brick and render façade to the street, with brick pilasters topped by cement balls and connected by a brick arch (VHR). *The Lion Rubber Works* at 544 Burwood Road compares well with the Garage, with a more intact shop front, an architect design by Morsby & Coates, and an early association with the automotive industry. 544 Burwood Road is also distinctive in terms of its Greek Revival style and distinguishing detailing.

The former R Gough Motors, at 1169 Burke Road, Kew, and 878 Toorak Road in Hawthorn East, are both examples of early kerbside service stations (Built Heritage 2012:65). Neither are as architecturally distinguished or intact as the *Lion Rubber Works*. Neither are protected by the Heritage Overlay. 544 Burwood Road is also distinguished from these examples as a purpose-built factory with shop front, rather than the more typical garage form of a façade featuring a central entry into a shed. The *Lion Rubber Works* is superior to these other local examples in terms of its intactness, architectural style and individual detailing.

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Figure 10. R Gough Motors, 1169 Burke Road, Kew. (Source: Google Maps 2017)



Figure 11. Motor garage, 878 Toorak Road, Hawthorn East (1920s). (Source: Google Maps 2017)



Figure 12. Woods Accident Repair (c.1920s), 102 High Street, Kew. (Source: Google Maps 2017)

Interwar shopfronts

Most commercial properties protected by the City of Boroondara Heritage Overlay are from the Victorian period and within commercial precincts. HO494 West Hawthorn Village Precinct comprises buildings constructed between 1869 and c.1920, and located at 57 - 107 and 60 - 86 Burwood Road. The precinct is mostly comprised of buildings representing a narrow period of development from the 1870s to 1900. There are two single-storey interwar shops at 63-65 Burwood Road that contribute to the precinct. The shop at 63 Burwood Road displays an early Art Deco styled brick parapet but has lost its original shop front. The shop at 65 Burwood Road has a brick and cement rendered Free Classical parapet, with half tiled shopfronts and metal framed ingos and windows. Both are typical commercial buildings with little other distinguishing or identifying detailing. The property is distinguished from these contributory examples due to its higher level of intactness and its distinctive detailing.

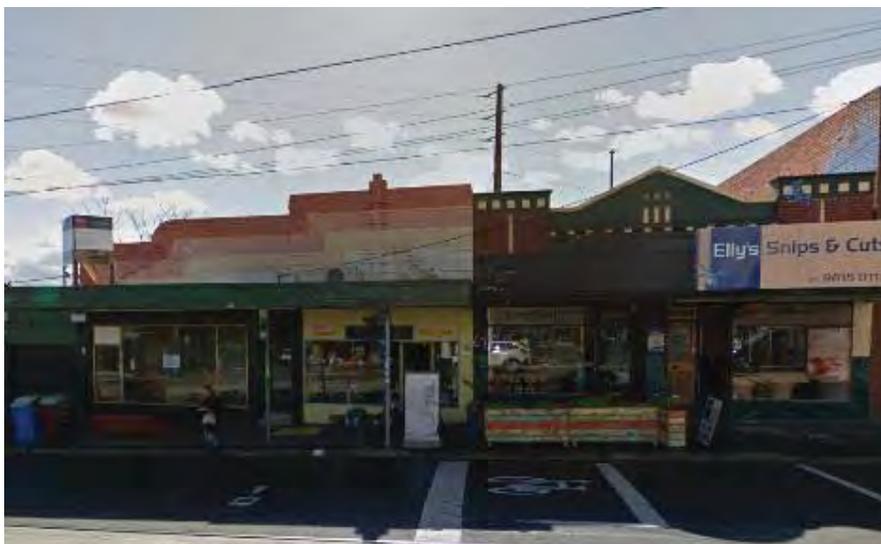


Figure 13. Single-storey Interwar Shops at 63-65 Burwood Road, Hawthorn, in HO494. (Source: Google Maps 2017)

The former Lion Rubber Works also compares favourably to other interwar shops that have been nominated for individual protection. Many other interwar shops are in groups and potential precincts in the municipality. These include the row of interwar shops at 531-541 Burke Road, Camberwell. These shops are constructed from red brick work with expressed red/brown mottled brick and cement details. The buildings possess a two-storey, corrugated sheet metal gable form, concealed behind a parapet façade fronting Burke Road, with consistent parapet form and sets of sash windows with awnings. The shops at 112-128 Fordham Ave, Camberwell are similarly a group of double-storeyed shops with intact shopfronts. The property is again distinguished from these by its Greek Revival characteristics and individual detailing, as well as its historical difference as a workshop-factory with shopfront rather than a shop with residence above.

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Figure 14. 531-541 Burke Road, looking south west. (Source: Trethowan Architecture, 2017)



Figure 15. 112-128 Fordham Avenue, looking north. (Source: Trethowan Architecture, 2017)

Factories

Factories are not well represented on the City of Boroondara heritage overlay. The former Tramways Trust Depot at 8 Wallen Road, Hawthorn, a factory built in the early twentieth century in a Romanesque style, is on the Victorian Heritage Register (VHR H0876). Its scale and design are not comparable to the smaller local industry with commercial frontage represented by the former Lion Rubber Works.

Greek Revival

No directly comparable examples of Greek Revival shop fronts have been found in the municipality. A search in the Victorian Heritage Database and HERMES of the existing commercial precincts and individual places in the City of Boroondara indicates that the Greek Revival style is rare. A number of substantial Greek Revival style banks were

constructed in the interwar period, such as the former State Savings Bank at 1395 Toorak Road. This building includes neo-classical elements such as pilasters and entablatures, with Greek cross motifs in the window highlights, but it lacks the acroterion or impressive doorways characteristic of the style. There appears to be no comparison in the municipality for the use of rosette style ornamentation or roundels around the piers and parapet, or around doorways in a commercial context.



Figure 16. The Greek Revival style former State Savings Bank at 1395 Toorak Road, Camberwell. (Source: Context 2014)

Morsby & Coates

Morsby & Coates have not been recognised as the architects of any other buildings in the City of Boroondara. At least two are included in Hobsons Bay City, at 6 Bath Place and 104 Victoria Street, Williamstown. The former factory at 6 Bath Place was built in 1929, the same year as the *Lion Rubber Works* remodelling, and displays saw-tooth roof and rendered concrete parapet and reliefs similar in outline, though less decorative, when compared with 544 Burwood Road. The involvement of Morsby & Coates explains the architectural finesse of the *Lion Rubber Works*, with its fine saw-tooth roof and parapets.



Figure 17. Williamstown City Council Electricity Supply Department (Former) 6 Bath Place Williamstown. (Source: Hobsons Bay City)

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544 Burwood Road is an exceptionally intact example of its type, as a factory-workshop complete with commercial shop-front, with ornate façade on the street and factory on the laneway. The architectural expression is far more detailed and its fabric more intact than comparable early twentieth century shops or garages in the City of Boroondara of potential local significance. 544 Burwood Road is unique in its distinctive detailing identifying it as the *Lion Rubber Works*. These qualities distinguish it clearly from all comparable places in the City of Boroondara.

Most of the shops protected in the municipality by contrast are Victorian shops, and the property compares favourably to other interwar shops in the City of Boroondara through its intactness and distinguishing detailing.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The property is an early example of a factory-workshop and shop related to the automotive industry, indicative of the relative wealth of the area as an early adopter of the motorcar. The property is an early site associated with the automotive industry, and demonstrates the relatively early adoption of the automobile in the area.

The property is remarkably intact externally, demonstrating in the fabric the association with *Lion Rubber Works* and the early automotive service industry in the area. The combination of ornate shop front with small factory at rear is representative of the light industry on Burwood Road in the early twentieth century.

Both associations with the automotive industry and light industry are clearly visible in the fabric of the place.

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

NA

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

NA

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

544 Burwood Road is representative of a small Interwar factory workshop with commercial shop front, associated with the automotive service industry. Its significance however derives more from its unique historical and aesthetic qualities rather than its representativeness of the type. Automotive service workshops more typically comprise an essential shed structure attached to a façade with central garage entry, often on a more prominent street corner.

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

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

544 Burwood Road is a unique building in Boroondara in terms of its aesthetic qualities combining Greek Revival elements with decorative motifs identifying it as the *Lion Rubber Works*.

The property is significant for its demonstration of the Greek Revival style, with an accomplished architect design, applied to a shop front. This is unusual in Boroondara. The architects, Morsby & Coates, were recognised by their peers at the time for their remodelling of (now demolished) commercial premises in the city that employed Greek Revival characteristics.

Its shop front is significant as an intact early twentieth century factory-workshop with decorative commercial shop front, and a sawtooth roof visible along the laneway elevation.

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

NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

The *Lion Rubber Works* factory and commercial shop front at 544 Burwood Road, Hawthorn, with Greek Revival elements, original early twentieth century shop front, and distinguishing motifs of Lion Rubber Works and the automotive service industry, is significant. *Lion Rubber Works* took over the site from the *Auburn Carriage Works* in 1918, representing the early adoption of the motorcar in the area and the development of a distinctive pattern of light industry with ornate shopfronts along Burwood Road in the early twentieth century. The shop and factory-workshop was remodelled in 1929 by Melbourne architects Morsby & Coates. *Lion Rubber Works* operated there through to the 1950s.

The laneway elevation features that distinguish the site as a factory, in particular the saw-tooth roof form, are also significant. The cantilevered canopy is an early example of the awning style, but its soffit and fascia have been replaced.

How is it significant?

544 Burwood Road is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

544 Burwood Road is significant as a reminder of the early adoption of the motorcar in the municipality, for its distinguishable association with the former *Lion Rubber Works*, an early automotive service industry in Hawthorn that took the place of the former Auburn Carriage Works on the same site. (Criterion A)

544 Burwood Road is of architectural significance as an intact example of a purpose-built factory workshop complex with ornate commercial shop front. The intact early twentieth century shop front includes metal framed windows, timber stalls and ingo. Distinctive details demonstrate the historical association with Lion Rubber Works and the automotive service industry, including signage in the doorway, initials in the doorway glass, relief signage on the laneway elevation, and cast roundels or 'wheels' on the piers and parapet (Criterion D)

544 Burwood Road is of aesthetic significance for its characteristics of the Greek Revival style, and its intact early twentieth century shop front, with distinguishing signage and detailing. Greek Revival elements include its parapet with decorative cartouche, crowned with an acroterion, and Greek Revival style doors and door highlights, and the use of disc or rosette-style decoration around its piers and parapet. The design is accomplished, by architects Morsby & Coates, who were recognised at the time for their remodelling of commercial premises in the Greek Revival style. (Criterion E)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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The Age.

Camberwell & Hawthorn Advertiser.

State Library of Victoria.

Victorian Heritage Database.

HAWTHORN

6 Fairview Street, Hawthorn, 'Dickie House'

Prepared by: Trethowan Architecture in association with Context Pty Ltd

Address: 6 Fairview Street, Hawthorn

Name: 'Dickie House'	Survey Date: 28 March 2017
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1961-64 House (1961-63; unknown) Garden (1961-64; Ellis Stones and Mervyn Davis MBE)



Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats. By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress Press*, claimed on 22 June that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69-70 and *Victorian Places* 2015).

History

6 Fairview Street, Hawthorn was constructed between 1961 (Mervyn Twynham Davis 1961-64) and 1963 for merchant, importer and manufacturers agent David Ingles Dickie and his wife Phoebe Hazel (ER 1963), popularly known as Niz (The Age 24 July 1980:21). An unknown architect designed the house and the small rear garden was designed by the acclaimed landscape architect Ellis Stones and landscaped by Mervyn Davis (The Age 3 April 1971:36). Mervyn Davis undertook the landscaping as a private

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consultant for Mrs Dickie. Davis described her design as 'a flowing, changing series of areas with easy-to-maintain, yet intimate, detail' emphasising the feeling of a house floating above the landscape (Latrielle 1990:133). The limiting of Stones' involvement to design only was on account of his age, having largely given up both designing and planting gardens by the mid-1960s (Latrielle 2002). Davis' engagement closely followed her departure from the architectural firm Buchan, Laird and Buchan (State Library of Victoria MS 10706). Following the completion of the development as a whole, the house was described as 'a superb modern house', being 'architect designed and fully air conditioned ... and quite uniquely situated'. Internally, the house was commodious, including (Age 3 April 1972:36):

Entrance foyer leading to reception area and opening to large balcony overlooking the Yarra, Dining room and fine Kitchen, Main Bedroom, Dressing room and Bathroom, 2 other Bedrooms and 2 Bathrooms, Workshop, Laundry, Garaging for 2 to 3 cars, Open air entertainment area [sic].

Includes: New Imported plain carpets, curtains, washing and dish washing machines.

David Ingles Dickie was born in 1891 (BI 1891), the eldest son (*Table Talk* 11 May 1916:8) of John and Eliza Susan (nee Sutton) Dickie (BI 1891). Dickie had begun his professional career as a warehouseman by the age of 23, at which time he resided at 15 Royal Parade, Parkville (ER 1914). In 1916, he became engaged to marry Rubie Alma Tregear of 'Chaseside', Parkville (*Table Talk* 11 May 1916:8), the couple sailing for London upon their marriage (IPL 1916). By 1924, upon their return to Melbourne, the couple resided at 8 Myrtle Street, Brighton (ER 1924) until 1942 at which time they relocated to 8 Brandon Road, Brighton (ER 1942), David Dickie having become a merchant (*Age* 22 February 1957:11), importer (ER 1963), and manufacturers' agent in the textiles industry (*The Age* 11 November 1964:25); his business concerns included agency offices at 32 Queen Street, Melbourne (S&Mc 1930) and a textile factory in Atkin Street, North Melbourne (S&Mc 1942). Dickie's influence in the industry would see him eventually elevated to the position of chairman of the cotton tweed manufacturers' section of the Victorian Chamber of Manufactures by 1932 (*Age* 21 June 1932:7). Following the premature death of Dickie's wife, Rubie Alma Dickie, in 1956 at the age of 63 (DI 1956), the widower married Phoebe Hazel Atyeo c.1962 (*The Age* 1 May 1962:16), a divorcee (S&Mc 1954) who had previously married in 1934 (*Table Talk* 26 July 1934:45). After taking up residency c.1963 (ER 1963), David Ingles Dickie died at 6 Fairview Avenue, at the age of 73, the following year (*Age* 23 January 1964:18) leaving Niz to continue at the house alone (ER 1968). In 1971, she sold the house (*The Age* 7 April 1971:13) and moved to a Modernist-style house at 5 Hambledon Road (ER 1972); she died in 1980 (*Age* 24 July 1980:21).

Mervyn Davis and Ellis Stones

Mervyn Davis MBE (1916-1985) was a notable Australian post-war landscape architect, and the first woman elected a Fellow of the Australian Institute of Parks and Recreation in 1964 and Fellow of the Australian Institute of Landscape Architects in 1969; she was the Australian Delegate to the International Federation of Landscape Architects between 1959 and 1969 (Heywood 2009). Between 1959 and 1961, Davis was employed as a landscape architect with Buchan, Laird and Buchan Architects and Engineers. She worked as a private consultant from 1961 to 1963. In 1960, she displayed a garden 'with a Japanese influence' for the National Heart Campaign's 'Dream Home' (*Sun* 17 November 1960). In 1963, she joined the Commonwealth Department of Housing and Construction, a position she retained until her retirement in 1980 (Heywood 2009).

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Ellis Stones (1895-1975) was an early proponent of an Australian landscape style employing native plants and naturalistic, relaxed rock-work that was celebrated by contemporaries as 'transcendental' (Latrielle 2002). Stones also supported the establishment of the Australian Institute of Landscape Architects, and had an interest in conservation, campaigning against pollution in the Yarra River (Latrielle 2002). Inspired by the bush, Stones was called 'the father of an Australian landscape style' (Australian National Herbarium 2007).

Simplicity of design, love of timber, rocks and boulders and a feeling for the subtle, subdued colours of the Australian landscape are the hallmarks of his work as a landscape architect. (Lee 2015:26).



Figure 1. View of the lower-ground floor of the house, during construction, from the rear garden. (Source: State Library of Victoria)

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Figure 2. View of the rear garden looking west from the upper level of the house. (Source: State Library of Victoria)



Figure 3. View of the rear garden looking south-west from the upper level of the house. (Source: State Library of Victoria)

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Figure 4. Photograph of the 'Dickie Garden' Japanese rockery. (Source: Latrielle 1990)

Description & Integrity

The subject property is located within that part of Fairview Street bordered by Fairview Park to the north and the Yarra River to the west; 8 Fairview Street neighbours the subject property to the south.



Figure 5. Aerial view of 6 Fairview Street, Hawthorn; the property is outlined in red. (Source: Google Maps, 2017)

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The Dickie House is a single-storey house with a lower-ground floor level. It is constructed from unpainted expressed pink cement bricks and unpainted grey cement panels with a flat roof and deep eaves supported on projecting timber rafters. Given the sloped nature of the site, the lower-ground floor level of the house, which incorporates dual garages, is located below street level. The ground floor entry and verandah are accessed via an elevated walkway at street level (refer Figure 6). At the rear, an L-shaped verandah extends along most of the west elevation with a return to part of the north elevation; the verandah is contained beneath the continuous roof form of the residence (refer Figure 7).

The house retains significant period features which adhere to its design in the late-twentieth century, many of which appear Japanese-inspired in their detail, including: expressed beams that extend to the underside of the projecting eaves, louvred spandrel panels, a concrete relief panelled façade wall and decorative rectilinear-pattern inspired metalwork security door and window grilles (refer Figure 6 and Figure 7). Alterations to the house appear minimal, consisting of the replacement of the original timber balustrade on the rear verandah (refer Figure 1) with a modern clear glass alternative (refer Figure 7).

Within the grounds of the house, significant landscaping features remain including bluestone retaining walls, concrete pathways and tea-tree boundary fences. A series of mature plantings, apparent in both the front and rear setbacks, no doubt date from the planting of the garden by landscape architect Mervyn Davis, to a design by fellow landscape architect Ellis Stones, in 1961-63. The Japanese rockery and lantern, evident in publications dating from 1990 (refer Figure 4), still remain visible toward the rear of the residence (refer Figure 8).



Figure 6. View of the principal elevation of the house, looking west, from the entrance ramp off Fairview Street. (Source: Trethowan Architecture, 2017)



Figure 7. View of the rear elevation of the house, looking east, from adjacent Fairview Park. Note the replacement balustrade to the verandah. (Source: Trethowan Architecture, 2017)



Figure 8. View of the garden and rear elevation of the house, looking east, from the opposite bank of the Yarra River. Note the modern clear glass balustrade compared with the timber balustrade evident originally in Figure 1. The Japanese lantern in the Ellis Stones-designed Japanese rockery (refer Figure 4) is evident to the left of the external stairs at the base of the house. (Source: Trethowan Architecture, 2017)

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Comparative Analysis

The City of Boroondara has been previously identified as a municipality in which a prevalence of architect-designed houses were developed in the post-war period, many of which were designed by architects for their own use (Built Heritage 2012:147-150). In the majority of instances, standout examples of this typology were a result of 'leftover land', these being difficult sites on the fringes of subdivisions that could not accommodate a standard design response. As such, the houses produced were often at odds with the housing vernacular in the surrounding context. The majority of these sites were often hilly terrain, many located on, or the tributaries of, the Yarra River. The subsequent design approach adopted by architects skilfully responded to the steep terrain by formulating designs that took advantage of their elevated positions. This resulted in an emphasis on the external views from within houses and their siting within the environment, many of these sites being covered by trees. 6 Fairview Street reflects the established pattern of the development of architect designed homes on difficult sites, and the experimental design responses derived in these projects, thereby establishing the City of Boroondara as one of the foremost testing grounds for experimental architecture in Victoria.

Other notable houses constructed on 'leftover land' within the City of Boroondara and of a comparable date includes: Robin Boyd's 'Boyd House I' at 664-666 Riversdale Road, Camberwell of 1947 (VHR H0879); Peter McIntyre's house, 2 Hodgson Street, Kew finished in 1955 (HO72); and Robin Boyd's 'Clemson House', 24 Milfay Avenue, Kew finished in 1959-60 (VHR H2006). Similar properties with documented Ellis Stones landscapes include the 'Clemson House' and the 'Molesworth Street Townhouses', 76 Molesworth Street, Kew of 1969 (HO325).

'Boyd House I' (1947) is an example of mid-century International Style architecture in a domestic setting and is significant for its association with Boyd and the development of his architectural career. The house reflects Boyd's interest in the emerging internationalism of the 1950s and became a prototype for innovative post-war modern houses (VHR citation H0879). 6 Fairview Street clearly reflects the architectural spirit of progress that Boyd pioneered. Both homes feature clean lines, precise angles, flat roofs and masonry construction. Both have been respectfully altered without damaging the integrity of the original design concept: Boyd's having been extended, and the railings to the rear verandah of 6 Fairview Street replaced with clear-glass (refer Figure 8). 6 Fairview Street incorporates a restrained built form with floor to ceiling glazing and a flat roof supported on suspended eaves supporting the deep eaves overhead, projecting views across the rear garden toward the Yarra River beyond. More concentrated detailing appears Japanese in its inspiration, the majority of these intricate details are concentrated on the façade to Fairview Street and incorporate expressed concrete and decorative metalwork, while on the rear, the palette and built form are constrained resulting in a simplified pavilion that is recessive in the landscape. 6 Fairview Street, like Boyd's house, is innovative in its use of materials and response to the site. 'Boyd House I' represents an important development in Australian architecture, the lineage of which produced 6 Fairview Street, which is important in demonstrating Boyd's significant contribution and influence.

The McIntyre house is one of the most extraordinary residential designs in Australia of the 1950s. Its significance comes from its radical structural experimentation and its suggestion of new ways of living in the post-war era, developed as a response to the difficult hillside location of the residence (National Trust Citation, 'McIntyre House' 2 Hodgson Street, Kew; Figure 10). This too is true of the 'Clemson House', the form which consists of a steeply sloped metal roof supported on a series of white scissor frames of light section timber sheltering simple cabin shaped dwelling enclosures beneath (refer Figure 11). This adopted form was a response to a steeply sloping west

facing site, with a large mature eucalypt, and a minor tributary flowing along its southern boundary; the eucalypt was retained as part of the development (VHR citation, H2006). These houses share with 6 Fairview Street the sense of post-war optimism and all homes are indicative of this time of stylistic, structural and social experimentation. Honesty of structure and material characterise all homes, as does a sense of freedom and optimism in the domestic realm.

Equally, this new approach to architecture, and the architects advocating it, found solace in the person of septuagenarian landscape designer Ellis Stones who fostered an appreciation for context through landscape architecture. At the 'Clemson House', Stones' involvement was limited to hard landscaping, including large rocks stabilising the embankment around the house and flagstone steps which lead down the hill to paved areas and the main entrance (VHR citation, H2006), Stones' gift for stone walling, outcrops, pools and paths a mainstay of his work (Latrielle 2002). More crafted landscapes undertaken by Stones in the City of Boroondara were larger schemes, the majority associated with the work of Merchant Builders and the series of 'cluster housing projects' developed by the firm, of which Stones was a major collaborator until his death. The most notable is the Molesworth Street Townhouses, designed by architect Graeme Gunn and constructed in 1969 (Butler 2001). Here, Stones recycled bluestone pitching for paved areas and retained existing trees that were complemented with Australian native plantings creating landscaped buffers between each of the townhouses and blurring the boundaries between indoor and outdoor living areas (refer Figure 12). In this oeuvre of work, 6 Fairview Street sits comfortably as an intermediary work between the minimal landscaping evocative of the bush landscape of the 'Clemson House' and the large scale landscaping plan evident at the 'Molesworth Street Townhouses' as a small yet highly crafted landscape plan, including stonework, formed pathways and trellis work concealing the daily functions, such as clothes drying facilities, of the house (refer Figure 3).

As a planting scheme of Mervyn Davis, the property is rare. Davis practiced as a private consultant for only three years, following her departure from the position of landscape architect with Laird, Buchan and Laird Architects and Engineers in 1961 and commencement as landscape architect with the Commonwealth Department of Housing and Construction in 1963. Prior to commencing at Laird, Buchan and Laird, Davis worked as a Technical Assistant at the Royal Melbourne Botanic Gardens and National Herbarium Victoria (1951-56) and engaged in academia at Durham University (UK) in a Post-Graduate Diploma in Landscape Design (1956-57) and as the first Fellow at the International Agricultural Study Centre at Wageningen University, The Netherlands, in Landscape Design and allied subjects (1957). Following her commencement with the Commonwealth, she did not leave this position until her retirement in 1980 (Heywood 2009). Within her oeuvre of work, there are only three other identified examples of Davis' work in the City of Boroondara: a garden at Hawthorn (early 1960s), a garden at Kew (early 1960s) and a scheme for the Hawthorn Town Hall in 1967 (Built Heritage 2012:145).

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Figure 9. 'Robin Boyd House I', 222 Riversdale Road, Camberwell, 1947, by Robin Boyd (architect). (Source: National Trust of Australia [Victoria])



Figure 10. 'McIntyre House', 2 Hodgson Street, Kew, 1955, by Peter McIntyre (architect). (Source: National Trust of Australia [Victoria])

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Figure 11. 'Clemson House', 24 Milfay Street, Kew, 1959-60, by Robin Boyd (architect). (Source: Heritage Victoria)



Figure 12. 'Molesworth Street Townhouses', 76 Molesworth Street, Kew, 1969, by Graeme Gunn (architect) and Ellis Stones (landscape architect). (Source: Lee 2015:133)

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

6 Fairview Street (1961-63) reflects the established pattern of architect designed homes taking advantage of 'leftover land' in the City of Boroondara. The property, despite having an unidentified architect, sits amongst the distinguished company of multiple projects undertaken on similar sites by Robin Boyd and Peter McIntyre and is therefore representative of the development of post-war design within the municipality.

The garden is an uncommon example of a collaboration between two acclaimed Australian landscape architects: the elaborate design is a highly crafted small garden by acclaimed landscape architect Ellis Stones and the planting scheme a rare example by Mervyn Davis undertaken during her limited period of private practice between 1961 and 1963.

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

N/A

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

N/A

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

6 Fairview Street is representative of the post-war design ethos, sense of optimism and architectural modernisation pioneered by Robin Boyd and others. The high-quality house-design features honesty of structure and material, clean lines, deep eaves and an overall sense of innovation in design.

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

N/A

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

N/A

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

N/A

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

6 Fairview Street is associated with noted landscape architects Ellis Stones (1895-1975) and Mervyn Davis MBE (1916-1985). Ellis Stones was influential within the Australian context for his development of a quintessential Australian landscape style inspired by the bush that was celebrated by his contemporaries as being 'transcendental'. A prolific figure within the landscape field during the late-twentieth century, he supported the establishment of the Australian Institute of Landscape Architects and was active in conservation circles, campaigning against the pollution of the Yarra River. Mervyn Davis is of importance as the first elected female Fellow of the Australian Institute of Parks and Recreation (1964) and the Australian Institute of Landscape Architects (1969).

The garden at 6 Fairview Street is an important example of a more elaborate smaller landscape plan of Ellis Stones, sitting comfortably in the middle ground of his extensive oeuvre of work that ranged from rock retaining walls and hard landscaping to extensive landscaping initiatives associated with multiple housing developments of Merchant Builders. Today, it is considered rare as an important work within Stones' oeuvre and one of only three documented planting schemes in the City of Boroondara by Mervyn Davis.

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Statement of Significance*What is Significant?*

The Dickie House and its grounds at 6 Fairview Street, Hawthorn are significant. The house, built c. 1961-64, possesses highly articulated Japanese-inspired detailing; the grounds were designed and planted by acclaimed Australian landscape architects Ellis Stones and Mervyn Davis MBE.

How is it significant?

The Dickie House is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Dickie House (1961-63) is of historical significance as it is representative of an established pattern of architect designed houses that responded to difficult sites, establishing the City of Boroondara as one of the foremost testing grounds for experimental architecture in Australia. (Criterion A)

The Dickie House is representative of the post-war design ethos, optimism and architectural modernisation pioneered by Robin Boyd and others. The design features honesty of structure and material, clean lines, deep eaves and an overall sense of innovation in design characteristic of this period. (Criterion D)

The house's gardens are an important work within the oeuvre of landscape architects Ellis Stones and Mervyn Davis. The elaborately designed small garden is amongst only three other identified projects in the City of Boroondara by the first female Fellow of the Australian Institute of Parks and Recreation and First Fellow of the Australian Institute of Landscape Architects: Mervyn Davis MBE. (Criterion H)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	Yes – remnant planting scheme of Ellis Stones designed garden with plantings by Mervyn Davis
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Fences associated with the Ellis Stones designed garden
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No

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<p>Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i></p>	No
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Identified By

Context Pty Ltd

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Melbourne Croquet Club (Former Glenferrie Hill Recreation Club)

Prepared by: Context Pty Ltd

Address: 37-41 Glen Street, Hawthorn

Name: Melbourne Croquet Club (Former Glenferrie Hill Recreation Club)	Survey Date: April 2017
Place Type: Community	Architect: Albion H Walkley
Grading: Significant	Builder:
Extent of Overlay: The club building with a 5m curtilage on the northern, western and southern sides (land within 5m measured from the building footprint, see map below)	Construction Date: first building 1908, rebuilt in 1928





Historical Context

Recreation Clubs – Lawn Bowls, Tennis and Croquet

Lawn Bowling has had a long history in Hawthorn, with a Bowling Green adjacent to the Bridge Hotel opening in the 1850's. However, it was not until the 1880s that the sport increased in popularity and the number of clubs in what is now the City of Boroondara and elsewhere in Melbourne burgeoned. Some clubs were formed as recreation clubs, to include other sports, such as tennis and croquet (Built Heritage 2012:216; Wilson & Swan 2008:9).

The early 1900s saw a second boom of the sport's popularity, with no fewer than seven new clubs established in Hawthorn and surrounding suburbs: Canterbury (1900), Auburn Heights (1904), City of Hawthorn (1905), Studley Park (1906), Glenferrie Hill (1907), East Camberwell (1909) and Surrey Hills (1911). While the sport remained popular in the interwar years, only two new clubs were formed during that time: the City of Camberwell Bowling Club (1923) and the Kew East Bowling Club (1925) (Built Heritage 2012:216).

These sporting clubs were established for a well-off clientele, and the founders were often financially successful business and professional men. The private tennis and bowling clubs also required hefty fees, and these aristocratic sports were only seen fit for the wealthy (Wilson & Swan 2008:9-10). The sporting clubs provided a vital social function, as well as the sporting events, fundraising events such as annual balls, concerts and dinners were organised by the clubs (Jennings & Sheehan 2006:18).

History

The Glenferrie Hill Recreation Club (now Melbourne Croquet Club) was established in 1907 by Arthur R Clarke, a dentist, together with a group of influential business men of the area, whom all resided near Glen Street, Hawthorn (Wilson & Swan 2008:13).

Unlike many other clubs, which were built on council of government land, the Glenferrie Hill Recreation Club was built on privately owned land which the club acquired shortly

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after it was established. The sale was finalised in February 1908, when the section of the vacant land on the east side of Glen Street was purchased at a total price of £495. The area was highly desirable, with several mansions built along Glenferrie Road (Wilson & Swan 2008:9-11). The first club pavilion was built shortly after the acquisition of the land. It was a timber construction, built in 1908, and described in the local news as a 'handsome Queen-Anne style' building. At the time of opening the sporting facilities included lawn bowls, tennis and croquet. The grounds included a six-rink bowling ground, three asphalt-covered tennis courts and two croquet grounds (*Leader Melbourne* 21 November 1908:45). The first pavilion and the grounds were designed by architect Albert H. Walkley, who was also an Honorary Secretary of the Club. Costs for the ground and equipment were £1,900. The amount had been raised among the residents on debentures (*Weekly Times* 21 November 1908:21).

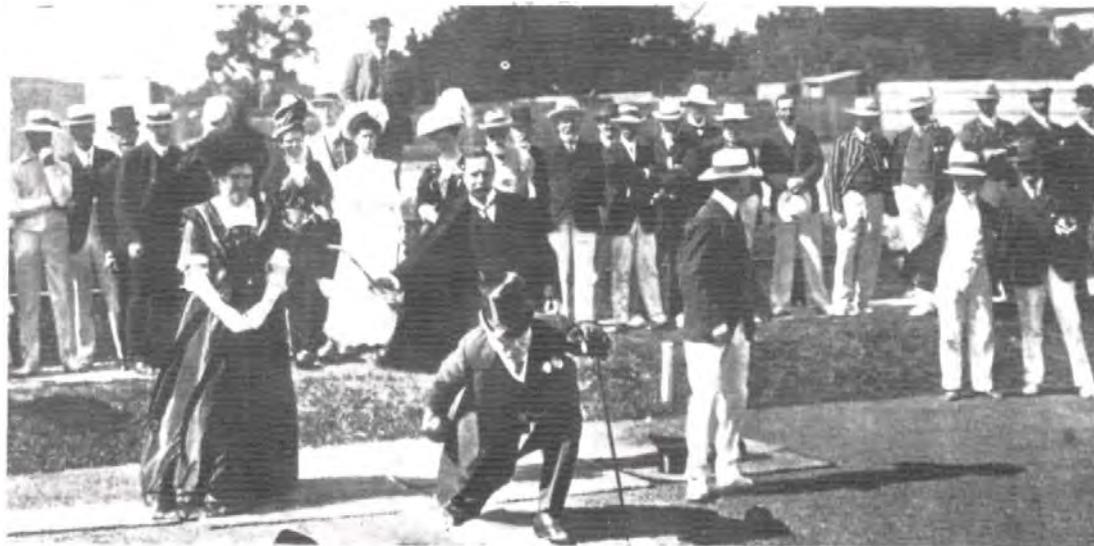
The official opening of the club occurred on the 14 November 1908, with the presence of Chief Justice of Victoria Sir John and Lady Madden, who threw the first jack and the first bowl as part of the opening ceremony (*Weekly Times* 21 November 1908:21). The fact that the club was built on private land also meant the fees were higher than other clubs of the area. Early members were professionals or businessmen and many of them were well known in the community, and the club became known as a 'rich man's club'. Women, at the time of the club's establishment, were only seen as 'associate members', meaning they had no vote and were not allowed to attend meetings (Wilson & Swan 2008:6).



Figure 1. The first club pavilion depicted at the official opening in 1908. (Source: *Punch* 19 November 1908:14)



Figure 2. A crowd of over 500 people attended the opening in 1908. (Source: *Punch* 19 November 1908:14)



SIR JOHN: IN A NEW 'PROJECT'

Figure 3. Sir John Madden throwing the first bowl at the opening. (Source: *Punch* 19 November 1908:14).

By 1928 the club facilities had become outdated. The pavilion needed updating and in January that year the Club Committee decided to modernise the building, financed by a loan of £3000. Over the winter season the pavilion was completely rebuilt at a cost of £1850 and completed in time for the opening of the season in late September 1928. Upon completion, the members 'greatly appreciated the extra comfort and convenience of the Pavilion, as well as the improvement in the Greenkeeper's quarters – it is now a handsome structure worthy of the Club' (*Argus* 1928:12; Wilson & Swan 2008:24).

A number of internal and external modifications and additions have taken place since the new pavilion was built in 1928. In 1939-41 further improvements and repairs to the property occurred, with facilities finally provided for a ladies' tennis shelter, which had previously been unavailable (Wilson & Swan 2008:37). However, shortly after, in 1950, the tennis courts were converted to second bowling green due to falling memberships. In 1988 the roof of the club pavilion was reclad, and in 1999 the newest bowling green, previously the site of the tennis courts, was covered in synthetic grass (Wilson & Swan 2008:42 & 74).

Throughout the years, since its establishment in 1908, Glenferrie Hill Recreation Club has served an important social function. Although women were not able to be full members in the early days, they organised the fundraisers and social activities to support the club, among them night concerts, annual balls and fetes which became important community events. The croquet section was particularly active in their fundraising events, as it consisted mainly of female players having to raise their own funds. The community function of the Glenferrie Hill Recreation Club is also evident in the fact that local schools used the club's facilities as early as 1910, paying junior membership fees (Wilson & Swan 2008:44-45 & 50).

In the late 20th century as the number of bowlers were diminishing and the average age of members was rising, more than 50 clubs were closed or merged between 1950 and 2000 (Wilson & Swan 2008:88). In 2001, Glenferrie Hill Recreation Club declared the merger with Melbourne Cricket Club (MCC) Bowls Section, transferring its membership to MCC. The 1920 pavilion was saved for the new MCC Croquet Club that was formed by the Melbourne Cricket Club Foundation, and the facilities are still in use today including the bowling green and croquet lawns (Wilson & Swan 2008:92-93).

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Architect Albion H. Walkley (architect of the 1908 building)

Albion H. Walkley began practicing as an assistant to William Pitt in 1900, who designed the Princess Theatre and the Rialto & the Olderfleet building in Collins Street. The pair later formed a partnership, and were responsible for designing several sports structures, halls and city buildings in Melbourne during the first half of the 20th century (Wilson & Swan 2008:14). Walkley also designed a number of private residences, flats and shops around Melbourne during the 1910s and 20s while in partnership with Pitt, and towards the late 1920s through to the 1950s under his own name. A selection of Walkley's plans have been preserved at State Library Victoria (SLV)

Description & Integrity

The Melbourne Croquet Club pavilion is situated at the front of the large site on the crown of the hill in Glen Street. Behind the building are a series of bowling and croquet greens on different levels. The pavilion provides its frontage to the greens, and is of symmetrical composition either side of a central verandah. Of conservative design for 1928, the pavilion design comprises intersecting jerkin-head gable roof forms with a long gable roof. Entrances to each end facing Glen Street are identified under secondary gable roofs. The verandah features paired, turned posts with decorative timber elements forming a simple bracket/frieze effect. This design, together with the window and door joinery of sash windows with multi-paned top sash and panelled doors, provides characteristic Interwar features. The walls are of roughcast render finish with some bands of smooth render at door head height.

Alterations on the club side include infilling verandahs and a small extension to the south end. On the street side, further alterations include a new entry with projecting glazed porch.

Comparative Analysis

The sports teams and clubs of Boroondara are many and varied, originating in schools, growing out of church parishes or founded by enterprising individuals. They have played an integral role in fostering community cohesion and establishing a local identity (Jennings and Sheehan, 2006:47).

Other sporting clubs:

Victoria Park Kew comprises a landscaped park and three sporting pavilions including the croquet clubhouse (1934), tennis kiosk (former tram shelter) and a football clubroom (1939). The croquet clubhouse was designed by Edward Billson and is a small timber square pavilion with windows reminiscent of Walter Burley Griffin's residential work. Stylistically it is quite different to the Glenferrie Hill pavilion but in a recent assessment of Victoria Park it was noted that the building is of primary significance in the park and an unusual building design.

Former Canterbury bowling and lacrosse clubhouse, 2 Kendall Street Canterbury (established in 1900 and a contributory place within HO145) is similar to Glenferrie Hill in its linear plan with interlocking gable roofs, but is now not in use as a sporting clubroom. Its condition and integrity has not been investigated.

Other clubs established during Federation and Interwar period include Auburn Heights Recreation Club (1904 – redeveloped as MCC Kew), Hawthorn Recreation Club (1905 – Contributory place in HO220 West Hawthorn Precinct), Studley Park Bowling and Tennis Club (1906), East Camberwell Tennis Club (1909, pavilion remains as part of the tennis club) and Canterbury Tennis Club, Surrey Hills (1911).

Glenferrie Hill Recreation Club is one of very few recreation and sporting clubs to retain both its use and its premises. Many other recreation clubs have been redeveloped and

no longer retain their earlier premises. Historically the significance of Glenferrie Hill has been maintained by its continuous use as a sporting club. Although alterations to the street frontage have reduced its integrity, the greenside elevation is quite intact. Only the Kendall Street clubrooms are stylistically similar.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Glenferrie Hill Recreation Club is historically significant as one of several sporting clubs established from the 1900s in Hawthorn, Kew and Camberwell. Although earlier clubs existed in these suburbs, by the early 1900s the private sporting clubs were able to be established and supported by elite, wealthy and professional clientele. Glenferrie Hill, like several others, is historically significant as a private sporting club, built and funded by its members who were often prominent people in business, the industry and the professions. As the second clubhouse to be constructed on the site in Glen Street, the first being demolished to make way for the current 1928 building, it retains its use and function as a sporting club with croquet and lawn bowling as its activities.

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

NA

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

NA

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

Glenferrie Hill Recreation Club is significant as a demonstration of the large sporting pavilions that were established primarily in the early 1900s. Their typology was derived from Federation buildings and they adopted a linear form with multiple intersecting gable roofs and generous verandahs with timber posts and fretwork. Like the Canterbury bowling and lacrosse clubhouse at 2 Kendall Street Canterbury, the Glenferrie Hill pavilion borrowed this form and rebuilt in fairly conservative style in 1928.

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

The Glenferrie Hill Recreation Club pavilion is aesthetically significant for its elements that place it in the Interwar period, including the timber posted verandah with decorative timber frieze/bracket elements, multi-paned timber sash windows and panelled doors, and the linear plan form with jerkin-head gables intersecting the main gabled roof. The pavilion is significant, particularly for its rink-side elevation which is more intact than its streetside façade. The wall finish featuring rough cast and smooth render is also notable.

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

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NA

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

NA

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

NA

Statement of Significance

What is Significant?

The Glenferrie Hill Recreation Club, 37-41 Glen Street Hawthorn, is significant for its 1928 pavilion, the second one to be built at the site, replacing an earlier 1908 pavilion. Later alterations to the current building, including filled in verandahs and the entry porch are not significant.

How is it significant?

The Glenferrie Hill Recreation Club is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Glenferrie Hill Recreation Club is historically significant as one of several sporting clubs established from the 1900s in Hawthorn, Kew and Camberwell. Although earlier clubs existed in these suburbs, by the early 1900s the private sporting clubs were able to be established and supported by elite, wealthy and professional clientele. Glenferrie Hill, like several others, is historically significant as a private sporting club, built and funded by its members who were often prominent people in business, the industry and the professions. As the second clubhouse to be constructed on the site in Glen Street, the first being demolished to make way for the current 1928 building, it retains its use and function as a sporting club with croquet and lawn bowling as its activities. (Criterion A)

Glenferrie Hill Recreation Club is significant as a demonstration of the large sporting pavilions that were established primarily in the early 1900s. Their typology was derived from Federation buildings and they adopted a linear form with multiple intersecting gable roofs and generous verandahs with timber posts and fretwork. Like the Canterbury bowling and lacrosse clubhouse at 2 Kendall Street Canterbury (part of HO145), the Glenferrie Hill pavilion borrowed this form and was rebuilt in fairly conservative style in 1928. (Criterion D)

The Glenferrie Hill Recreation Club pavilion is aesthetically significant for its elements that place it in the Interwar period, including the timber posted verandah with decorative timber frieze/bracket elements, multi-paned timber sash windows and panelled doors and the linear plan form with jerkin-head gables intersecting the main gabled roof. The pavilion is significant, particularly for its rink-side elevation which is more intact than its streetside façade. The wall finish featuring rough cast and smooth render is also notable. (Criterion E)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No

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Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Hawthorn Heritage Study, 1993

References

Argus, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Jennings, Sonia & Mary Sheehan 2006, *Clubhouse: celebrating local sport in Boroondara*, City of Boroondara Library Service, Hawthorn, Vic

Leader Melbourne, as cited.

Punch, as cited.

Weekly Times, as cited.

Wilson, P F & Swan, J M 2008, *Glenferrie Hill Recreation Club*, Allanby Press Printers Pty Ltd, Camberwell.

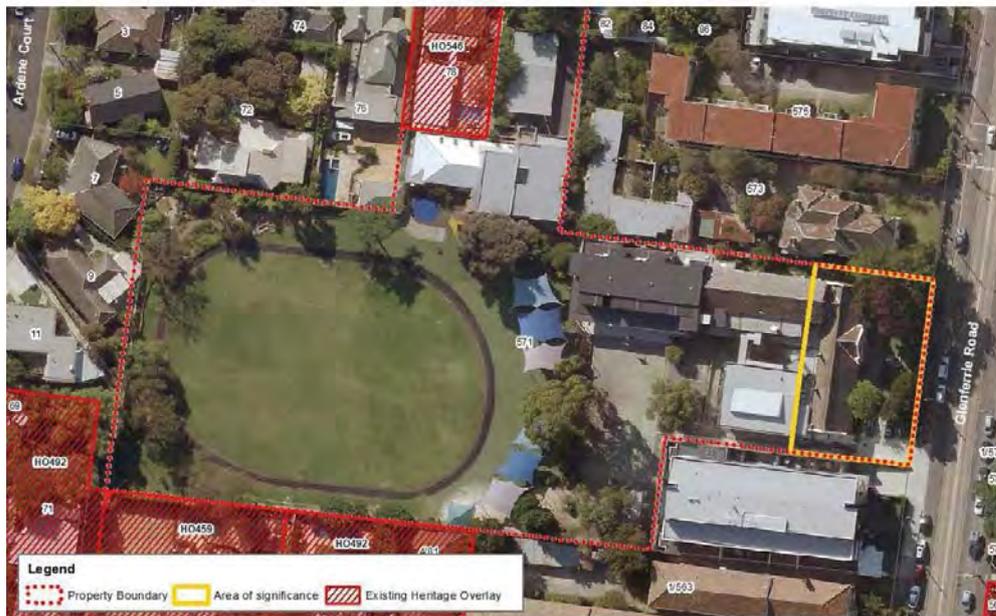
CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

St Joseph’s Catholic School (formerly St John’s School)

Prepared by: Context Pty Ltd

Address: 571 Glenferrie Road, Hawthorn

Name: St Joseph’s School (formerly St John’s School)	Survey Date: April 2017
Place Type: Community	Architect: A. A. Fritsch, extensions by G W Vanheems and Fritsch & Fritsch
Grading: Significant	Builder:
Extent of Overlay: The school building with a 4m curtilage on the western side (land within 4m measured from the building footprint) and to the adjacent property boundaries on the other three sides (see map below)	Construction Date: 1911



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Historical Context*Locality history*

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. The earliest purchases were large allotments with river frontages and elevated positions in the area later known as Hawthorn Hill (west of Glenferrie Road and north of Riversdale Road). Burwood Park was the first name given to Burwood Road, the district's main road out of Melbourne, which bridged the Yarra River in 1851. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, a new type of red brick and terracotta roof villa was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

Catholic Parish Primary Schools

As was the case with many burgeoning suburbs in the metropolitan area, the first schools in the study area were the denominational schools established by newly-formed church congregations. The construction of Roman Catholic churches was invariably followed by construction of parish primary schools. As local historians Peel et al succinctly put it, "the secular education provided at the Common School was mostly shunned by Hawthorn's Catholic population" (as cited in *Built Heritage* 2012: 176). While these operate in parallel with the larger Roman Catholic colleges in the area (i.e., Xavier College for boys and Genazzano College for girls), they tend to be smaller in scale, with a smaller and more localised catchment. By far the oldest is St Joseph's Parish School in Hawthorn, at the corner of Power Street and Denham Road which, dating back to 1854, represents a unique continuation of one of the original denominational schools in the study area. The school, however, no longer occupies its original premises, having relocated to the subject site at 517 Glenferrie Road in 1978. Another early parish school in the study area is the Sacred Heart School in Kew, which sprang in 1875 from the Roman Catholic church of the same name at the corner of Walpole and Walton streets. In 1889, teaching responsibilities for Sacred Heart were taken over by the Sisters of the Faithful Companions of Jesus, who were based in Richmond but later established a convent in

Hawthorn. In 1900, the foundation stone was laid for a new purpose-built school complex on Cotham Road, which was officially opened in August 1901 (Built Heritage 2012:176 & 108).

Aside from these two notable exceptions, the establishment of parish schools in the City of Boroondara has largely been a twentieth century theme. There was a notable boom during the inter-war period, which included St Dominic's in Camberwell (1925), St Anne's in Kew East (1930), and St Cecilia's in Glen Iris (1931). These were staffed, respectively, by the Dominican Sisters, the Sisters of Our Lady of the Missions and the Josephite Sisters. All of these schools underwent physical expansion during the 1930s; St Dominic's in Camberwell East even relocated to an entirely new site in 1939 (Built Heritage 2012:108).

History

St Joseph's School was built as St John's Catholic School for Boys in 1911, for Rev George Kelly, member of the Jesuit Fathers of Hawthorn. The school building was designed by architect Augustus Andrew Fritsch at cost of about £1780. At the time of completion, it consisted of four classrooms, three accommodating 40 students each and one for 50, and a teacher's room. A spacious verandah was placed around the inside of the block. A section of the land, to the south of the building, was reserved at construction for a future parish hall (*Advocate* 11 November 1911:25). Drawings of the original footprint of the school show the L-shaped design (PB 3805).

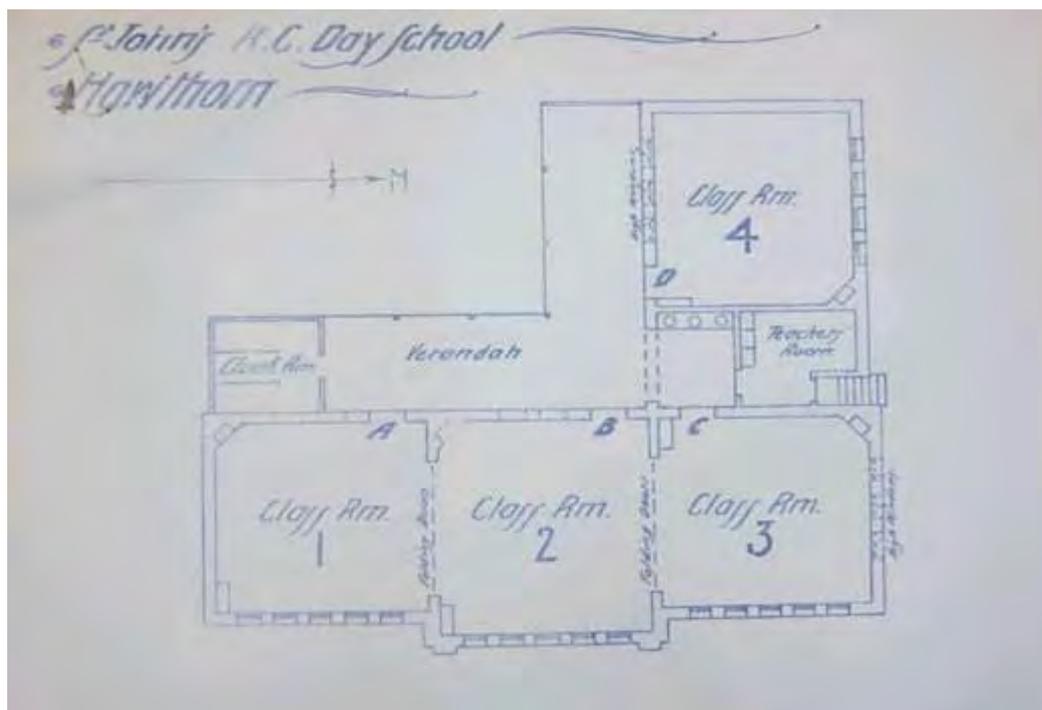


Figure 1. Plan of the school, dated 1911 by architect A A Fritsch. (Source: PB 3805)

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Figure 2. St John's School, photo taken shortly after completion, showing the original fence. This was before the building was extend to the south (left) side in 1929. (Source: HHS)

The site was acquired by the Jesuit Fathers in March 1911, and the building was completed by November that same year (*Advocate* 25 March 1911:37). The Jesuits had previously operated a Catholic Primary School under the same name, located just north of the current school site, off Glenferrie Road near Wakefield Street. This building is evident on the MMBW detail plan dated 1902, and was subsequently demolished (MMBW detail plan no. 1488).

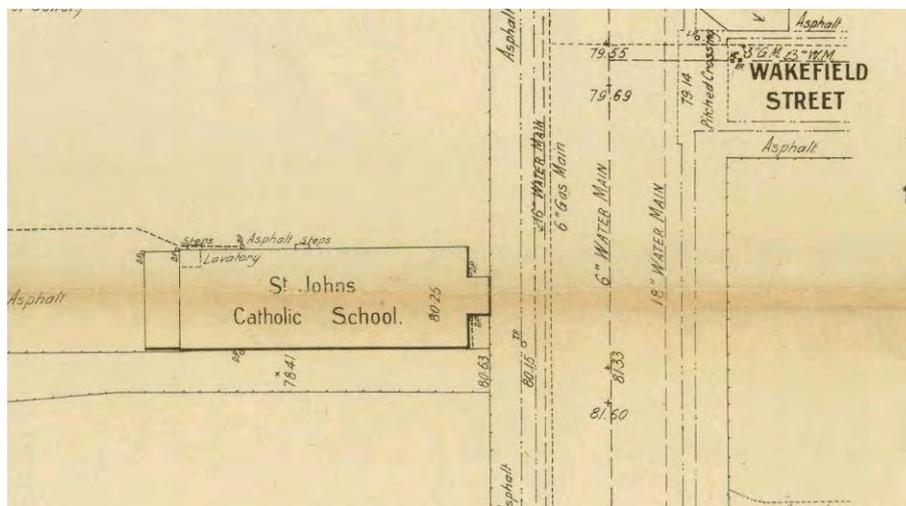


Figure 3. The MMBW detail plan no. 1488 dated 1902, showing the nineteenth century parish school north of its current site. (Source: SLV)

Following a decline in student numbers during the First World War, the school was forced to close at the end of 1922, just over ten years after its completion. The building was unused as a school for the subsequent two years, although it is believed it served as a meeting hall by the churches of the district. In 1925, the school building was transferred from the Jesuit Fathers to the Marist Brothers who reopened the school, and it remained under the Marist Brothers' administration for over 50 years (*St. John's (Marist Brothers) School* 1976:3).

Following population growth in the area during the interwar period and an increase in student numbers, the school was in need of additional space. A new classroom was added to the south side elevation of the school in 1929, designed by architect G W Vanheems, another architect popular with the Catholic Church at the time. The addition followed the style of the original design. A second addition was made in 1935, adding two new brick classrooms at the rear. The 1935 addition was designed by architectural practice Fritsch & Fritsch, run by A. A. Fritsch's son, Augustus Alfonso Fritsch, following his father's death in 1933 (PB 3805).

From St John's to St Joseph's

A. A. Fritsch also designed a nearby school, formerly St Joseph's School, at 104-108 Denham Street (fronting Power Street) in 1908. The design is almost identical in detail, particularly around the front gable, to the later school at 571 Glenferrie Road. The original plans for St Joseph's School (formerly St John's) and the earlier St Joseph's School at Power Street have not been found.



Figure 4. Former St Joseph's School fronting Power Street at the time of opening in 1908. (Source: *Advocate* 21 November 1908:22)

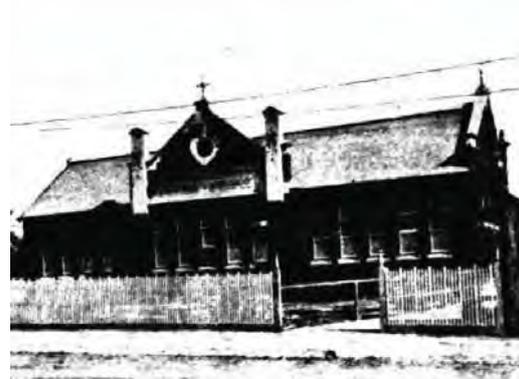


Figure 5. Former St John's (now St Joseph's) school at the time of opening in 1911. (Source: *Advocate* 21 November 1911:25)

The two St Joseph's School buildings have a closely connected history, as indicated by their names. In 1978 St Joseph's School at Power Street was in need of additional space. After the closure of St John's at 571 Glenferrie Road that same year, St Joseph's moved to the former St John's School Building – a site which was three times as large. There were lively discussions among the residents in a public meeting at the time regarding the name of the school, whether it should retain the name of St John's or change it to St Joseph's, in line with the school's long history. Allegedly, one parent offered 'to climb a ladder and personally chip off the old name off the front of the old school building'. Subsequently, the decision was made to change it to St Joseph's to reflect the continuation of the school body, and it is still operating under the name today (PB 3805; Head 2009:33).

Later alterations and additions include a second storey addition to the rear classroom in 1964 and new security fencing added in 1983 (PB 3805).

Augustus Andrew Fritsch, architect

A. A. Fritsch (1866-1933) was the son of Gustav Augustus Fritsch of the Fritsch & Holzer brickworks and Christina Fritsch (nee Holzer). Articled to renowned Hawthorn architect John Beswicke, he travelled through Europe and the United States before opening his own office in Melbourne in 1888. At the start of his career Fritsch concentrated on residential projects. Residing in Hawthorn, he was particularly active in the Camberwell and Hawthorn area where he designed several private dwellings during the late 1880s

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and 1890s (*Age* 3 Aug 1889:3; *Age* 10 Jul 1891:3; *Age* 18 Aug 1891:8). The commission for a Roman Catholic presbytery in Malvern in 1894 marked the start of his long involvement with the Catholic Church. Notable works include parish churches at Hawthorn, Malvern, Elwood, Middle Park and Camberwell, St Patrick's College at Sale and Assumption College at Kilmore. He designed many presbyteries, schools and convents throughout Victoria and elsewhere. He also worked on Newman College with Walter Burley Griffin in 1916-18 (Reeves 2012:264; *Argus* 10 Jun 1933).

Elements used in the design of both St Joseph's School (formerly St John's) and the earlier St Joseph's School at Power Street are clearly recognisable in other Fritsch projects, one example being Carmelite Hall, Middle Park (HO238), built in 1918-19 and an unidentified convent or school design dated 1917.



Figure 6. A. A. Fritsch pictured to the left in front of one of his many church designs. (Source: SLV)



Figure 7. The Carmelite Hall, Middle Park, designed by Fritsch in 1918-19. Note the parapet with the circular gable vent design. (Source: SLV).



Figure 8. A much grander design of an unidentified red brick convent or school with chapel, but with a similar composition to St Joseph's School. Signed A. A. Fritsch and dated 1917. (Source: SLV)

Fritsch's son, Augustus Alfonso Fritsch (1882-1973), was trained by his father and was made partner of the firm in 1932, shortly before his father's death in 1933. Augustus Alfonso renamed the firm Fritsch & Fritsch and continued the long association with the Catholic Church, becoming known as the state's key Catholic architectural office during the 1940s (Reeves 2012: 264).

Description & Integrity

The A.A. Fritsch school building of 1911 stands at the front of the large school ground, facing Glenferrie Road behind a generous front playground. The playground is enclosed by a high, modern metal fence, and there are large trees and hedges in the front setback.

The building is single storey, constructed of red face brick, and has a transverse gabled roof with parapets at either end. The roof is clad in slate, has a metal ventilator along its ridge, and exposed rafter tails to the eaves, all in accordance with the early photo in Figure 2. This photo also shows that, when first constructed, the south end of the building had exposed eaves, instead of a parapet like the north end, suggesting there had always been plans to extend the building southward (which occurred in 1929).

The north and south end gables have cement-render coping to the raking parapet and a bull's eye window at the centre. The top of each gable terminates in a rectangular plinth (instead of a point) that once held a cross. This form is used with greater elaboration to what was originally the central bay of the front façade. Here the coping has a cyma recta moulding along its top edge. The bull's eye window has a flat render surround which is lobed at the bottom, a raised moulding around the top half, and an oversized keystone at the top. Below it is a large flat panel for signage (the original raised lettering 'St John's School' has been removed). This panel has a simple cornice and curved sides, in a cyma recta profile. The most striking feature of the front gable are the two pilasters which extend above the parapet as piers and are topped with a cyma recta moulding in an ox-bow shape (a curve with flared ends) that was so popular for Edwardian Free Style buildings. The pilasters are expressed in face brick to the tops of the windows, and above that they are finished in smooth render with an Art Nouveau floral bas-relief near the top.

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Below the eaves level, the front façade is divided into four sections, each with five windows with flat-arched heads and bluestone sills. The second bay from the north (the original central bay) projects slightly. The narrow windows have a hopper at the bottom, and a double-hung sash above. The 1929 section at the south end appears to replicate all details of the original building, including the windows and the treatment of the parapeted gable.

The front portion of the building, comprising the three front classrooms of 1911 and the southern addition of 1929, appear to be highly intact externally, apart from the conversion of three windows into doors (by dropping the sill, but retaining the double-hung window above), and the loss of the crosses on the gables. A modern entrance hood has been installed against the south end elevation, but it appears to be reversible. The fourth classroom, behind the north end of the building (as seen on the 1911 historic plan and early photo) appears to have been demolished and replaced by the current two-storey wing. The L-shaped rear verandah seen on the 1911 floor plan is also gone, with a modern, aluminium-panel-clad building in its place.

Comparative Analysis

The school building at 571 Glenferrie Road is a recognisable part of architect A.A. Fritsch's oeuvre, bearing similarities to other early twentieth-century designs. The most similar, of course, is the former St Joseph's Catholic School of 1908, at the corner of Power Street and Denham Road. The two buildings share an identical gable-fronted bay with an elongated gable apex, bull's-eye window, curved signage pattern, and arched piers on either side decorated with Art Nouveau bas-relief where they extend above the parapet. Some details of the two school buildings are different: the placement of the decorative parapet within the façade, and at the Power Street building a render band intersecting the window arches, and an entrance beside the decorative gable with a simple entablature supported on massive corbel brackets. The Power Street school was converted to use as part of a retirement home in the early 2000s.

Fritsch used a similar Art Nouveau bas-relief pattern on the projecting piers around the decorative front gables of the Carmelite Hall in Middle Park, of 1918-19. Two of his Romanesque Revival churches have the same decorative gable apex as used for this Hawthorn schools. These are St Michael's Catholic Church, Heyfield, of 1916, and St Mary's Catholic Church, Maffra, of 1924.

One of Fritsch's most important church designs is the stone Romanesque Revival Our Lady of Victories Basilica in Burke Road, Camberwell, designed in 1913 and completed in 1918.

The 1911 school building at 571 Glenferrie Road can also be compared with other Catholic schools in Boroondara. Those with purpose-built facilities built prior to World War II are:

- Former St Joseph's RC School, 108 Denham Street, Hawthorn (in HO152) - Boroondara's first Catholic parish school of 1857 (transepts added in the 1860s). It is a brick building in the form of an Early English Gothic sacral building, and also served as a Sunday chapel as its original use. It is now incorporated into an aged-care facility.
- Xavier College (senior campus), 135 Barkers Road, Kew (1872-78) (VHR H893) - The first section of Xavier College commenced in December 1872 with the South Wing designed by Kelly, Dennehy and Tappin with a grand Victorian facade. The West Wing was built in 1889 in a Classical design, and Great Hall added in 1890, both extensions to the design of Kelly, Dennehy and Tappin. The South Wing is very

long and imposing and a fine cement-rendered two-storeyed structure with cast-iron verandahs set between gabled pavilions.

- Genazzano FCJ College, Cotham Road, Kew (VHR H1902) – A purpose-built convent and school was designed by architect William Wardel and built in 1890-91. It is a grand three-storey Gothic Revival style brick building with stone dressings.
- Sacred Heart Catholic Primary School, 116 Cotham Road, Kew (in HO150) – an imposing Academic Classical Revival brick and render building of 1901.
- St Joseph's Catholic Primary School, Power Street, Hawthorn (in HO152) – the 1908 A.A. Fritsch school building constructed adjacent to the 1857 parish school. As discussed above, it is very similar in design to 571 Glenferrie Road.
- Our Lady of Victories Catholic Primary School, 548 Burke Road, Camberwell (in HO506) – a two-storey brick building with render dressings and a tiled roof. A brick Romanesque belltower is attached to the façade. The school was founded in 1887, and closed in 2012. The current building was built in 1904 and greatly expanded in 1923-24, possibly to an A.A. Fritsch design (Lovell Chen, HO506 citation, 2009).
- Our Lady of Good Counsel Catholic Primary School, Whitehorse Road, Deepdene – designed by A.A. Fritsch in 1922, these may be the small, gable-fronted buildings at the front of the site, which have been partially demolished to accommodate a large c2010 school building.
- St Anne's Catholic Primary School, Beresford Street, Kew East – the school retains a 1930 brick school building in a conservative gabled hall form. It has been altered with an upper-storey addition and extensions.
- St Cecilia's Catholic Primary School, Van Ness Avenue, Glen Iris – a modest single-storey brick school building with parapeted gabled ends survives from 1931. It was extended in 1946 and 1979.
- St Dominic's Parish Primary School, 145 Highfield Road, Camberwell East – a large two-storey Moderne brick building of 1939.
- Siena Convent & College, Riversdale Road, Camberwell – a cloister and chapel was built in 1939 to a design by Sydney architect Hamleto Agabiti. It is an example of Lombardic Romanesque Revival distinguished by its outstanding brickwork and blue terracotta dome.

As shown by the list above, the Catholic schools in Boroondara range from the very grand edifices of Xavier and Genazzano colleges, both on the Victorian Heritage Register, to very modest interwar school houses such as Our Lady of Good Council and St Anne's. Most of these early school buildings retain a good level of intactness, though many have been extended over the years more or less sympathetically.

The school building at 571 Glenferrie Road is obviously most closely comparable with A.A. Fritsch's very similar design on Power Street, Hawthorn (part of the larger site addressed 108 Denham Street). These two are distinguished in the City of Boroondara as the only Free Style school buildings. In their scale and somewhat residential massing, they sit with the more informal school buildings as seen at Our Lady of Good Council, St Anne's and St Cecilia's, but have a far more sophisticated design and ornamentation than these examples.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

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St Joseph's Catholic School is of historical significance as both the first parish school established in Hawthorn and Boroondara and the one in the longest continuous operation, though it only moved to this site in 1978. More generally it illustrates the importance of parish schools in Boroondara's suburbs, which were strongly favoured by Catholic families in the ninetieth and early twentieth centuries over State schools.

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

NA

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

NA

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

NA

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

The building at 571 Glenferrie Road is significant for exhibiting fine Free Style forms and ornament, particularly the shaped gable apexes, bull's-eye window with render dressings and oversized keystone, and two pilasters flanking the front gable which extend above the parapet as piers and are topped with a cyma recta moulding in an ox-bow shape, and ornamented with an Art Nouveau floral bas-relief.

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

NA

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

St Joseph's Catholic School is significant for its associations with the establishment and growth of the Hawthorn Catholic community since the 1850s, beginning at the Power Street site. The building at 571 Glenferrie Road is significant for its association with the early twentieth century development of the Catholic community that resulted in the foundation of new schools such as St John's.

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

The 1911 building is associated with its designer, Augustus Andrew Fritsch, a Hawthorn local and the pre-eminent architect of the Catholic Church in the first decades of the twentieth century. He designed many notable churches, presbyteries, schools and convents throughout Victoria. This building incorporates a number of his favoured architectural motifs, seen at other churches and a convent, such as the elongated gable apex and Art Nouveau bas-relief ornament on piers that extend above the parapet.

Statement of Significance

What is Significant?

St Joseph's Catholic School (built as St John's Catholic School for Boys) at 571 Glenferrie Road, Hawthorn, is significant. The school was constructed in 1911 for the Jesuit Fathers of Hawthorn to a design by architect Augustus Andrew Fritsch, with a matching extension to the south end in 1929 designed by architect G.W. Vanheems.

In 1978 the staff and students of St Joseph's Catholic School moved from their original site at the corner of Power Street and Denham Road, where they have been located since 1854, to this site.

The school building is single storey, constructed of red face brick, and has a transverse gabled roof with parapets at either end. The roof is clad in slate, has a metal ventilator along its ridge, and exposed rafter tails to the eaves.

Post-1929 alterations and extensions are not significant, including the metal-clad entrance hood on the south elevation, the two-storey rear wing at the north end, and the metal-clad building that stands just behind the brick building.

How is it significant?

St Joseph's (former St John's) Catholic School is of local historical, aesthetic and social significance to the City of Boroondara.

Why is it significant?

St Joseph's Catholic School is of historical significance as both the first parish school established in Hawthorn and Boroondara and the one in the longest continuous operation, though it only moved to this site in 1978. More generally it illustrates the importance of parish schools in Boroondara's suburbs, which were strongly favoured by Catholic families in the ninetieth and early twentieth centuries over State schools. (Criterion A)

St Joseph's Catholic School is significant for its associations with the establishment and growth of the Hawthorn Catholic community since the 1850s, beginning at the Power Street site. The building at 571 Glenferrie Road is significant for its association with the early twentieth century development of the Catholic community that resulted in the foundation of new schools such as St John's. (Criterion G)

The 1911 building is associated with its designer, Augustus Andrew Fritsch, a Hawthorn local and the pre-eminent architect of the Catholic Church in the first decades of the twentieth century. He designed many notable churches, presbyteries, schools and convents throughout Victoria. This building incorporates a number of his favoured architectural motifs, seen at other churches and a convent, incorporated into a fine Free Style design. Of particular note are the details to the central gable, including the shaped gable apexes, bull's-eye window with render dressings and oversized keystone, and two pilasters flanking the front gable which extend above the parapet as piers and are topped with a cyma recta moulding in an ox-bow shape, and ornamented with an Art Nouveau floral bas-relief. (Criteria E & H)

Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

References*Advocate*, as cited.*Age*, as cited.*Argus*, as cited.

'Architect A. A. Fritsch and his building [and] Mr. Reynolds who did a lot of work for him.', State Library of Victoria (SLV), accessed online 25 May 2017.

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HAWTHORN

Edwardian Shops

Prepared by: Context Pty Ltd

Address: 556-558 Glenferrie Road

Name: Edwardian Shops	Survey Date: May 2017
Place Type: Commercial	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1910

**Historical Context**

The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led

to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of many Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

History

The pair of two-storey brick shops on 556-558 (then numbered 339-341) Glenferrie Road was constructed in 1910 for owner James Joseph Pine, a grocer and commercial traveller. The Melbourne Metropolitan Board of Works Plan dated 1903 shows an empty lot at the corner of Glenferrie Road and Henrietta Street, surrounded by residential development.

Land sales in the area during the 1870s attempted to attract businesses to the intersection of Riversdale and Glenferrie Roads ('Hawthorn: 7 Valuable Business Sites', 1888), but it was not until the late Edwardian and Interwar period that the area developed as a commercial shopping centre (S & Mc 1920-1930). While the shops at 556-558 Glenferrie Road are slightly over a hundred meters away from the intersection, it was one of the earliest shops in that area, predating any commercial development that happened around the intersection (S & Mc 1911).

Pine owned the land from 1908, which was described as 'having a frontage of 40 feet to Glenferrie Road Hawthorn by a depth of 100 feet', on the 'allotments 1 and 2 on plan of subdivision no 2294'. Each of the brick buildings erected on the double lots contained a retail area and 5 rooms for residence (PROV).

Pine was rated for two vacant brick shops for the first time during the 1910-1911 rate cycle. In the year of completion, in 1910, the corner shop at no 556 (then no 341) was of higher net annual value (NAV) at £45 than the adjoining shop at no 338 (then 339) which was recorded with a NAV of £40. During the first half of the twentieth century, the shops were tenanted to various food retailers including groceries, fruit shops and confectioneries. The first tenants were R M Parsons, who ran a grocery at no. 556, and J Livingstone who ran a confectionary at no. 341 (S & Mc 1912-1942).

James J Pine was a local resident of Hawthorn, having relocated from Castlemaine, where he was a respected tradesperson and a member of the Freemasons. He delivered groceries around Hawthorn, while at the same time working for food importer and manufacturer Robert Harper & Co. as a local sales representative (*Mount Alexander Mail* 9 March 1912:2). In the late 1890s, he ran a grocery at no 819 (then no 8) Glenferrie Road, near the corner of Glenferrie and Barkers Roads (RB 1897) (for further information see citation for 817-821 Glenferrie Road, assessed as part of this study). He also owned a six-roomed brick and timber shop at no 2 Bell Street, Hawthorn, having gained the ownership through Public Building Societies (RB 1893-1899) (2 Bell Street is part of Cranmore Estate & Environs Precinct, assessed as part of this study).

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The ownership of 556-558 Glenferrie Road and the Bell street shop was transferred to Pine's wife, Margaret Grace Pine after his death in 1912 (PROV).

Description & Integrity

The pair of shops at 556-558 Glenferrie Road are located near the intersection of Riversdale Road, on the corner of Henrietta Street. The two-storey shops are built with shops on the ground floor and residences above. The upper floors are recessed behind balconies with pierced brick balustrades and flat arched lintels. The parapets are shaped with multiple curved profiles and the individual shops are defined by engaged pilasters. Restrained render details in the form of a cornice and string course, panels and cappings are used to great effect highlighting the red brick walls. Upstairs are a pair of Federation style triple sash windows.

The side wall to Henrietta Street (although overpainted) and the rear of the shops are also substantial elements. Small square windows have been inserted into the side wall and it appears that a corner doorway is a later alteration to number 556. The shop window frames have been replaced at number 558 although the top-light sashes appear to be original. Number 556 retains some window frame section in moulded timber but the plate glass window is a replacement. At the angled corner, the pilasters are doubled and the balustrade returns across this element. There are two chimneys per shop at the rear of the building.

The design of the shops is similar to much of the work of architects Ward and Carleton who were active at the time and in the locality, although no tender notice has been found to substantiate this. They are enhanced by the face red brick and unpainted cement render detail.

Comparative Analysis

556-558 Glenferrie Road compares well in integrity and quality of design to a number of examples of Federation commercial buildings. The shops are reasonably intact, especially on the upper floor, and have a sophistication of design that indicates the hand of an architect. Glenferrie Road and Maling Road contain comparable examples of the period and style.

Glenferrie Road has a number of Interwar shops, particularly in the main Glenferrie Road Hawthorn shopping centre, north of the subject property. These are represented in the Glenferrie Road Commercial Precinct (HO491).

The contributory buildings at 667-671 Glenferrie Road are a decorative row with pilasters and applied parapet mouldings. The changes to the upper floor windows, cantilevered verandah and shopfront alterations together make it less intact than 556-558 Glenferrie Road.

The contributory buildings at 737-743 Glenferrie Road exhibit several of the features of 556-558 Glenferrie Road in the arched openings and 'hit and miss' brickwork balustrade to the upper floor. They are considered a less decorative version of 556-558 Glenferrie Road and less intact through painting of the brickwork and glazing of the balconies.

773-779 Glenferrie Road (individually significant, HO543) is a bold composition of four interwar shops displaying a number of transitional elements, including an arcaded first floor with semi-circular arches, a standard Italianate balustrade, intact tiled shopfronts and cantilever verandah

The Maling Road strip also contains significant and contributory buildings that have a high degree of integrity and landmark value, such as the row of three commercial shops

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with residences above at 108-112 Maling Road Canterbury, contributory within HO145, and the Canterbury Theatre at 111-119 Maling Road, significant within HO145 (1912).



667-671 Glenferrie Road, Contributory place in HO 491 Glenferrie Road Commercial Precinct.



773- 779 Glenferrie Road, individually significant in HO 543



737-743 Glenferrie Road, Contributory place in HO 491 Glenferrie Road Commercial Precinct.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The pair of two-storey shops at 556-558 Glenferrie Road Hawthorn are historically significant for their demonstration of the growth and development of Hawthorn during the Federation period, at a time when both residential and commercial areas were rapidly growing after the economic depression. The shops are historically significant for their association with grocer James Joseph Pine whose business operated from 819 Glenferrie Road (also assessed as part of this Study) and 2 Bell Street Hawthorn (also assessed as part of the Cranmore Estate & Environs Precinct as part of this Study). A successful entrepreneur from Castlemaine, Pine was a respected member of that community before relocating to Hawthorn to substantially build his business.

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

NA

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

NA

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

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

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

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

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

NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

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

How is it significant?

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

Why is it significant?

The pair of two-storey shops at 556-558 Glenferrie Road Hawthorn are historically significant for their demonstration of the growth and development of Hawthorn during the Federation period, at a time when both residential and commercial areas were rapidly growing after the economic depression. The shops are historically significant for their association with grocer James Joseph Pine whose business operated from 819 Glenferrie Road (also assessed as part of this Study) and 2 Bell Street Hawthorn (also assessed as part of the Cranmore Estate & Environs Precinct as part of this Study). A successful entrepreneur from Castlemaine, Pine was a respected member of that community before relocating to Hawthorn to substantially build his business. (Criterion A)

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

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

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No

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Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

else Context Pty Ltd]

References

City of Camberwell and Waverly Municipal Rate Books (RB), as cited.

'Hawthorn: 7 Valuable Business Sites' 1888, State Library of Victoria map collection, accessed online 19 May 2017.

Mount Alexander Mail, as cited.

Public Record Office Victoria (PROV), Probate and Administration files, VPRS 28/P3 unit 301, item 125/607

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

HAWTHORN

Victorian Shops

Prepared by: Context Pty Ltd

Address: 817-821 Glenferrie Road, Hawthorn

Name: Victorian Shops	Survey Date: April 2017
Place Type: Commercial	Architect: Thomas J. Tyler
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1891

**Historical Context**

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial spines of Auburn, Glenferrie and Burwood Roads.

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway

was extended to these areas in 1882 and a horse tram service established in 1890. The middle-class nature of Hawthorn was evidenced by its substantial villas and private schools. In 1890, the year it became a city, Hawthorn ranked with St Kilda as the area with the most private schools per head of population.

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive. In addition to the development in the Hawthorn commercial centre in the first decades of the twentieth century, a new type of red brick and terracotta roof villa was built in Hawthorn on subdivisions, or on the front or side gardens of older houses (Gould 1993:41,56,60).

History

The row of three two-storey brick shops on 817-821 Glenferrie Rd was constructed in 1891 for owner Rev William Henry Fitchett. Some of the earliest retail centres in Boroondara – Glenferrie Road, Kew Junction and Camberwell Junction – grew at a phenomenal rate from the late nineteenth century, and became significant regional shopping precincts. The extension of the railway in 1882 contributed to this boom of retail expansion (Built Heritage 2012:98).

The land on the west side of Glenferrie road, immediately south of Bakers Road, and a section along Hawthorn Grove was subdivided in 1882, one of many boom-era subdivisions in Hawthorn. The land was marketed as the 'Glenferrie-Dale Estate' with 'magnificent and well-situated allotments' (*Glenferrie-Dale Estate*, 1882).

By 1890, Rev Fitchett was the owner of lot 1 and 2 of the subdivision (RB 1890-91). The shops were built the following year on lot No 2, listed in the rate book as three 6-room brick shops, with a net annual value of 60 pounds each (RB 1892). In December 1890, a tender notice for the erection of three two-storey brick shops on Glenferrie Road was advertised by architect Thomas J. Tyler, indicating Rev Fitchett commissioned him to design the shops (*Age* 9 December 1890:3).

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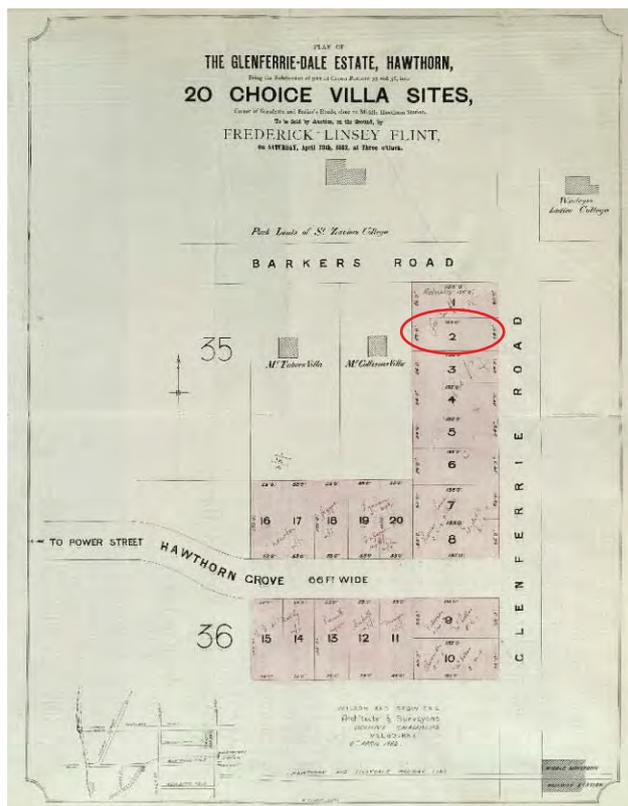


Figure 1. Glenferrie-Dale Estate (Glenferrie and Barkers roads, and Hawthorn Grove), 1882. The shops were built on lot No 2. (Source: SLV).



Figure 2. Rev. W. H. Fitchett, B.A., 1895. (Source: SLV).

By 1893, the Commercial Bank in Hawthorn had taken ownership of the shops, and the net annual value dropped drastically to 32 pounds each, reflecting the hard times of the 1890s Depression (RB 1893).

During the first years, Joseph James Newton rented no.817 & 819 (former 6 & 8) operating a dairy, until c.1895 (S&Mc 1893-96, RB 1895-96). No.8 became vacant for a short period of time until Joseph Pine opened a grocery in 1897 (S&Mc 1897, RB 1897-98). Newton continued to run a combined fruiter and dairy in no.6 over the first decade. The early tenants at no.821 (former 10) were all butchers, including George McClymont and Thomas McDowell (S&Mc 1892-1905). The shops continued in the Bank's ownership until 1902, after which it was taken over by P.W. Rigg, of 9 Grove Road, Hawthorn (RB 1902-03). Subsequently, the shops housed various food retailers over the early and mid-20th century (S&Mc 1923, 1935 & 1942).

Rev William Henry Fitchett

Rev Fitchett (1841-1928) was a clergyman, writer and educator. He became the founding president of Methodist Ladies' College, Kew in 1882 and was Principal of the school for forty-seven years. Rev Fitchett was a frequent preacher of the Methodist Church. In 1904, he was elected the first president of the General Conference of the Methodist Church of Australasia, and became a popular figure in world Methodism, attending several conferences overseas. Furthermore, Rev. Dr Fitchett had a notable career as a writer and journalist, including a published account of his years at MLC in 1921 (Zainu'ddin 1981, *North Melbourne Advertiser* 3 January 1890:4).

Thomas J. Tyler

Thomas J. Tyler was an architect and building surveyor, active in the 1880s and 1890s. He was a freemason and an associate of the Royal Victorian Institute of Architects (*Argus* 27 January 1885:7). Tyler designed residential and commercial buildings in and around Melbourne. Well preserved examples of his work are a two-storey villa Roslyn in Hawthorn (HO89) and several branches of Friendly Societies' Dispensary. In October 1884, following the Societies' announcement of a winner of the design competition, Tyler invited tenders for erecting new premises for Friendly Societies' Dispensary (*Age* 11 October 1884:12). His work includes many commercial buildings in Carlton, Fitzroy and North Melbourne (Lewis Architectural Index).

Description & Integrity

The three two-storey shops at 817-821 Glenferrie Road are located near the corner of Barkers Road and some distance north of the Glenferrie Road Commercial Precinct that takes in the majority of the commercial area. The shops are located on the corner of a laneway and their three-dimensional form is visible from this vantage point. The row of three shops is a fine composition in the late Victorian manner of a central decorative feature to make it appear as one large building on the upper floor rather than three separate shops. The Glenferrie Road façade comprises three shops at the ground floor with splayed and recessed entries, shop windows above decorative panelled stallboards and top-lights with coloured glass. One of the entries has been altered but the remaining two are intact.

The verandah is cantilevered; however this is a later alteration. The upper floor façade is highly intact and features a fine stucco façade with central pediment with elaborate pilasters of unusual design beneath. The arrangement of windows includes a large central casement sash window flanked either side by a pair of double hung sash windows. The overpainted façade conceals the brick wall panels and rendered decorative details that are part of this design. There are window mouldings framing the sash windows and engaged pilasters extending through the parapet and culminating in small orbs. The building is a fine and somewhat unusual Victorian commercial building that is unusually intact at the ground floor. The upper floor is also intact apart from the overpainting.

Comparative Analysis

Hawthorn is rich in Victorian commercial rows and this period is well represented in West Hawthorn village (Burwood Road), and in Burwood Road as part of the Glenferrie Road Commercial Precinct. Further out in the middle ring suburbs there are also a number of more isolated examples. It is however, relatively uncommon to find intact shopfronts. Earlier Victorian shops are often repeating identically, whilst later designs often consider the whole composition as one building and provide a symmetrical façade composition around a central feature that usually includes a pediment and more elaborate windows.



93-95 Burwood Road, Hawthorn, a Contributory place in the West Hawthorn Precinct, HO494. (Source: Context, 2009) This place is a more standard example of the individual shops that repeat.

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Pair of Victorian shops at 344-346 Burwood Road, Hawthorn. (Source Context, 2009) Included as a Contributory place in HO491. One shopfront with a splayed and recessed entry and the other replaced entirely.



Victorian shops at 355-361 Burwood road Hawthorn, (Source: Context, 2009) Included as a Contributory place in HO491. Different pediments used to distinguish each building and some high quality moulded stucco around the windows on the left-hand shop.



A standard three shop row at 850 Glenferrie Road is included has less upper floor design detail and more altered shopfronts. It is included as a Contributory place in the Glenferrie Road Commercial Precinct. (Source: Context, 2009)

The interpretation of the Victorian decorative elements at 817-821 Glenferrie Road is more sophisticated when compared with most Victorian shops. It represents a more unusual and fine combination of composition and decorative detail.

Other works by Thomas Tyler include 58 Lisson Grove, Hawthorn which is a Victorian Italianate villa, and a rare work by this architect. This building is a standard bay fronted asymmetrical Italianate house of the period.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The row of three shops at 817-821 Glenferrie Road Hawthorn is historically significant as part of the development of the Glenferrie Dale Estate subdivided in 1882. The shops are significant as being developed by Rev. Fitchett, founding Principal of nearby Methodist Ladies College who commissioned architect Thomas Tyler in 1890. Historically the buildings supported a range of tenants including James Joseph Pine who later developed his own shops in 1910 at 556-558 Glenferrie Road (also assessed as part of this Study).

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

NA

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

NA

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

The three shops at 817-821 Glenferrie Road demonstrate the work of a little known but skilled architect, Thomas Tyler who was also the designer of the Italianate villa Roslyn, at 58 Lisson Grove Hawthorn (HO890), and several branches of the Friendly Societies Dispensary, as well as many commercial buildings in the inner suburbs of Carlton, Fitzroy and North Melbourne.

The shops demonstrate the use of quite sophisticated architectural design techniques that make the upper floor façade appear as a single composition around a central decorative feature rather than a set of repeating elements. The building is important in its demonstration of Victorian shopfront windows which quite rarely remain.

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

Aesthetically 817-821 Glenferrie Road is significant for its three-dimensional form and decorative Victorian façade including intact shopfront windows. Of particular interest are the splayed and recessed entries, decorative panelled stallboards and top-lights with coloured glass. The building is significant for its fine stucco façade with central pediment and elaborate pilasters of unusual design, the arrangement of central casement sash window flanked either side by a pair of double hung sash windows, window mouldings and engaged pilasters extending through the parapet and culminating in small orbs.

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

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NA

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

NA

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

The row of three shops at 817-821 Glenferrie Road is historically significant for their association with clergyman, writer and educator Rev Fitchett (1841-1928) who was founding president in 1882 of Methodist Ladies' College (MLC); and Principal of the school for forty-seven years. Rev Fitchett was a notable Methodist preacher as well as a writer and journalist, publishing an account of his years at MLC in 1921.

Statement of Significance

What is Significant?

A row of three two -storey shops 817-821 Glenferrie Road Hawthorn built in 1891 for Rev Fitchett (1841-1928) and designed by architect Thomas Tyler, is significant.

How is it significant?

817-821 Glenferrie Road Hawthorn is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The row of three shops at 817-821 Glenferrie Road Hawthorn is historically significant as part of the development of the Glenferrie Dale Estate subdivided in 1882. The shops are significant as being developed by Rev. Fitchett, founding Principal of nearby Methodist Ladies College who commissioned architect Thomas Tyler in 1890. Historically the buildings supported a range of tenants including James Joseph Pine who later developed his own shops in 1910 at 556-558 Glenferrie Road (also assessed as part of this Study). (Criterion A)

The three shops at 817-821 Glenferrie Road demonstrate the work of a little known but skilled architect, Thomas Tyler who was also the designer of the Italianate villa Roslyn, at 58 Lisson Grove Hawthorn (HO890), and several branches of the Friendly Societies Dispensary, as well as many commercial buildings in the inner suburbs of Carlton, Fitzroy and North Melbourne. (Criterion D)

The shops demonstrate the use of quite sophisticated architectural design techniques that make the upper floor façade appear as a single composition around a central decorative feature rather than a set of repeating elements. The building is important in its demonstration of Victorian shopfront windows which quite rarely remain. Aesthetically 817-821 Glenferrie Road is significant for its three-dimensional form and decorative Victorian façade including intact shopfront windows. Of interest are the splayed and recessed entries, decorative panelled stallboards and top-lights with coloured glass. The building is significant for its fine stucco façade with central pediment and elaborate pilasters of unusual design, the arrangement of central casement sash window flanked either side by a pair of double hung sash windows, window mouldings and engaged pilasters extending through the parapet and culminating in small orbs. (Criterion E)

The row of three shops at 817-821 Glenferrie Road is historically significant for their association with clergyman, writer and educator Rev Fitchett (1841-1928) who was founding president in 1882 of Methodist Ladies' College (MLC); and Principal of the school for forty-seven years. Rev Fitchett was a notable Methodist preacher as well as a writer and journalist, publishing an account of his years at MLC in 1921. (Criterion H)

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Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Woodford

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 14 Glenroy Road, Hawthorn

Name: Woodford	Survey Date: March 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1934



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Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

During the first decade of the twentieth century, fresh subdivisions of large residential blocks began to be released following the downturn of the 1890s collapse of the land boom. These included Hawthorn's 'Grace Park estate' and blocks in the areas of Berkeley Street, Brook Street, Fordholm Road and Glenroy Street (Peel, Zion & Yule 1993:52).

First listed in 1905, Glenroy Street was located to the rear of the large mansion houses near the intersection of Glenferrie and Riversdale roads such as 'Summerlea' and 'Cestria' (S&Mc 1905). By the 1920s the street had been further subdivided and contained eleven residences in 1926 (McWilliam 1999:30).

In 1934 the house at number 14 Glenroy Street became the residence to William Howard St Clair and his family (S&Mc 1933-35). By January 1935, the residence was known as 'Woodford', a name taken from the parents of William's wife, Norma St Clair, on Tintern Avenue in Toorak (*Australasian* 29 November 1919:45; *Age* 8 January 1935:3) and Mrs St Clair was advertising for a 'young, good plain cook' for a private residence at 14 Glenroy Rd, Hawthorn (*Mercury* 18 October 1937).

In 1950, the family of Dorothy Patricia Dewhurst announced the engagement of their daughter to the eldest son of W.H. St Clair at 'Woodford', 14 Glenroy St, Hawthorn (*Camperdown Chronicle* 30 May 1950). They remained at this address until the early 1960s when they moved to 'Denby Dale flats' at 424 Glenferrie Road, Kooyong (ER 1963).

William Howard St Clair was a soldier, estate, stock and station agent, decorated in World War One ('St Clair' 1988). On returning to Melbourne after the war, he married Norma Burnley Tatchell and joined her uncle, George Appleton, in partnership until 1962 as G.B. Appleton & Co. (*Argus* 25 March 1953:15). He maintained an active interest in the military, promoted to brigadier in 1938 and acting as an honorary aide-de-camp to the Governor-General in 1939-42. Throughout this period and into the post-war era, the family resided at the property, known as 'Woodford' in Hawthorn (Alexander, 1950).

Description & Integrity

The subject site at 14 Glenroy Road is a two-storey picturesque Old-English domestic revival style dwelling situated within its own grounds. The residence is set back in the site on the western side of Glenroy Road, facing east. The dwelling is asymmetrically addressed through the roof forms, garage and entrance that fronts the street. The building features chequered and herringbone brickwork, expressed rendered quoining depicting 'stone' and imitation half timbering details.



Figure 1. Subject site outlined in red. (Source: Google Maps, 2017)

The roof form is a prominent north-south transverse gable with intersecting hipped forms perpendicular to the northern aspect and a gable to the south. Off both the northern and southern elevations is a lower gabled form, double storey to the north and single to the south. Adjoining the eastern elevation to the south of the dwelling is a gabled single garage. The roof is clad in Marseille tiles. Two chimneys are visible from the street and are situated to the north, each minimally detailed.

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Figure 2. Southern aspect of street elevation including front garage. Note the tapestry brickwork applied in the gable and quoining details. (Source: Trethowan Architecture, 2017)



Figure 3. Northern aspect of street elevation. Note the diamond patterned glazing and tapestry brickwork applied in the band between the windows. (Source: Trethowan Architecture, 2017)

The walls are of clinker brick with a number of mock Tudor timber nogging details, seen on the northern gable and the upper level of the central section of the eastern elevation. Also on the primary eastern elevation is the various application of chequered and herringbone tapestry brickwork, applied in split brick bats and of brighter colour, which gives prominence to these areas. Roofing corbels and quoining is applied in expressed render, a material applied again to the four-centred/segmental arch and front garage door framing and label moulding. Windows are all timber framed sliding sash windows with diamond lead lights. A feature of the façade is created by a strip of six 'hall-like' windows in the central section, with the windows themselves set back within the timber noggings which continue from the mock-Tudor elements projecting below. This section sits upon rendered corbel details, in alignment with the window frames above and slightly jutting forward of this bay. Both the single and double storey gables to the south contain a set of three tall vents, with the lower also containing a porched area in the centre. To the north, a jettied bay is formed with infilled timber noggings, and is situated by the buttresses which form the chimney base.

A low timber panelled fence runs the length of the street, and contains two crossovers towards either boundary. Two concrete driveways lead away from each crossover, however are joined by a stone walking path running from one side of the dwelling to the other. Several substantial oak trees exist in the front setback and are surrounded by an established garden setting.

Comparative Analysis

English Domestic Revival Styles

Often referred to as Tudor, interwar Old English, had its roots in the English Arts and Craft Movement of the mid to late nineteenth century. The revival of this style, along with many other English and American revival styles became popular with the upper end of the housing market. Through the late nineteenth century Hawthorn had developed into a well known middle class suburb, and with its proximity to public transport had also

become an ideal commuter suburb. The Old English was one of domestic revival styles preferred by these new home owners.

Typical of Old English architecture was the use of red or clinker brick, brick nogging or half timbering in gables of upper storeys, modelled chimneys and terracotta roof tiles. Steeply pitched gable roofs were preferred over hipped, though it was common later in the period to have more eclectic examples. Picturesque asymmetry was pursued with multiple fronts and offset massing.

Old English styled houses were associated with the Empire consciousness and tried to exploit the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' began to fade in popularity.

Comparative Examples

There are a number of comparable examples of Old English domestic revival styled dwellings covered by the Heritage Overlay of the City of Boroondara.

With regards to individual properties, there are few examples of Old English styled residences of the interwar period listed in Heritage Overlays in Hawthorn, however a number of listed examples can be found in Kew.

Built in 1936-37, 'Berwyn Flats' at 7 Glenroy Road, Hawthorn (HO450) is a block of four flats although is composed as a single residence. This is the only example of Old English styled residences from the interwar period in Hawthorn, listed in its own Heritage Overlay. On the same street and built in the years after the subject site, the flats are of a similar size and arrangement, with multiple fronts and a pair of gable addressing the street. As the flats pertain to a multi-occupancy typology, a direct comparison to the subject site is less valid, giving value to its standing as a good example of its type.

2 Daracombe Avenue, Kew (HO293) is an example of another substantial Old English styled interwar dwelling situated on generous grounds. Built in 1927 of clinker brick, the roofs are of intersecting gables with the gable ends detailed in hung terracotta tiles. Although an earlier example and more typical of the style, the subject site with its medieval overtones and prominent street appearance compare favourably with the development of the style during the period.

The large interwar residence of 75 Studley Park Road, Kew (HO346), is constructed of clinker brick and addresses the corner site with its asymmetric massing. Prominent gables addressing both aspects of the corner and feature half timbering, slight jettying of the uppermost levels and slit brick detailed central vents. A porched corner entrance with four cornered archways is a similar feature to the subject site, along with the varied application of tapestry brickwork throughout. However, the subject site appears as a more resolved composition.

Built in 1938-39, 12 Tara Avenue, Kew (HO348), is a more reserved interwar residence with Old English overtones, and with regards to massing is a direct comparison with the subject site. Both feature a broad gable with double storey transverse gables and lower gables projecting from these and the end gable. With regards to specific detailing, both feature a segmental arched porched entrance and tapestry brickwork. This example features a set of five windows within a rendered first floor band, however the first-floor central bay of the subject site is a more resolved example of these 'hall-like' windows.

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Figure 4. 'Berwyn Flats', 7 Glenroy Road. (Source: Google Maps, 2017)



Figure 5. 2 Daracombe Road. (Source: Google Maps, 2017)



Figure 6. 75 Studley Park Road. (Source: Google Maps, 2017)



Figure 7. 12 Tara Avenue. (Source: Google Maps, 2017)

Despite the conservative façade treatment and minimalistic application of the Old English revival style on the subject site, there are a number of prominent features that allow it to stand out as an aesthetically well resolved example. Medieval overtones in the form of the 'stone' detailed entrance and quoining give the residence a greater street presence, while the asymmetric massing and 'hall-like' jettied window set allow it to sit nicely with regard to the development of revival styles in Boroondara.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

N/A

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

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N/A

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

N/A

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

'Woodford', 14 Glenroy Road is a fine and highly intact example of an interwar domestic residence in Old English revival style with medieval overtones. Aesthetically well resolved, the key features of 'Woodford' are executed with competence and an understanding of the style.

The dwelling is a representative example of a revival style dwelling that was designed and constructed for its location, and for owners that had the means to adopt the emerging styles and thus create a home that reflected their ideals.

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

'Woodford', 14 Glenroy Road is of aesthetic significance as a fine and highly intact example of a picturesquely-composed dwelling in the domestic revival style with medieval overtones, set in generous landscaped grounds.

The details of tapestry brickwork in the gables, and central 'hall-like' jettied window set combine successfully with the stone detailed entrance and quoining elements to display the development of the Old English revival style through the interwar period.

The mature oak trees in the front setback and the established garden contribute to its original presentation.

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

N/A

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

N/A

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

The house is noted as the residence of William Howard St Clair, a highly regarded estate, stock and station agent and decorated World War One Soldier ('St Clair' 1988). However, this is not seen to meet the threshold for local historical significance to the City of Boroondara as none of his achievements relate to this place and there is no association between the physical fabric of the place and St Clair.

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Statement of Significance*What is Significant?*

The dwelling, attached front garage and front garden setting of *Woodford*, 14 Glenroy Road, Hawthorn is significant. Constructed in 1934, the inter-war residence was built for decorated local, William Howard St Clair.

How is it significant?

Woodford is of local historic and aesthetic significance to the City of Boroondara.

Why is it significant?

Woodford is a fine and highly intact example of an interwar domestic residence in Old English revival style with medieval overtones. Aesthetically well resolved, the key features of 'Woodford' are executed with competence and an understanding of the style.

The dwelling is a representative example of a revival style dwelling that was designed and constructed for its location, and for owners that had the means to adopt the emerging styles and thus create a home that reflected their ideals. (Criterion D)

It is of aesthetic significance as a fine and highly intact example of a picturesquely-composed dwelling in the domestic revival style with medieval overtones, set in generous landscaped grounds. The details of tapestry brickwork in the gables, and central 'hall-like' jettied window set combine successfully with the 'stone' detailed entrance and quoining elements. The mature oak trees in the front setback and the established garden contribute to its original presentation (Criterion E)

Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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State Library of Victoria (SLV)

HAWTHORN

'Dalsworth'

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 36 Kooyongkoot Road, Hawthorn

Name: 'Dalsworth'	Survey Date: 30 March 2017
Place Type: Residential	Architect: John Francis Deighton Scarborough
Grading: Significant	Builder: A. R. P. Crow and Sons Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1934

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012: 128,130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The house at 36 Kooyongkoot Road, Hawthorn was built after 1933, when the MMBW plan showed a vacant lot beside the Victorian era house 'Brooks Mount' (refer Figure 1). The house was first occupied by Mr and Mrs Robert Crow and was known as 'Dalsworth' when first listed in Municipal Directories in 1938 (Municipal Directories 1938:412).



Figure 1. The 1933 MMBW Plan shows the Victorian house, 'Brooks Mount' on the street but the current house has not yet been built. The location is marked in red. (Source: Melbourne and Metropolitan Board of Works detail plan no. 56, dated 1933. State Library of Victoria.)

The house was built by ARP Crow and Sons to a design by John F. D. Scarborough (refer Figure 2 for original drawings). Archibald Rae Paterson Crow migrated from Scotland via Portsmouth to Adelaide in 1878, at approximately 20 years of age. He relocated again to Victoria in 1886 and established ARP Crow and Sons; Robert Crow was his son. The company founders were prominent in the formation of the Master

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Builders Association, and constructed many prominent buildings throughout Melbourne, including the Footscray (now Maribyrnong) Town Hall, the Rosella Factory in Richmond and the Theosophical Society in Russell Street. They became known as 'specialists in bricklaying skills needed for chimney stacks, boiler settings, brick and lime kilns, municipal incinerators; brickwork to meet the critical demands of heat or of chemicals (Shaw 1972:86). The company became increasingly specialised in furnace and boiler room construction until being bought out by a British Fire Protection Company (*Great Scot* April 2002:36).

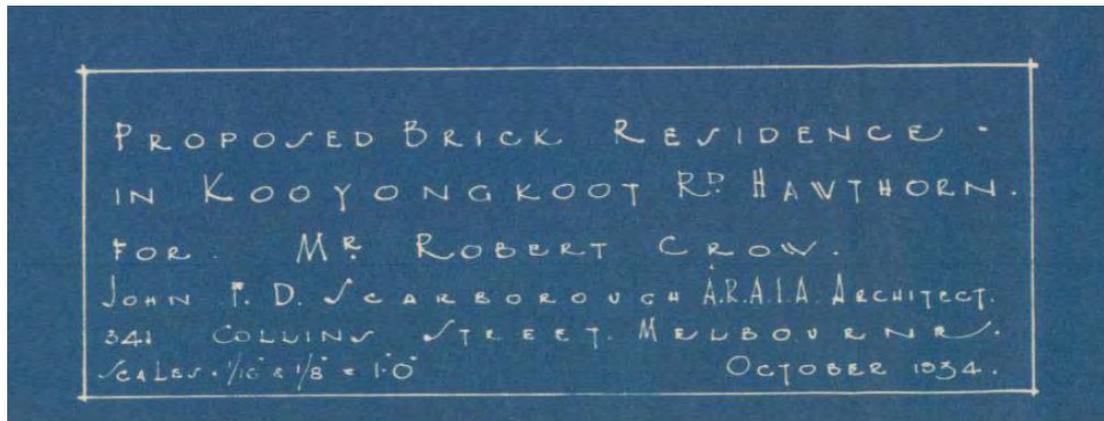


Figure 2. Detail of original drawings, showing title block with client and architect's names. (Source: City of Boroondara)

According to council building permit records, the garage was extended in 1937, also by ARP Crow & Sons.

The Architect

John Francis Deighton Scarborough (1901-73) was born in Canterbury, Victoria. He was articled with C Ernest Wright and later worked for Percy Oakley of Oakley & Parkes before travelling to work in London and New York, after which he returned to Melbourne. Scarborough partnered with John Robertson and Allan Love to design the Littlejohn Memorial Chapel at Scotch College. After winning the competition, the men subsequently formed a partnership, Scarborough, Robertson & Love, which operated until the start of World War II (Murphy & Raworth 2012:616). During this period, Scarborough was the President of the Institute of Architects (Atkins & Axtens). The partnership designed a range of institutional, residential and religious buildings in both modern and period revival styles. The firm designed the two-storey house 'Shangri' in Kalorama (Vic), which was a prime example of the modern expression within the firm. Robin Boyd praised the house as belonging to the 'Victorian Type' (Murphy & Raworth 2012:616). Scarborough undertook many commissions for the Presbyterian Church during the interwar period, including churches at Sandringham (1929), Strathmore (1936), Elwood (1938) and East Kew (1939) (Moonee Valley City Council HO336) and the former Frank Paton Memorial Church at 958a Burke Road, Deepdene (National Trust Place ID 71668). Further to this were St Andrew's Presbyterian Church in Anzac Avenue, Seymour (1938) (Mitchell Shire Council HO323), and North Essendon Uniting Church (former Presbyterian) at 132 Keilor Road (1937), both in an inter-war Gothic idiom (City of Moonee Valley HO336). It is suggested that Scarborough was influenced by the work of Swedish architect Ostberg, particularly, the design and brickwork of Stockholm Town Hall (Staughton 1982).

After the partnership was disbanded, Scarborough practiced as John FD Scarborough & Associates, during which time his firm's work included a number of libraries, such as the Baillieu Library at the University of Melbourne in 1959, and the RG Menzies building at the Australian National University in 1963. He continued to design Presbyterian churches

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in the 1950s and 60s, including those at Bentleigh (1958) and Strathmore (1962). He served as the RIAA president (1942-5) and lectured at the University of Melbourne Architectural Atelier in the mid-1940s (Murphy & Raworth 2012:616; Context, 2014).

Description & Integrity

36 Kooyongkoot Road is an example of the Old English style. The attic-storey home is constructed of clinker brick with half-timbered gables and a steeply pitched, tiled roof with a deceptively simple form. The main gable runs parallel with the front elevation, which is dominated by a central half-timbered gable accommodating a first-floor balcony and protecting the entrance to the dwelling. Decorative timber details embellish the gable facias, and curved brackets support the eaves. The terracotta tiles of the steeply pitched roof are in a blended Marseilles pattern. Dormer windows on either side make the house seem unusually symmetrical for the period. The symmetry is slightly disrupted by three tall chimneys, featuring chamfered corners to the bricks.

The ground floor plan was originally a simple rectangle, broken up by bay windows, with the cruciform attic storey placed centrally above. A bay window projects on the east façade, and an oriel window is supported on brick corbels to the south. In a departure from the leaded casement windows, typically found on English Revival buildings, the windows appear to be timber framed sashes.

Vegetation obscures the ground floor for the remainder of the east and north elevations. The planting is not original, however the low brick fence to the front of the property is original and is documented on Scarborough's plans.

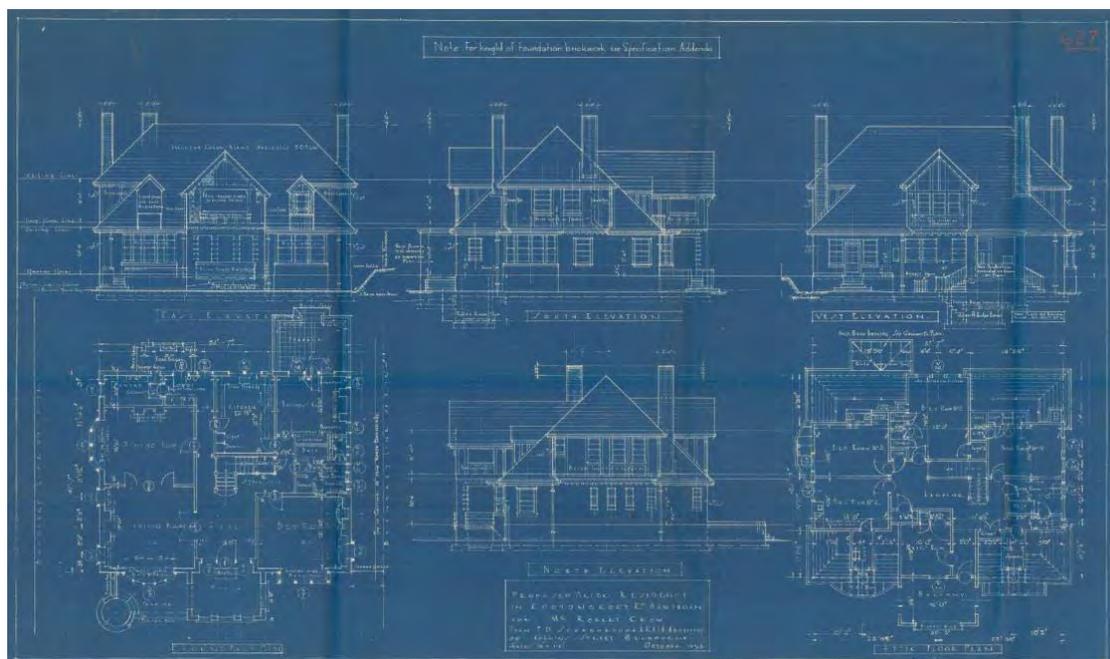


Figure 3. Original Plans by John F. D. Scarborough. (Source: City of Boroondara)

The front view of the house appears to be substantially intact. The central balcony ~~appears to have~~ has been altered from the original, with the removal of wall panels and the installation of a timber support structure and glass balustrade ~~brick infill panels removed to make the balcony more open and a glass balustrade added~~. The gable timber detail and fascia are intact. The dormer windows ~~may also~~ have been altered; the plans show a design with more timber detailing and less glazing, however the leaded panes are in keeping with the English Revival style. There is some question about

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whether the bay window to the front of the house is original or not as the Scarborough plans show a curved bay, however as the windows match those found elsewhere on the house, it is assumed that the change was made during construction. [The ground floor level of the house thus appears to be unaltered.](#)

The plans suggest that the upper floor would have had brick infill rather than the rendered or stuccoed finish that can now be seen; it is unclear if this was changed during or prior to construction or later.

Overall, the changes to the front of the dwelling are sympathetic to the original design or, considering the availability of the original plans (refer Figure 2), could be easily reversed where they are not.

The rear of the property has been substantially altered. A large addition has been built and many of the outbuildings shown on Scarborough's plans have been removed and replaced by a swimming pool. A structure still occupies the location of the garage; however, it is unlikely this is the same garage that was extended in 1937 as it appears to be associated with the additions mentioned above. These changes are not visible from the street. The tennis court to the rear of the property is also shown on Scarborough's drawings. The small building now associated with the tennis court does not appear to be original.

The general layout of the front garden appears intact; however, the planting is unlikely to be original. The low brick fence is detailed on Scarborough's drawings, as is the paved terrace area. The density of the current planting obscures much of the house from the street. The remainder is blocked from view by high patterned powder coated gates that were erected between 2008 and 2013. The gates are at the driveway entrance, with a matching fence at the rear of the house.

Comparative Analysis

Old English/English Revival Styles

Revival styles became commonplace in the latter part of the interwar period. Old English style, often referred to as Tudor, arose as bungalow and Spanish Mission styles began to fade. The style has its roots in the English Arts and Crafts Movement of the mid to late nineteenth century. Closely associated with Empire consciousness, exploiting associations of the manor to convey wealth and social status, the style was particularly popular with the upper end of the housing market.

Picturesque asymmetrical arrangements were preferred, with multiple fronts and offset massing. Typical features include the use of red or clinker brick, brick nogging or half timbering in gables of upper storeys and modelled chimneys. Roofs were typically steeply pitched gables clad with terracotta tiles.

The City of Boroondara as a whole has several examples of significant Old-English style buildings. An earlier building which shows the evolution of the style can be found at 'Tay Creggan', what is now Strathcona Girls School (VHR 2210) at 30 Yarra Street, Hawthorn. The only contemporary example within Hawthorn, however, is a block of flats at 7 Glenroy Road (HO450). The houses at 19 Howard Street, Kew (HO528) and 92 Mont Albert Road, Canterbury (HO178/H1399) provide the following comparison with the subject site.

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Figure 4. Tay Creggan (1889), now Strathcona Girls School, at 30 Yarra Street, Hawthorn. (Source: VHR 2210)

Guyon Purchas designed 'Tay Creggan' at 30 Yarra Street, Hawthorn, in 1889. It is recognised as the finest example of Queen Anne style in Victoria (VHR 2210) and listed at both local and state level. The building, now Strathcona Girls School, uses typical Queen Anne details including picturesque asymmetry, elaborate roof forms, redbrick walls, rough cast gables and timber details. The casement and oriel windows at the gables, combined with the elaborate timber fascia and bargeboard decoration that is evocative of the original design for the balcony gable at 36 Kooyongkoot Road, are common features used in both the Queen Anne and later Tudor Revival styles. The accomplished use of these features and detailing in both houses illustrates the evolution of earlier styles into the Domestic Revival of the 1930s – 1950s. While the detailing has some similarities with prominent features of 36 Kooyongkoot Road, the form of the later dwelling is much more simplified, illustrative of the differences in aesthetic approach between the periods.



Figure 5. View of Berwyn Gardens Flats, 7 Glenroy Road Hawthorn. (Source: City of Boroondara HO450)

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'Berwyn Flats' at 7 Glenroy Road Hawthorn (HO450) is cited as a 'finely articulated interwar complex of flats in the Old English Tudor style', displaying 'competent detailing and application of the Tudor mode' (HO450), such as clinker and tapestry brickwork and applique half-timbering, with diaper-work leadlight to windows. It is the only Old English Revival building in Hawthorn included in the Heritage Overlay. The design is a typical example of a block of flats designed to appear as a large single dwelling. 'Dalsworth' is the type of house that 'Berwyn Flats' was imitating. The detailing of 'Berwyn Flats' is similar to 36 Kooyongkoot Road, Additional gables form a more complicated roof, lacking the dormer windows found at Kooyongkoot Road. The façade at 7 Berwyn Gardens is less finely detailed than 'Dalsworth', often demonstrating a more mass produced, less craftsman-like approach to the Old English features. This is particularly evident in the embellishment of the bargeboard in the projecting gable at 36 Kooyongkoot Road.



Figure 6. View of 19 Howard Street, Kew. (Source: City of Boroondara HO528)

The Howard Street Precinct in Kew (HO528) is a component of the former Oakwood estate. The street is largely comprised of Old English style dwellings 'typically featuring half-timbered gables and steeply pitched tiled roofs.' The single storey house at 19 Howard St, considered significant within the overlay, is a good example. The house, constructed in 1935-6, features a steeply pitched gable roof shingled in terracotta with a series of gables and dormer windows. The asymmetrical stepped façade is highly stylised, leading to it being described as 'the nearest Kew counterpart to the "Hansel and Gretel" variant of Old English seen in Los Angeles' (HO528). The front view of the house has seen more changes than 36 Kooyongkoot Road. The Howard Street house was substantially altered through the 1960s and '70s, including works to accommodate a new attic room which led to the addition of a dormer in the south-facing section of roof and a leadlight window in the front gable. While the house makes use of similar features to 36 Kooyongkoot Rd (half-timbered gables, steeply pitched roof, dormer windows, terracotta tiles), the two houses are very different. 19 Howard Street, with its nest gables, is asymmetrical. Its plan approaches the L-shape that would become the prevailing form for 1930s homes across a range of styles. In contrast, 36 Kooyongkoot is a symmetrical rectangle, hinging around the projecting balcony. The prominent gable at Howard Street is fully enclosed, infilled with render and half-timbering, while the gable at Kooyongkoot Road is more open, even in its original form, in line with its function as a balcony. The

substantial alterations to the Howard Street house mean that Kooyongkoot Road is the more intact Kooyongkoot Road representation of the Old English Revival style from the mid-1930s.



Figure 7. View of 92 Mont Albert Road, Canterbury (Colinton) (City of Boroondara HO178)

92 Mont Albert Road, Canterbury (1926), known as 'Colinton' (HO178), is of regional importance and state interest. The Hawkins and Barlow designed elevations are a mix of 'rough brickwork and broad intersecting and nested gables'. Materials are typical of the style, including clay shingles, timbering and stucco. The citation notes that the house is 'No longer of the Queen Anne ... instead approaches pure Tudor revival'. 36 Kooyongkoot Rd takes a less pure approach to the Tudor, particularly through the large central balcony which draws on more typically Queen Anne Revival detailing. The more playful interpretation of the style at 'Dalsworth', drawing on a range of influences rather than the single style shown at 'Colinton', demonstrates the wide variety of sources of inspiration available to architects in the period while producing an equally unified design.

The Architect

John F.D. Scarborough was an influential architect responsible for many notable buildings throughout his long career. Many of his buildings are of local, state and national significance, although none have yet been listed in the City of Boroondara. He is best known for his involvement with public and institutional buildings, such as the R.G. Menzies Building at the Australian National University and the Baillieu Library at the University of Melbourne. Early in his career, Scarborough and his firm designed many churches, becoming known for his work with the Presbyterians.

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Figure 8. Littlejohn Memorial Chapel at Scotch College. (Source: RIBAPix)

The Littlejohn Memorial Chapel at Scotch College (Figure 7) has been classified by the National Trust. It is included in the citation for the whole of Scotch College along with several other Scarborough Robertson & Love buildings, but is not under an individual Heritage Overlay. The chapel, designed by Scarborough in partnership with Robertson and Love, is contemporary with 36 Kooyongkoot Road (1933 – 1936). The design was based on Albi Cathedral in southern France, constructed using ‘Rippletex’ bricks from Ballarat.

Scarborough’s other notable work in the City of Boroondara is also a church – the 1941 Frank Paton Memorial Uniting Church (formerly Presbyterian Church) at 958A Burke Road, Deepdene. In this case, a simplified Northern Italian Byzantine or Romanesque style is used along with the timber fittings, light bricks and carved stone details that would be used in Scarborough churches in the 1930s, 40s and 50s across Melbourne.

There is little record of other Scarborough houses surviving, although he is known to have designed at least one other while he was a member of the panel that designed the 1939 experimental concrete houses at Fisherman’s Bend for the Housing Commission of Victoria (VHR H1863). However, it is unclear how much of the final design came from Scarborough and how much from other panel members.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

N/A

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

N/A

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

N/A

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

36 Kooyongkoot Road is an intact example of an Old English revival style residence. The dwelling includes the principal characteristics of the style through its steeply pitched, tiled gable roof; tall, narrow chimneys with decorative details; clinker bricks; and half-timbering.

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

36 Kooyongkoot Road is an intact example of an Old English revival style residence. The dwelling features a dominant gabled balcony over the entrance with half-timbered details.

The symmetry of massing is unusual for the style and period. Old English revival styles favoured asymmetrical composition, while the L-shaped plan would become the leading vernacular form in the late 1930s and beyond. In contrast, the symmetry of the front façade of 36 Kooyongkoot Road is broken only by the projecting bay window at ground level. Other unusual features include the large central balcony, which is more reminiscent of earlier Queen Anne Revival.

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

N/A

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

N/A

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

36 Kooyongkoot Road is significant for its association with John F. D. Scarborough, a prominent architect. Scarborough was president of the RAIA 1940 – 1942, a trustee for the Housing Commission of Victoria and designed several noted buildings around Australia.

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The dwelling is also of interest for its association with the Crow family. The house was built by ARP Crow and Sons for Robert Crow, himself a builder, one of the sons of Archibald Rae Paterson Crow and brother of former Master Builders Association president James Crow. ARP Crow and Sons were well-known Melbourne builders specialising in highly technical brickwork, responsible for the construction of high profile, notable buildings throughout Melbourne and with operations in all states. and brother of James Crow (former president of the Master Builders Association).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is Significant?*

The dwelling and front boundary wall of 36 Kooyongkoot Road, Hawthorn, built in 1934 by ARP Crow and Sons to a design by John Francis Deighton Scarborough, are significant.

How is it significant?

'Dalsworth' at 36 Kooyongkoot Road is architecturally, aesthetically, and associatively significant to the City of Boroondara.

Why is it significant?

'Dalsworth' at 36 Kooyongkoot Road is of architectural and aesthetic significance as an accomplished example of the Old English style popular during the 1930s-50s. The dwelling makes cohesive use of typical features of the style such as half-timbering, steeply pitched tile roof, tall slender chimneys, clinker bricks and dormer windows. Additional interest can be found in the symmetry of the design and the large projecting covered balcony, both of which are unusual for the period and the style. (Criteria D and E)

'Dalsworth' is associatively significant as an early work of architect John F. D. Scarborough, and one of the few known surviving examples of his residential work. It is also the work of a prominent Melbourne builder, ARP Crow and Sons, built for Robert Crow, the son of company founder ARP Crow, and himself a builder. (Criterion H)

Grading and Recommendations

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

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

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

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Identified By

Context Pty Ltd

References

Atkins, Ken & Barry Axtens, 'University of Melbourne Baillieu Library – Architect's Story', http://baillieu50.unimelb.edu.au/history/architects_story, viewed 21 May 2013.

Context, 2014 'Scotch College Heritage Citation'

Boroondara City Council HO178, 92 Mont Albert Road, Canterbury

Boroondara City Council HO450, 7 Glenroy Road, Hawthorn

Boroondara City Council HO528, 'Howard Street Precinct', Kew

Mitchell Shire Council HO323, 'St Andrew's Presbyterian Church,' Corner of Anzac Avenue and Guild Street, Seymour.

Moonee Valley City Council HO336, 'North Essendon Uniting Church,' 132 Keilor Road, North Essendon

Murphy, Guy & Bryce Raworth, 'JFD Scarborough', in Philip Goad and Julie Willis' (eds.) (2012), *The Encyclopedia of Australian Architecture*, Port Melbourne.

National Trust Place ID 71668 Frank Paton Memorial Uniting Church, 958 Burke Road, Balwyn.

Staughton, Peter (26/5/1982), notes regarding Littlejohn memorial chapel in NT file no. B5181.

VHR 2210, 30 Yarra Street, Hawthorn

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Farey Brothers' Bakery (former)

Prepared by: Context Pty Ltd

Address: 20-26 Liddiard Street, Hawthorn

Name: Farey Brothers' Bakery (former)	Survey Date: April 2017
Place Type: Commercial	Architect: F.G. Leslie Allen
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1915

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. Hawthorn Village was surveyed in 1852 by Surveyor General Robert Hoddle, and by 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015).

Following the construction of Hawthorn's first town hall, courthouse and municipal offices in an area at the intersection of Burwood and Glenferrie roads in 1861, the Hawthorn township was transferred from the old Village Reserve to this new location. The intersection became the geographical centre of an expanding Hawthorn and developed into one of Melbourne's most important shopping centres. The extension of the railway line from Melbourne to Hawthorn in 1861 and the supply of mains water from Yan Yean in 1865 stimulated subdivision, residential building and created the suburb's commercial

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spines of Auburn, Glenferrie and Burwood Roads (Gould 1993:40-42 and *Victorian Places* 2015).

Subdivision gathered momentum during the 1870s when estates were divided into smaller lots. In the 1870s, the municipality's growth was concentrated around Upper Hawthorn, now Glenferrie, where villa residences and commercial premises were established. The most significant growth and development in Hawthorn's three major shopping centres in Glenferrie Road (the Town Hall precinct), Auburn Road and in Burke Road near the Junction, did not commence until the 1880s and 1890s when the railway was extended to these areas in 1882 and a horse tram service established in 1890 (Gould 1993:44-53 and *Victorian Places* 2015).

Like the rest of Victoria, Hawthorn suffered hardship during the economic depression of the 1890s, but experienced a period of economic recovery and suburban resurgence during the first decade of the new century. There was a revival in the building industry with the construction of new domestic and commercial buildings to meet the demands of a growing community (19,585 people in the municipality in 1891 compared to 24,450 people in 1911). New subdivisions opened up more land for both residential and commercial development. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive (Gould 1993:41,56,60).

History

The former bakery, known as Farey Brothers' Bakery, is located on the south side of Liddiard Street, in Hawthorn. Designed by a local architect F. G. Leslie Allen for owner William Alfred Farey, it was built in 1915 (*Age* 4 September 1915:1). The red brick industrial building was purpose-built as a wholesale bakery, including an arched entry for horse carriages. The bakery was run by brothers William Alfred (1876-1969), James Harold (1880-1956) and Leslie Francis (1886-1961) (BDM). The Farey brothers also owned stables located further up the street at the corner of Glenferrie Road and Liddiard Street, most likely used in association with the bakery deliveries (S&Mc 1917). They do not appear to survive.

The Farey brothers were relatively well off bakery owners, and ran several bakery outlets in other locations. W A Farey opened his own bakery on Burke Road, Camberwell, around 1905, and several years later opened another branch on Glenferrie Road, Hawthorn. Around 1911-12 the brothers took over a bakery on 85 Burwood Road, Hawthorn, from their father James Farey (S&Mc 1905-1912).

Indicative of the brothers' success, W A Farey commissioned a large Federation villa, near the bakery site, at 20 Rae Street, in 1914. W A Farey resided at the villa for several years, with his wife Jessie Farey (née Melville-Fullarton) (*Melbourne Punch* 5 April 1900). For further information on 20 Rae Street (HO470), see citation for Rae Street Precinct (Context 2017). The family moved to 930 Burke Road soon after World War I (Lovell Chen 2005). In 1932, W A Farey purchased 'Heronswood', Dromana, a seaside house situated in a picturesque garden of 35 acres, which they used as a retreat (Hermes record for 'Hernswood', 105 Latrobe Parade, Dromana). His brother, J H Farey, also lived in the Hawthorn area. He was the owner of a large Californian Bungalow, built 1923, in the prestigious Grace Park Estate (Hermes record for 31 Chrystobel Crescent, Hawthorn).

The Farey brothers owned the bakery until 1961, when the youngest of the brothers, Leslie Francis passed away. The bakery was then transferred to his widow and John Kellet Farey, possibly a son of Leslie's or other relative (CT: V4131/F095). In the 1960s, a

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women's right activist Dulcie Bethune invested in and managed the bakery. The name 'Farey Bros' Bakery' was kept until it ceased its operation as a bakery (*Sunday Morning Herald* 19 June 2013, *Age* 19 June 1968:42). In 1970, the bakery moved to new premises and the building was converted to offices (*Age* 22 July 1970:25).

Ken Bethell has attributed the bakery at Liddiard Street to renowned local architect John Beswicke, with a built date of 1892 (Bethwell 2011:99). The possibility that Beswicke designed an earlier building here that was subsumed or replaced by the current complex was investigated. However, the MMBW plan dated 1902 shows residential houses in the place of the current bakery. Moreover, the bakery was not listed in the directories until 1916, indicating a built date of 1915 (MMBW detail plan no. 1499, 1902; S&Mc). This is confirmed by the '1915' date on the front chimneys.



Figure 1. Farey Bro's Bakery, 1979, the arched gateway allowed for access by horse-drawn carts. (Source: SLV)



Figure 2. Farey Bro's Bakery, 1978, a view through the arched carriageway. (Source: Boroondara Library)

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Figure 3. Farey Bro's Bakery, 1978, showing car parking space on the east of the premise. (Source: Boroondara Library)



Figure 4. Farey Bro's Bakery, 1978, looking from Liddiard Street. (Source: Boroondara Library)



Figure 5. Farey Bro's Bakery, 1979. The photograph was taken during its to offices. Note that the small gabled building behind the blank wall has been demolished with an gateway created at the east end, and two single chimneys behind it removed. (Source: SLV)

Automatic Bakeries

In some secondary sources, the bakery is referred to as the Farey Brothers' Automatic Bakery, suggesting it was purpose-built with automatic machinery, although no archival sources have confirmed this. The technology of automatic bakeries, which reduced production time and cost, was brought to Australia via the US. The first fully automatic bakery in the Southern Hemisphere opened in Brisbane in 1914, by which time others were already planned. The Willet's Automatic Bakery opened in Malvern a few years later (*Brisbane Courier* 21 July 1914:8; *Australasian* 27 May 1916:56). If Farey Brothers' Bakery was purpose-built as an automatic bakery in 1915, this would make it one of the first automatic bakeries to be established in Melbourne.

F G Leslie Allen

The architect F G (Frederick George) Leslie Allen appears to have been trained at the Working Men's College (*Age* 21 February 1906:7 & *Age* 3 July 1906:6), and was a member of VASS (Victorian Architecture Students' Society) of RVIA. In the 1907 RVIA annual competition, he won first prize in the sketches competition and a bronze medal award in the measured drawing competition (Royal Victorian Institute of Architects 1908:165-167). In 1910, he earned the commission for a 13-bedroomed nurses' home for Mooroopna Hospital, Victoria, and the building was built for the tender price of £ 2150. Early in his career, he appears to have relocated from Melbourne to Sydney, where most of his known work is located. He retained his Block Arcade office in Melbourne CBD until he completely relocated to Sydney sometime in the late 1910s (*Argus* 17 July 1915:3). In 1924, his offices were based in Richard House, Pitt Street, Sydney, and some years later in Martin Place (*Sydney Morning Herald* 23 January 1924:20). In 1928 Leslie Allen designed a reinforced concrete pavilion in the North Sydney Oval, which replaced an earlier pavilion. It was claimed to be the largest suburban pavilion in NSW at the time of its construction. Now known as Duncan Thompson Stand, the grandstand was designed to accommodate 1,500 spectators (*Sydney Morning Herald* 30 January 1929:11).

Description & Integrity

The former Farey Brothers Bakery is a complex of single and double-storey Free Style red brick volumes with cement dressings and tiled gabled roofs. It stands on the south side of Liddiard Street, a bit east of Glenferrie Road, and is built to the front boundary in a manner typical of commercial buildings.

Three principle volumes survive, with a fourth largely demolished. These are, from east to west, 1) a two-storey gable-fronted wing with a large arched carriageway through it; 2) a wider section with a transverse gable roof on the west side but set back somewhat from the street and distinguished by a massive double chimney; and 3) a plain, single-storey, gable-fronted building adjoining it on the west side with the same front setback. As shown in an early photo (see Figure 4), in the front setback before sections 2 and 3, there was once a single-storey building with a low transverse gable roof. As part of the conversion to offices in 1979, its roof was demolished and part of the east end front wall was removed to provide access to the building behind.

The first section, with the gable front, has a wide round arch at the ground floor, leading to a bluestone-paved carriageway with ledged timber gates. Beside the arch is a residential-sized doorway with a six-panelled door below a small highlight and a flat moulded entablature resting on corbel brackets. There is a moulded cement stringcourse, which follows the arch of the carriageway, delineating the ground from the first floor. The first floor has three irregularly sized and spaced windows: a pair of standard rectangular openings and a small one, where a louvered vent once was. The front facade of this section is completed by a Free Style parapet with cement dressings and an unusual corner chimney. The gabled parapet is shouldered and the gable itself terminates in a

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shouldered arch. Below this termination is a blind bull's eye window with a label mould and extremely exaggerated keystone that extends to the peak of the gable. This detail appears to have a Baroque influence.

The second section also has a parapeted gable roof, but situated parallel to the street. On the east side, where it abuts the first section, the line of the roof extends downwards, in a cat-slide configuration, almost to the street. There is a pair of standard rectangular window openings on the other side of this façade at first floor level (ground floor is hidden by the remnant front wall). At the centre of this façade is a very striking configuration of two tall chimneys linked by a shared rendered parapet (reading '1915' in stylised numerals), with a window-like opening and a brick arch below.

The third section is far more utilitarian than the others, and may have contained the actual ovens (as suggested by the two chimneys visible in the 1978 photo). It is also of face brick, but without the decorative parapet shape or render dressings. A simple carport structure has been installed along its west side, where it abuts an internal laneway paved with bluestone pitchers.

The conversion of the former bakery buildings into offices and workshops is illustrated by the photos taken in 1978 and 1979. These show the following works: demolition of the roof of the small gabled building along the front of the site, leaving only the front wall (with an opening at the east end for a gateway); rebuilding of the arched carriageway entrance (in-kind); and replacement of all or nearly all original windows. The photos show that most of these were six-over-six and six-over-one double-hung timber sashes. All windows (and the louvered vent on the first section) have been replaced with fixed single-pane windows. While this change to the windows diminishes the fine-grained character of the building, its bold and innovative massing and decorative forms are still intact and impressive to view.

Comparative Analysis

Buildings comparable to the Farey Brothers' Bakery, in style, creativity and intactness are small in number in the City of Boroondara:

- Hawthorn Fire Station (former), 66-68 William Street, Hawthorn (VHR H1327) – built in 1910, designed by architect Cedric Ballantyne of Oakden & Ballantyne. The building is designed in the Edwardian Freestyle and its most notable features are its arched vehicle openings with original timber doors, and its Art Nouveau wrought iron detailing.
- Hawthorn Post Office (former), 378 Burwood Road, Hawthorn (HO541) – Designed by architect Samuel Brittingham, built 1908-09. A large two-storey building of face brick with freestone and cement dressings. Considered to be a combination of Queen Anne and English Baroque Revival detailing, the free use of these forms and the shaped parapets could be described as Free Style as well.
- W.A. Carr's Butcher Shop (former), 287-289A Auburn Road, Hawthorn (HO596) – Built in 1909-10. A pair of two-storey shops. It is well-preserved and distinguished example of the Federation Freestyle of the ilk practiced by architect Robert Haddon. It demonstrates the use of red face brick paired with render dressings, the strong round arch to the balcony, Art Nouveau inspired detail such as the floral capitals, and the distinctive parapet with a curved central bay and articulated with octagonal pinnacles with pepper-pot tops.
- Former State Savings Bank, 851 Burke Road, Camberwell (Significant in HO505) - Built 1907. A large, two-storey red brick and render building with octagonal engaged piers dividing the four bays. The ground floor openings are arched and above them

are very ornate floral reliefs. The two wide bays of the first floor have canted oriel windows with ornate leadlights above the casement windows. The simple red brick parapet is divided by the tops of the octagonal piers of varying sizes. A building of very high quality and formal detail.

Like the comparative examples, the Farey Brothers' Bakery is an outstanding early twentieth-century building within the Boroondara context, which is a local landmark due to its unique appearance. The Bakery is distinguished amongst these examples by its complex massing and sculptural double chimney. The design of its decorative gable front and dramatic chimney form compare well to the Hawthorn Post Office.

The former wholesale bakery is also one of a relatively small number of former industrial buildings in the City of Boroondara, most of which were located in the former City of Hawthorn. As noted in the 'Boroondara Thematic Environmental History' (Built Environment, 2012: 92) for the theme Developing a Manufacturing Capacity:

The theme of manufacture has manifest across the study area in a somewhat irregular fashion. Historically, much of this development was centred on the former City of Hawthorn, which, located just across the river from Melbourne's inner suburban industrial heartland of Richmond, Abbotsford and Collingwood, represented the logical place for further expansion. Just as Hawthorn had attracted the study area's first noxious trades in the 1840s and then its first claypits and brickyards in the 1850s, so too did it attract the first factories of most other kinds from the 1860s. Hawthorn remained the centre of manufacturing in the study area for more than a century, during which time several specific areas (notably the spine of Burwood Road and, later, certain parts of Hawthorn East) emerged as important industrial precincts.

As detailed in the 'Boroondara Thematic Environmental History', very few of the early (pre-1940) manufacturing buildings remain. Two examples are provided: the former Fowlers Vacola Pty Ltd factory, 245 Burwood Road, Hawthorn (1934); and the former J Balloch & Sons, manufacturing bakers, at 155-157 Auburn Road, Hawthorn (1930s). Both buildings have been altered. The Farey Brothers' Bakery appears to be one of the earliest surviving manufacturing buildings to survive in Boroondara.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

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

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

NA

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

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NA

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

NA

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

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

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

NA

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

NA

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

NA

Statement of Significance

What is Significant?

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

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

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

How is it significant?

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

Why is it significant?

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

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

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Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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Broadmead

Prepared by: Trethowan Architecture in association with Context Pty Ltd

Address: 20-26 Manningtree Road, Hawthorn

Name: Broadmead	Survey Date: March 2017
Place Type: Residential	Architect: Alexander Harris & Associates
Grading: Significant	Builder: --
Extent of Overlay: The <i>Broadmead</i> building with a 5m curtilage to the north (land within 5m measured from the from the northern-most extent of the building) and to the adjacent property boundaries on the other three sides (see Figure 7)	Construction Date: 1973-75

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area

south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats. By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew.

History

The former *Moorfields* and *Broadmead* residences for the aged are two of a list of senior care facilities built by the Methodist Church, and of numerous aged care hostels or senior accommodation established in the City of Boroondara in the post-war period.

Church missions saw the welfare and accommodation of the aged as one among their broader range of concerns that included the welfare of orphans, widows and the infirm, for whom 'benevolent asylums' had been established in the nineteenth century institutional model. Nazareth House in Cornell Street, Camberwell, founded in 1929 by the Poor Sisters of Nazareth, was one example in the municipality of such an institution, housing orphans as well as the aged (Built Heritage 2012:208-210). In the twentieth century however, purpose-built accommodation for the aged and retired 'senior citizens' became a growing concern, particularly in the 1960s and 1970s:

Many took the form of double-storey blocks of units, laid out in sprawling configurations in a landscaped setting; examples included Moorfields, the new Methodist Home for the Aged in Manningtree Road, Hawthorn (1964) and the new War Widows' Guild flats in Lisson Grove, Hawthorn (1967). (Built Heritage 2012:209)

The first units, those on the north side of the site at 20-26 Manningtree Road, were built in 1962 by Methodist Home Missions, named Moorfields home for the aged (BP 4060). They were designed by Alexander Harris & Associates (Figure 1). Moorfields opened in 1964 with 82 bedsitter units or so-called 'flatettes' to cater for the needs of the elderly, especially widows of ministers (*Eldercare* May/June 2002:4.). Rev. W. John Johnson, while director of the Methodist Department of Adult Care, oversaw the establishment of many facilities. He was also responsible for Chaplaincy and International House. Among the projects completed during his tenure were Overton (1956), Annesley (1959), Valkstone (1962), Moorfields (1964), Mont Calm (1969), Sunways Ballarat (1971), and

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Broadmead (1975). At the time of its construction, *Moorfields* was hailed by the Methodist Home Missions as a new style of 'home for the aged', providing 'independence', combining 82 'flatettes' as well as 'spacious common lounges' with only a 'Lady Supervisor' to oversee the community (Uniting Church Archives). *Moorfields* was thus designed for residents who were generally fit and independent, able to provide most of their own meals, cleaning and care.



Figure 1. Report from September 1962 announcing a 'new deal for the old people'. (Source: Uniting Church Archives)

The later complex on the south of the site, known as *Broadmead*, comprising semi-circular wing and round central hall, was designed in the 1970s, also by architects Alexander Harris & Associates of Camberwell. Rev. W.J. Johnson conducted a study tour of the Soviet Union, Europe, Britain and the United States around the Ninth International Congress of Gerontology in Kiev in 1971, 'seeking information to guide the future course of the Department of Adult Care'. *Eldercare* claimed that 'many overseas features for geriatric care [were] incorporated into the plans' (*Eldercare* May 1973). Such features included space for physiotherapy and occupational therapy, 'as well as chiropody and a hairdressing salon'. A day hospital was also added. The complex included accommodation for 76 residents, known as the Frail Aged Hostel of 'Broadmead'.

Construction of *Broadmead* began in 1973, with costs of \$911,790 budgeted. Grants were obtained from the state and federal governments of \$201,250 and \$201,250 (*Eldercare* December 1973). Rev. W.J. Johnson and the President of the Victoria and Tasmania Methodist Conference Rev. G.L. Turner unveiled the plaque at the newly built hostel on 24th November 1974. The hostel opened the following year, with its first residents including former President of the Conference Rev. B.L. Semmens and his wife. It was claimed that the hostel would carry on the 'same spirit' as *Moorfields*, in encouraging independence and individuality, with personally furnished rooms, individual telephones, and the ability 'to come and go and receive visitors at will' combined with 'three good meals a day, companionship, therapy, and hobbies in beautiful and comfortable surroundings' (*Eldercare* No.13 1975).

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Figure 2. Moorfields in 1964. (Source: Eldercare)



Figure 3. The new hostel as envisioned by Harris & Associates. (Source: Eldercare 1974)



Figure 4. Rev W.J. Johnson and the architect Alexander Harris photographed with the hostel plans in 1974. (Source: Eldercare)

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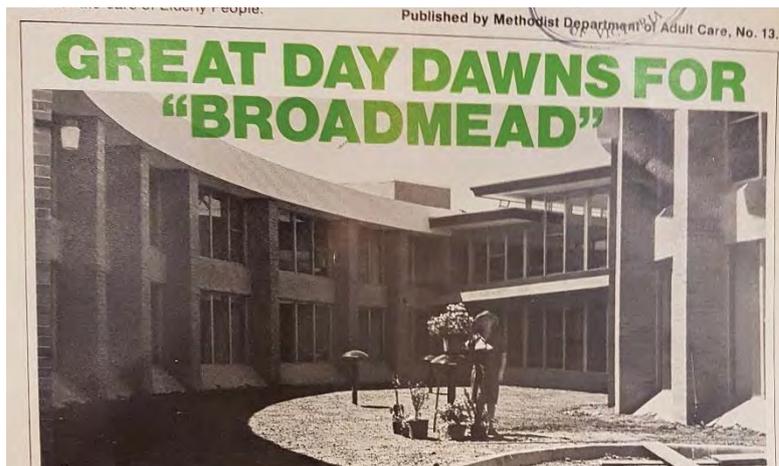


Figure 5. One of the first residents, Mrs I. Cannon, with plants in the newly completed hostel in 1975. (Source: Eldercare)



Figure 6. Rev W.J. Johnson and President of the Victorian and Tasmania Methodist Conference at the unveiling of the commemorative plaque at Broadmead. (Source: Uniting Church Archives)

Description & Integrity



Figure 7. Broadmead (1975) highlighted, with Moorfields above. (Source: Google Maps 2017)

Moorfields

Moorfields comprises three double-storey wings in an 'F' shape, with two residential wings comprising 'flatettes' entered off central corridors accessed via external concrete stairs at the wing ends. A central wing included the original common areas distinguishable externally by tall metal framed windows extending the length of the wing. The wings are constructed of brick with metal framed windows with brick sills, and terracotta hipped gable roofs. Landscaping comprises some small tree plantings and a central lawn area. Its design and plan are conventional and fairly undistinguished, so it is not recommended for the Heritage Overlay.

Broadmead

The *Broadmead* building consists of two forms based around the geometry of the circle. A central, circular building is surrounded on the east side by a semicircular structure, separated by a landscaped area and connected by a rectangular section to the apex of the semicircle. Overall, the structure is freestanding but the linked connection creates a sense of tension and movement between the two forms. The geometry provides the building with a dynamism in plan that is not matched in elevation.

Both forms are two-storey and feature strong, projecting brick pier banding that divides the facades into bays. The piers act as buttresses and provide a sense of strength and

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solidity to the structure. At the roof level of the circular building, the eaves project between and in front of the brick piers in a crenelated manner, providing shading to the windows below and a sense of heaviness to the overall form. The roof of the semi-circular building is not divided by the piers in this way, instead sitting above them forming a continuous parapet. *Broadmead* is constructed from grey concrete and brown brick with large windows split into three bays and articulated with thin white framing.



Figure 8. On the left is the circular building, showing the structural articulation of projecting brick piers, divided parapet and symmetrical windows. On the right is the semi-circular building which is more restrained than, but clearly similar to, the circular building. (Source: Trethowan Architecture, 2017)

Comparative Analysis

Provision for aged care within the municipality emerged as an independent concern, distinct from other welfare issues such as orphans and the disabled, in the post-war period (Built Heritage 2012:209). Aged care services came in the form of dedicated accommodation and in other social and support services such as Elderly Citizen's Associations (Built Heritage 2012:210). The development of dedicated aged-care facilities and services reflects both the advance of research into aged care needs and the changing demographic pressures in the municipality. The first examples of this typology in Boroondara appeared as converted Victorian mansions. This was part of a broader trend in the municipality of repurposing grand old homes for institutional purposes such as schools and health services. One of the earliest examples was the DA Cameron Home for the Aged, opened in November 1947 by the Presbyterian Church in the remodelled *Carnsworth* home in Kew (Built Heritage 2012:209). *Carnsworth* (Figure 9) is within HO143, but is non-contributory to the precinct noted instead for its Victorian and Edwardian homes.



Figure 9 Carnsworth, 18 Barry Street, Kew. (Source: Google Maps)

The growth in aged-care facilities was made possible by the *Aged Persons' Homes Act (1954)* which provided Commonwealth funds to charitable and religious organisations for capital projects. This ushered in an era of proliferating aged-care accommodation particularly in the 1960s and '70s. The Methodist Home Mission built the first purpose-built home under the act at Pakington Street in Kew in 1954, designed by Buchan, Laird & Buchan, but this has since been demolished (Built Heritage 2012:209). Many of the aged-care developments from this post-war period have been demolished or so substantially redeveloped to be no longer recognisable in their original form. Another example was the Housing Commission of Victoria 'home units for old people', built on land donated by the cities of Kew and Hawthorn in Bills Street and Childers Street, both of which were demolished and redeveloped in the 1980s (Built Heritage 2012:209).

Remaining is the 1967 War Widows Guild Flats at 20 Lisson Grove (Figure 8), Hawthorn (non-contributory within HO492 *Lisson Grove Precinct*). This set of independent living units is a rectangular two-storey building that sits deep into the block. The building was sited and scaled to reflect the dominant streetscape rhythm so it merges well into the existing street despite its different architectural style. *Broadmead* contrasts with the Lisson Grove example through its bold and unusual geometry and its prominence in the streetscape.



Figure 10. War Widows Guild Flats, 20 Lisson Grove. (Source: Google Maps)

The subject site is a product of the proliferation of retirement and aged-care services in the municipality at that time. Purpose-built units for the elderly tended to consist of double-storey blocks of units in landscaped settings; with some freestanding dwellings that sought a less institutional appearance. *Broadmead* and *Moorfields* are typical examples of institutional blocks of units produced by a religious group (Methodist) with government assistance. Both buildings combine independent, self-contained living units with shared community facilities in a landscaped setting. *Moorfields* is the more restrained and conventional of the pair, while *Broadmead* demonstrates more striking modernist characteristics.

There are few aged-care facilities of the post-war era remaining in their original form in the municipality. *Broadmead* is distinctive for its ability to demonstrate a key developmental period of aged-care facilities as well as being an unusual circular example of the typology, whereas *Moorfields* is much more generic in its design.

Aged care facilities and hostels are not well represented on the City of Boroondara heritage overlay. To some extent this reflects the changing needs and practices of the sector, with redevelopment common among existing and former facilities. *Broadmead* is distinguished by its distinctive design, in contrast to the independent living units that tended to blend into the streetscape and were less distinguishable from ordinary

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residential developments. *Moorfields* on the other hand typifies the latter form of ‘flatettes’ and lacks the distinctive character or architectural flair of *Broadmead*. While *Moorfields* represented an attempt at a deinstitutionalised hostel setting with independent living, the emphasis in the design of *Broadmead* was to combine independence with more communal elements, and to particularly bring into the design a more holistic approach to aged care with the inclusion of therapists and other services.

Alexander Harris & Associates

Alexander Harris & Associates were a small architectural firm, working mostly outside of the municipality. They appear to have produced a number of private homes as well as projects for the Methodist Church through the 1950s and ‘60s.

The East Burwood Methodist Church (1961), now Burwood Heights Uniting Church, is a distinctive A-frame structure prominently sited on the corner of Burwood Highway and Blackburn Road. It is HO106 in the City of Whitehorse heritage overlay. The church compares with *Broadmead* in the use of strong and unusual geometry for institutional purposes. In this case the church uses triangles for the overall form and the low-level windows.

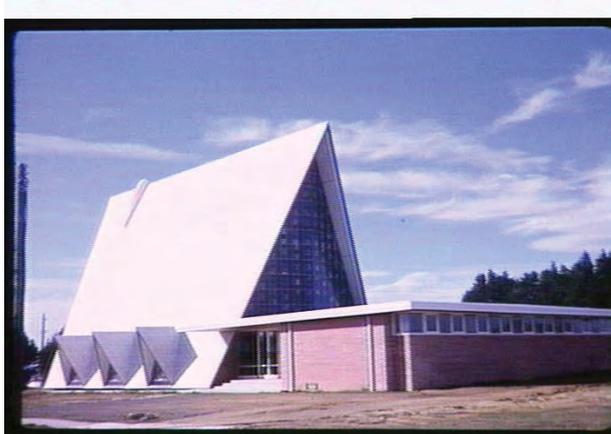


Figure 11. East Burwood Methodist Church, 347 Blackburn Road Burwood East in 1961.
(Source: State Library of Victoria)



Figure 12. Burwood Heights Uniting Church, 347 Blackburn Road, Burwood East in 2015.
(Source: Google Maps)

Harris’ other church project is an annexe to the Methodist Church Centre on Camberwell Road in Camberwell (1966), within *HO506 Camberwell Civic and Community Precinct*.

The annexe is placed at the street frontage of the church and connects two older buildings but is not particularly notable in its design.

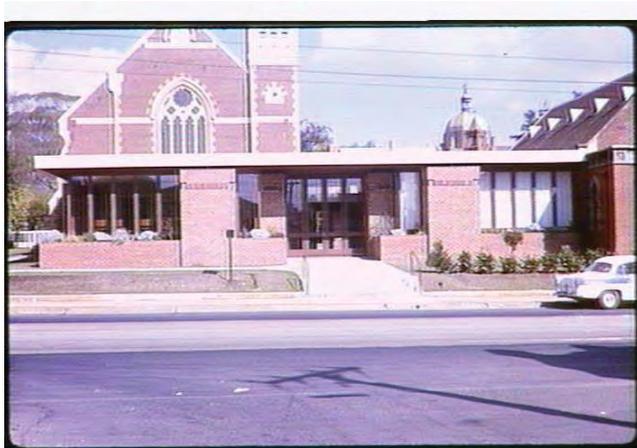


Figure 13. Methodist Church Centre Annexe Camberwell Rd. Camberwell. (near Junction). Alexander Harris & Assoc. 1966. (Source: State Library of Victoria)

Alexander Harris and Associates produced a number of interesting post-war modernist homes, none of which are located in the municipality. 21 High Street, Moe (1958) is the practice's most accomplished modernist home featuring glass walls and a large floating flat roof. The house remains largely intact today and is significant as a particularly fine and evidently largely intact flat-roofed and glass-walled Modernist house, somewhat surprisingly located in this regional centre. It is currently protected as an individual place (HO38) in the City of Latrobe Heritage Overlay.



Figure 14. 21 High Street (corner Carbine Street), Moe. (Source: *Australian Home Beautiful*, Feb 1958: 16-21)

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Figure 15. 21 High Street Moe. (Source: Google Maps)

Harris and Associates also designed the house at 16 Timber Ridge (1962-63), at the corner of Dana Street, in Doncaster. This modest, Modernist family home is not in a heritage overlay, but appears to still be largely intact with a sympathetic addition above the garage. It compares with *Broadmead* in the use of projecting brick piers, articulated windows and prominent eaves.



Figure 16. House Cnr Dana Street & Timber Ridge. Doncaster. Alexander Harris & Assoc. 1962-63. (Source: State Library of Victoria)



Figure 17. 16 Timber Ridge, Doncaster. (Source: Google Maps)

Overall, the older *Moorfields* is not particularly distinctive or notable compared to other works by Alexander Harris and Associates. However the later *Broadmead* is more unusual in the appropriation of the semicircular plan and central round building, which

echoes earlier Modernist buildings with communal functions such as Whitley College (1965). It also compares favourably to Harris's other works in terms of its intactness and appropriation of modern architectural styles, combining projecting brick piers with a distinctive and bold geometric design.

Circular Built Form

The most significant comparable circular plan building in Boroondara is the St Faith's Anglican Church, Glen Iris (1958) by Mockridge, Stahle and Mitchell; listed on the Victorian Heritage Register (H2254). St Faith's, however, is more a teardrop shape than a circle and its geometric purity is undermined by the protruding forms of the narthex, chapel and baptistry. In some ways, these elements make the church plan reminiscent of a traditional Greek cross plan.

While not purely circular in plan, the Glenferrie Oval Grandstand on Linda Crescent, Hawthorn (1938) by Stuart P Calder (in association with Marsh & Michaelson) is an interesting example of circular geometry in the Moderne style and is listed on the Victorian Heritage Register (H0890). Earlier than *Broadmead*, Glenferrie Sportsground foreshadows the later popularity of geometric forms that was fully developed in the 1950s by architects such as Roy Grounds. *Broadmead* itself, takes its geometric design cues from these earlier architects whose daring exploration of geometry spoke to a new-found optimism after World War II.

Outside the municipality, Mockridge, Stahle and Mitchell were also responsible for Whitley College in Parkville. Whitley is a purer circular form with an internal courtyard, essentially a doughnut in plan. In comparison, *Broadmead* uses two forms, a semi-circle and a pure circle with a courtyard between them.

No other examples use multiple circular forms in conversation with each other. The plan layout of *Broadmead* allows it to be both internally and externally focused, looking in on its courtyard while seeming to expand outwards towards the street. *Broadmead* takes its geometric cues from earlier work by pioneers such as Boyd, and the firm Mockridge, Stahle and Mitchell. It is unusual in the municipality in its bold and prominent use of circular forms.

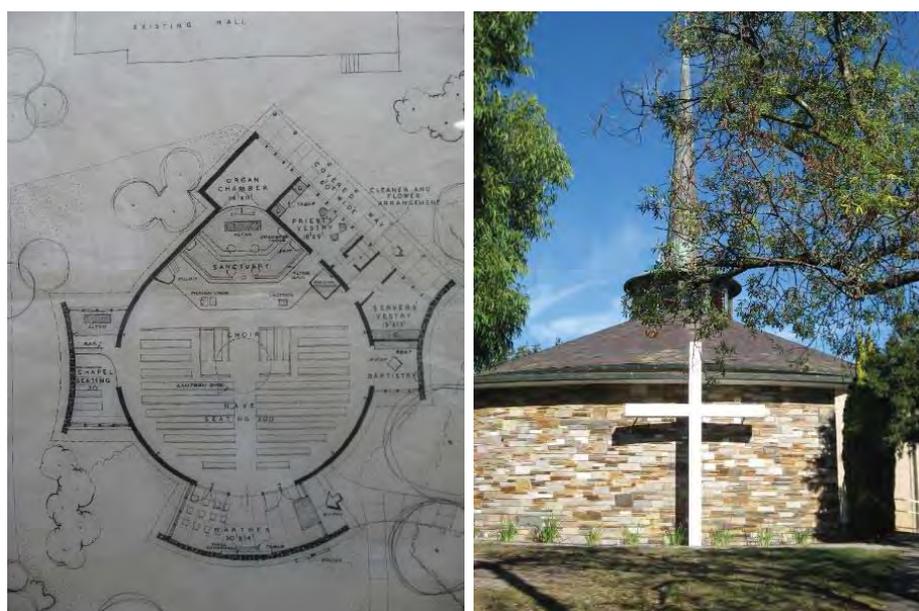


Figure 18. Original plan of St Faith's Anglican Church showing the spaces added on to the circular plan. (Source: Victorian Heritage Register Citation)

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

Broadmead represents a particular phase in the development of aged residential care in the municipality under the auspices of the Uniting Church mission. *Broadmead* was to combine independence with more communal elements, and to particularly bring into the design a more holistic approach to aged care with the inclusion of therapists and other services. This purpose-built design makes *Broadmead* an interesting example, with the historical association with holistic developments in aged care more clearly visible in the fabric of the place.

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

NA

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

NA

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

Aged care hostels and accommodation come in varying forms and types. Sprawling configurations of double-storey units in landscaped contexts appear to be common in the typology, particularly in the 1960s and 1970s. *Broadmead* is distinctive in its design rather than representative of the typology, which tend to be rectangular planned and integrate more readily into a suburban streetscape.

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

Broadmead exhibits the aesthetic characteristics of a regional Modernist aged care facility. The key characteristics exhibited are the use of simple, Modernist design, striking geometric language and unusual circular form combined with a semi-circular form creating an enclosed and landscaped courtyard. The building remains highly intact externally. It is a notable building by Alexander Harris & Associates, distinctive for its circular geometric form. These aesthetic characteristics make *Broadmead* significant in the City of Boroondara.

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

NA

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

NA

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

NA

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Statement of Significance*What is Significant?*

The former *Broadmead*, at the southern half of 20-26 Manningtree Road facing Wattle Road, was designed by modern architect Alexander Harris & Associates and constructed in 1973-75 for the Methodist Home Mission. *Broadmead* was the latest of a list of homes for the aged built by the Methodist Department of Adult Care under the direction of Rev. W. John Johnson, and was distinctive in its design among the many homes for the aged that proliferated around Boroondara in the postwar period built with government support.

The former *Moorfields*, at the northern end of 20-26 Manningtree Road, is not significant.

How is it significant?

The former *Broadmead* is historically and aesthetically significant to the City of Boroondara.

Why is it significant?

The former *Broadmead* is significant as an example of a purpose-designed aged care hostel incorporating elements of independence with communal living. Its purpose-built design makes *Broadmead* an interesting example, with the historical association with holistic developments in aged care visible in the fabric of the place. (Criterion A)

It is aesthetically significant as an unusual building of geometric design in the round in the City of Boroondara, designed by Modern architect Alexander Harris & Associates. It is notable for its use of simple, Modernist design, striking geometric language and unusual combination of circular and semi-circular forms creating an enclosed and landscaped courtyard. (Criterion E)

Grading and Recommendations

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

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

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

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Identified By

Context Pty Ltd

References

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

'Hawthorn', *Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>, accessed 4 April 2017.

Gould, Meredith April 1993, 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

Victorian Heritage Register Citation, *Monash Religious Centre* (H2188), www.vhd.heritagecouncil.vic.gov.au, accessed 10 December 2015.

Building Permit Card for 20-26 Manningtree Road, Hawthorn (BP).

Eldercare, Methodist Department of Adult Care.

Uniting Church Archives, East Malvern.

State Library of Victoria.

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Yarralands Flats

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 150 Power Street, Hawthorn

Name: Yarralands Flats	Survey Date: March 2017
Place Type: Residential	Architect: Grounds, Romberg & Boyd (Frederick Romberg)
Grading: Significant	Builder: W.O. Longmuir & Sons
Extent of Overlay: To title boundaries	Construction Date: 1958



Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012: 128,130,132).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats. By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress Press*, claimed on 22 June that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69-70 and *Victorian Places* 2015).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn:

... there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

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History

In 1892 the dwelling at 102 Power Street, Hawthorn (Figure 1 and 2) was occupied by John Rippon. The residence, known as ‘Glenullin’ and later to be 152 Power Street, was then occupied by Mrs Eliza McGuigan until she passed away in 1912, and it was taken over by her daughter Mary. In 1915 the residence, now known as ‘Clonard’, was taken over by Miss Corrie Vance, with the extensive dwelling now operating as a trained nurses home. As ‘Clonard’ flats, the homestead retained this function until 1949 when the site was sold for £6000 as a ‘large, old-type brick home, 15 rooms, extensive outbuildings, land 140 by 363 feet’ (Argus 14 September 1949:9).

Within the next two years ‘Clonard’ was demolished and the site was subdivided, ready for the post war development boom. It can be assumed that it was at this stage that Frederick Romberg, under the guise of his family company, Yarralands Pty, purchased the site. By 1951, Romberg had two flat developments underway in Hawthorn, firstly ‘Parklands’, in Grattan Street and ‘Yarralands’ in Power Street (Argus 10 February 1951:2).

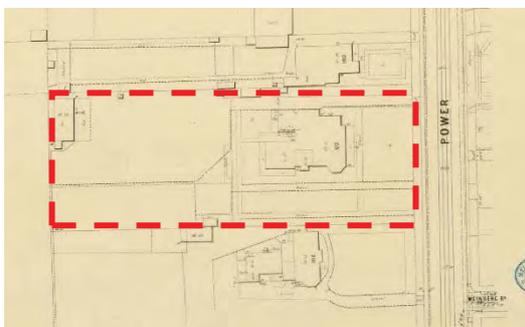


Figure 1. Extract of MMBW detail plan 1091, dated March 1901. Subject site shown as 102 Power Street. (Source: State Library of Victoria (SLV))

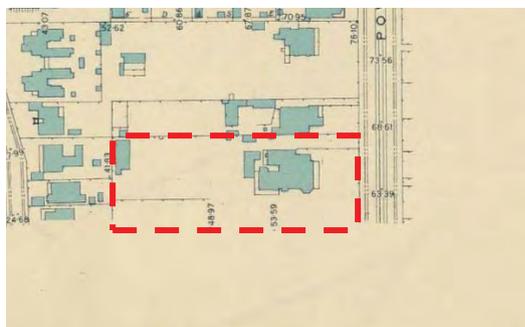


Figure 2. Extract of MMBW plan 41, dated 1950. Original residence still standing in 1950, prior to demolition in 1950-51. (Source: SLV)



Figure 3. Newspaper advert for ‘Parklands’ & ‘Yarralands’. Note the two stages of the ‘Yarralands’ of the ‘8 villa flats’ and the ‘16 maisonettes’. (Source: Argus 2 February 1951:11)



Figure 4. Newspaper advert for the subject site after construction. (Source: Age 1 November 1958:44)

At Power Street, the development was being undertaken in two stages with the first stage completed in 1953. This included the double storey flats at 152 Power Street (south of the subject site), covering Lot 1 of the greater ‘Yarralands’ site. These were arranged as separate built forms and angled to the road, similar in theme to Romberg’s earlier ‘Newburn Flats’ of 1941, however, not as successful. In July 1953, Romberg joined with

Roy Grounds and Robin Boyd, and combined all existing projects with the firm. By 1954 designs for stage 2 at Power Street were completed (Hamann 1979). This was however put on hold for a number of years, with the site being auctioned in October 1956, with the description reading; “*Yarralands, 152 Power Street, Hawthorn Lot 1: Imposing group of 16 m’ettes. Designed and built by leading Architect... Lot 2: Adj. Above. Magnificent flat site...*” (Age 4 October 1956:14).

With renewed interest, the Romberg designed flats were constructed on Lot 2 in 1958 (seen in the latter stages of construction in Figure 8), with the set of eight single storey flats stretching down the slope of the hill away from Power Street, built by W.O. Longmuir & Sons (Angelucci 2014). Romberg’s interest in the terrace house typology continued in the north facing flats, each including a north facing garden court. Square in plan, each flat was simply planned with bedrooms running down the western party wall, and services to the rear, where the application of hit and miss brickwork provided a level of privacy and filtered light to the south (Figure 12).

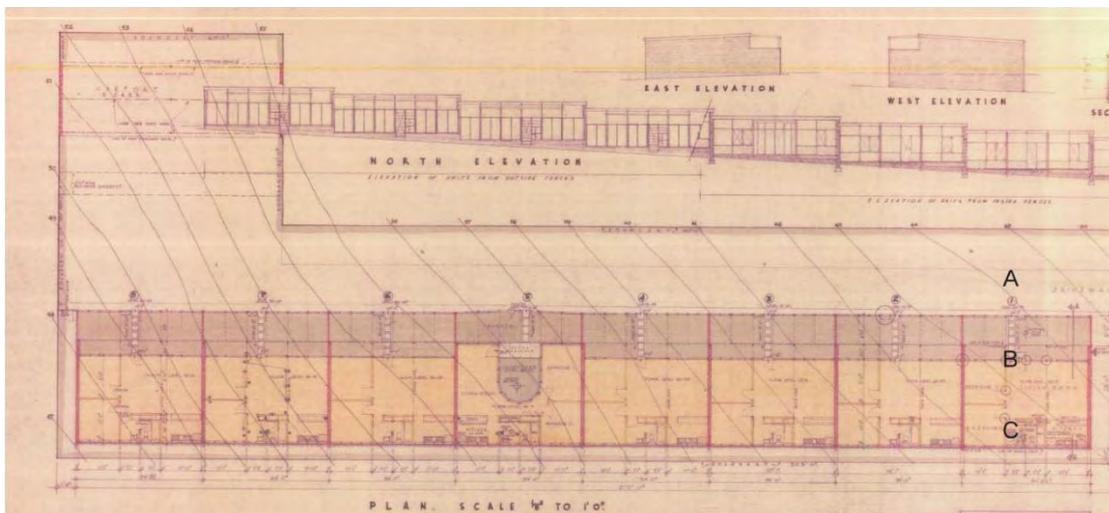


Figure 5. Partial site plan and elevation for the Romberg designed flats for ‘Yarralands’. (Source: Angelucci, 2014)

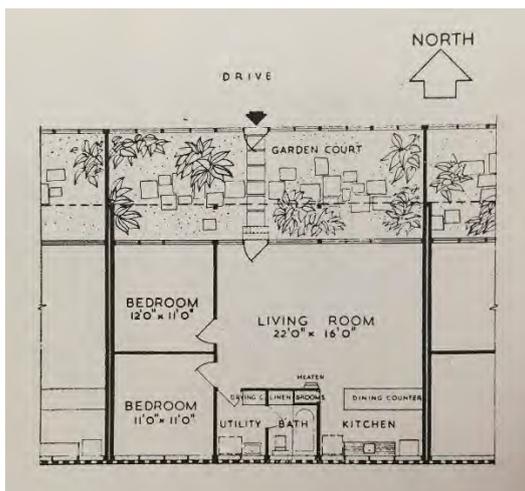


Figure 6. Typical unit plan. (Source: Architecture & Arts, October 1958)

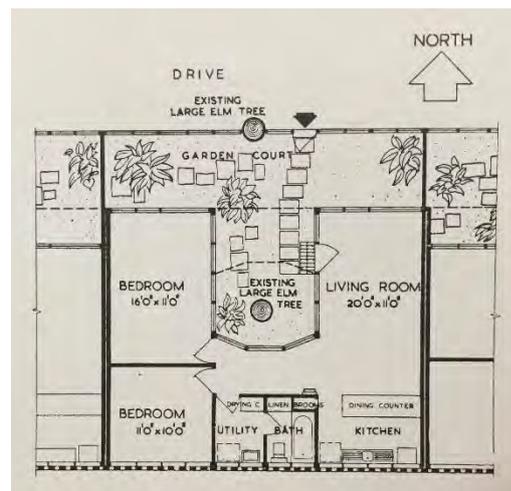


Figure 7. Unit 5 plan, note the internal courtyard around an existing tree. (Source: Architecture & Arts, October 1958)

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In October 1958, 'Yarralands Flats' were published in *Architecture and Arts*, a Melbourne based journal (1952-59) of the ilk of Californian magazine *Arts and Architecture*. Featured were drawings of the two flat layouts and a photo during the later stages of construction. Flat number 5 (Figure 7), catered more to the existing landscape and encompassed two existing elm trees, demonstrating a sympathetic attitude to the site and local conditions. One tree was within the centre of the flat whereby a garden court was extended into a courtyard and the other in line with the front glazed garden wall.

Each unit included a timber pergola which, along with the infill glazed panels formed a defined boundary of the garden court (Figure 6, 7, 8 and 10). It was through this repetition of structure that Romberg illustrated his interest in the colonnade as a method of spatial definition (Edquist 2000).



Figure 8. Subject site during late stages of construction. Note the location of the large elm tree in line with the pergola to the left of the image and the elm protruding from the flats to its right as indicated in Figure 5 as unit 5. (Source: *Architecture and Arts*, October 1958)

Frederick Romberg

German émigré, Frederick Romberg, was a Swiss trained architect influenced by the burgeoning Expressionism and New Objectivity styles. These ideals were gained through his early training with the world-renowned Modernist, Le Corbusier.

The turbulence of World War Two and a timely scholarship brought Romberg to Australia in 1939 and by the New Year he had begun work for the architectural firm Stephenson & Turner. During this time, he met Mary Turner Shaw, whom he soon joined in practice between 1939 and 1941. Romberg, Shaw and Richard Hocking (also of Stephenson & Turner) designed the 'Newburn' bachelor flats on Queens Road, Melbourne (1939-41) which were the first major residential building in off-form concrete, and Romberg's first independent commission (Goad 2012:301; Hamann 2012:603; RAI Data Sheet). In 1941, Romberg built his own house at 41 Keam Street, Ivanhoe (RAIA Data Sheet) and further continued his residential work with numerous Modernist flats, including 'Glenunga' flats in Armadale (1940-41) and 'Yarrabee' flats on Walsh Street, South Yarra (1941). He also designed his best-known Modernist flats, 'Stanhill' in Queens Road, Melbourne (1945- 51), and 'Hilstan' flats on the Nepean Highway, Brighton (1945-51; demolished) (Hamann 2012:603; Serle, 2012).

In the late 1940s, Romberg had begun work on his own private developments of 'Parklands Flats' at 4 Grattan Street, Hawthorn (1949), and 'Yarralands' at 152 Power Street, Hawthorn built as two stages over different lots (1952-58) (Edquist 2000).

Grounds, Romberg & Boyd

In 1953, Romberg teamed with Roy Grounds and Robin Boyd to establish one of the most innovative architectural practices in Australia, Grounds, Romberg and Boyd (Edquist 2016). Due to the prominent individual style of each individual architect, projects were assigned or retained under single architects with collaborations only occurring on selected work (Goad 2012:301). With a renowned background designing Modernist houses and flats, this continued in the firm's early work which included the flats at 24 Hill Street, Toorak (1953); 13 Blackfriars Close, Toorak (1955) (RAIA building register); flats at 2 Barkers Road (1954-5); and the second stage of flats at 150 Power Street (1958) (Built Heritage 2012:146-7). Further, in 1958 the firm designed a new home for Boyd and his family at 290-292 Walsh Street, South Yarra (Goad 2012:301; Gould 1984). Romberg did collaborate with Boyd on a number of residential projects, designing 3A The Avenue, Blackburn (1954) and Domain Park flats at 193-201 Domain Road, South Yarra (1960) (RAIA building register). The firm's work expanded and begun to include a number of commercial and university based projects (Goad 2012:301).

In 1962, the practice of Grounds, Romberg and Boyd was disbanded following a dispute about the commission for the Melbourne Arts Centre, which was carried out by Grounds alone (Edquist 2000). Romberg and Boyd however continued in partnership, with further works including the Featherstone House at 22 The Boulevard, Ivanhoe (1968), Fletcher House at 8 Avonbury Court, Brighton (1969) and Milne House at 669 Toorak Road, Toorak (1970) (RAIA building register). During this time, Romberg continued his work at Ormond College, designing the library and dormitories (1960-65), designed new churches at East Ivanhoe and Luther College, Croydon (1962-65) and the Newcomen Street flats and Council offices in Newcastle, New South Wales (c1968-74), where he was a founding professor at Newcastle University (Hamann 2012).

The Australian Institute of Architects have recognised the lifeworks of Romberg by naming an award category in his honour; 'The Frederick Romberg award for Residential Architecture – Multiple Housing' (Edquist 2016).

Description & Integrity

The subject site at 150 Power Street, is a cream brick post-war set of eight joined flats running perpendicular to the street on an L-shaped site. The flats run off the western side of Power Street with each north facing flat staggered down the southern site boundary. Each dwelling is comprised of private but transparent front garden, two bedrooms, a bathroom and an open kitchen and living space. The building features opaque glass partitions, extruded posts and beams, flat roofs and hit and miss brick wall to the rear.

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Figure 9. The subject site is outlined in red. (Source: Google Maps, 2017)

Each roof is a simple skillion in form, with the exception to number 5 having an opening for a further internal courtyard to accommodate a mature tree. The roof is clad in metal sheeting and slopes to the south. Protruding from the northern timber fascias are sets of five paired beams that continue to the northern boundary of each dwelling, framing the outdoor space with a timber pergola. Centrally placed to the rear of each dwelling is a tall metal vent, corresponding with the bathrooms directly below.



Figure 10. View of glazed partition wall to private courtyard. (Source: Trethowan Architecture, 2017)



Figure 11. View of brickwork to rear of dwellings. Brickwork detail used as a filtered light source as per Figure 13. (Source: Trethowan Architecture, 2017)



Figure 12. Private courtyard of Flat 1, looking east. Note the original timber door with inbuilt letterbox, square stone path, opaque glazed partition on raised brick wall and brick blade wall to separate courtyards. (Source: Realestate.com)



Figure 13. Internal view of Flat 1, looking towards the kitchen corner. Note the filtered light achieved through the hit and miss brickwork on the rear wall. (Source: Realestate.com)

The walls are of cream brick, with the application of hit and miss to the upper portion of the southern boundary elevation. Internally this feature provides a more private speckled light to the kitchen, bathroom and bedrooms abutting that elevation. The northern elevation of each dwelling comprises floor to ceiling glazed elements, with a centrally placed timber door. Forming the boundary of each flat is a front glazed partition with secondary door/gate. The partition is formed of 12 sections, with original plans indicating only a door and one louvered section, however, flats have been altered to have between none and three louvered sections remaining.

Each dwelling is provided with a semi-private front garden/courtyard. The original split driveway runs the length of the site to the western most aspect whereby a pair of sheltered carports sit in the north-western pocket of the site. Plantings run along the northern aspect of the driveway and shelter views from the adjacent two storey buildings.

A ~~metal~~-timber panel fence runs the length of the southern boundary. Covered in foliage it sits offset from the rear wall of the flats. On the northern boundary, a timber paling fence runs to the edge of the adjacent building where it reverts to a cream brick fence. The area between this fence line and driveway is heavily landscaped with many established trees. On the north east of the site, and backing onto the east and west boundaries are a pair of open steel structure covered carports. Neither the fences nor the garage are of note.

Comparative Analysis

Post war domestic architecture

Following World War Two, a housing shortage emerged which prompted demand for new means of accommodation in many of the established parts of the metropolitan area. Flats and apartments were taking precedence, with the apartment boom centred in the City of Hawthorn continuing the pre-war surge.

By this time, Modernism had become a mainstay within the rhetoric of Australian architecture with almost all new buildings adopting Modernism as the preferred aesthetic. Houses, flats and apartments, especially embraced the stripped detailing, open plan and generous glazing that provided a new light into modern living (Goat 2012 [2]).

Local leading Melbourne architects of the period were testing their ideas on residential flats, with those built in Hawthorn including designs by Roy Simpson, Frederick Romberg,

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Horace Tribe, Bernard Slawik, Anatol Kagan and Gerd & Renate Bock (Built Heritage 2012).

The following analysis is against a collection of architect designed flats of the time.

Grounds, Romberg & Boyd

Built in 1955 to the designs Frederick Romberg, 2 Barkers Road, Hawthorn (HO642) is a set of single story flats perched on the cutting at the beginning of Barkers Road. The four bachelor flats were linearly attached and divided by party walls. West facing, the bachelor flats had an extended eave, with tie down details creating a rhythm and division in the façade. Covered by a simple skillion roof, as was the subject site, other similarities can be seen in the application of hit and miss brickwork and more generally in the scale of the apartments. This is one of a number of Romberg designed flats which were promoted as part of the newly founded partnership of Grounds, Romberg and Boyd. Unlike 2 Barkers Road, the subject site is made up of eight two-bedroom flats and hence targeted a different group of buyers.

'Parklands', 4 Grattan Street, Hawthorn (HO647) is another Romberg designed group of flats within its own park-like setting. Comprising 10 apartments in a two storey L-shaped arrangement, this property has a connection with the subject site through its shared history of development through the guise of the Romberg family. Completed in 1950, eight years earlier than the subject site, the larger site allowed the buildings to better integrate with the shared internal park. This connection with the landscape was still an idea that Romberg pursued with the implementation of private courtyard gardens within each of the flats, perhaps better executing a direct connection to the environment while also providing a gradation of public to private space across a flat. This was further highlighted by the integration of existing trees on the site within the scheme.

Constructed during the time of the Romberg and Boyd partnership, 13 Studley Road, Kew (HO342), was built in 1966 and comprises a main residence with two flats set behind. Boyd designed the complex as a set of four separate cuboid forms and it can be seen as a more resolved building developing a number of themes found in Boyd's earlier works, including: monumentality, boxes enclosing open ground and visual complexity. 'Lawrence House & Flats' as the property is known, is a later and more developed example of its kind, and as a typology is quite different in its approach when compared to the subject site. The subject site is read and understood as separate flats, defined by the linear arrangement of piers and is now concealed from the street by vegetation, a direct contrast to the monumental double storey arrangement of the 'Lawrence House & Flats'.



Figure 14. 'Bachelor flats', 2 Barkers Road, Hawthorn. Photograph by Wolfgang Sievers. (Source: State Library of Victoria)



Figure 15. 'Parklands flats', 4 Grattan Street, Hawthorn. (Source: Google Maps, 2017)



Figure 16. 'Lawrence House and flats', 13 Studley Park Road Kew. (Source: Google Maps, 2017)

Others

30 Lisson Grove, Hawthorn (HO492) was built in the 1960s to designs by architect Charles Duncan. Although within the Heritage Overlay, the flats hold a Non-contributory grading as they are unrelated to the main period of development for the precinct. The string of four flats run along Through Road and is punctured by courtyards on both the eastern and western side of the building and is covered by an open patio above that stretches to the site boundaries, not dissimilar to the subject site albeit more compact and less considered as a threshold and transitional space.

Designed and built in a similar timeframe to the subject site (designed 1954 and built 1957), 8-11 Younger Court, Kew (HO525) sits within the Clutha Estate Precinct, Kew and is listed as significant. Designed by noted architect Neil Clerehan, the two-storey townhouses front the court with full length glazing. Each flat was marked by an extended brick blade wall, with the brick walling turning to cover the entrance then opening up to glazing beside and above. This arrangement was mirrored across the set of four. This technique was also employed on the subject site, albeit with less effect over the single storey height. The subject site however, has a much more considered entry sequence, defined by the glazed partition and overhead beams which form the courtyard.

There are several other blocks of flats currently included in the Boroondara Heritage Overlay, however the majority of these date from the Interwar period while the post-war period is heavily under-represented.

Overall, the subject site is a good example of a considered approach to the issue of privacy in flat development. It stands as more reserved example when compared to 2 Barkers Road or 13 Studley Park Road. However, Romberg here embraces the existing conditions of the sloping site and remnant trees of the former homestead to create a unique element within the repetition of the falling roof lines. This set of eight flats, each relatively intact, is also an example of architect as developer and thereby gives further insight into Romberg's interest with medium sized housing developments and use of the colonnade as a method of spatial definition.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

'Yarralands Flats' at 150 Power Street, Hawthorn are a good example of the flats and apartments that were built as a result of the immediate post war housing shortage. Within the City of Boroondara, Hawthorn was a centre for flat development, where it represented a logical continuation of the pre-war apartment boom. The 'Yarralands Flats', built in 1958, were an early attempt to consider and design for the changing levels of privacy within a small community of flats and are also an interesting example of an architect as developer.

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

N/A

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

N/A

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

'Yarralands Flats' are a good example of post-war design, by one of Victoria's and Australia's foremost émigré architects, Frederick Romberg. The design of 'Yarralands Flats' belongs stylistically to the middle period of Romberg's work, during the early years of the Grounds, Romberg and Boyd partnership (1953-1962).

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

'Yarralands Flats' derives their aesthetic appeal from the colonnade achieved through the repetition of the post and beams structure and the glazed northern boundary partition. Of note are the semi-private spaces formed under the timber pergola which transition into the private spaces of the flat. The quality of architecture includes full height and length timber framed windows overlooking the front courtyard, the brickwork detail running the length of the southern boundary wall and the incorporation of an existing elm tree within the original plan.

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

N/A

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

N/A

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

'Yarralands Flats' is associated with renowned architect Frederick Romberg of the firm Grounds, Romberg and Boyd. Romberg was an early proponent of Modernism in Australia and influential in the adoption of the style for flats such as 'Newburn' (1939-41) and 'Stanhill' (1945-51). Within the City of Boroondara, Romberg designed a number of small scale flats across Hawthorn which include 'Parklands Flats' at 4 Grattan Street (HO647), flats at 2 Barkers Road (HO642) and 'Yarralands Flats' at 150 Power Street. Each set of flats address various housing issues while addressing the landscape of each particular site.

Statement of Significance

What is Significant?

Yarralands Flats at 150 Power Street, Hawthorn, a set of eight single storey flats designed by renowned émigré architect, Frederick Romberg, is significant. Constructed in 1958, the flats were built during the acclaimed partnership of Grounds, Romberg and Boyd.

How is it significant?

Yarralands Flats are of historic, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

Yarralands Flats is of historical significance as it is representative of the flats and apartments that were built as a result of the immediate post war housing shortage. Within the City of Boroondara, Hawthorn was a centre for flat development, where it represented a logical continuation of the pre-war apartment boom. The 'Yarralands Flats', built in 1958, were an early attempt to consider and design for the changing levels of privacy within a small community of flats and are also an interesting example of an architect as developer. (Criterion A)

The flats are a good representative example of post-war design, by one of Victoria's and Australia's foremost émigré architects, Frederick Romberg. The design of 'Yarralands Flats' belongs stylistically to the middle period of Romberg's work, during the early years of the Grounds, Romberg and Boyd partnership (1953-1962). (Criterion D)

The flats derive their aesthetic appeal from the colonnade achieved through the repetition of the post and beams structure and the glazed northern boundary partition. Of note are the semi-private spaces formed under the timber pergola which transition into the private spaces of the flat. The quality of architecture includes full height and length timber framed windows overlooking the front courtyard, the brickwork detail running the length of the southern boundary wall and the incorporation of an existing elm tree within the original plan. (Criterion E)

The flats are significant for their association with renowned architect Frederick Romberg of the firm Grounds, Romberg and Boyd. Romberg was an early proponent of Modernism in Australia and influential in the adoption of the style for flats such as 'Newburn' (1939-41) and 'Stanhill' (1945-51). Within the City of Boroondara, Romberg designed a number of small scale flats across Hawthorn which includes 'Parklands Flats' at 4 Grattan Street (HO647), flats at 2 Barkers Road (HO642) and 'Yarralands Flats' at 150 Power Street. Each set of flats address various housing issues while dealing with the landscape of each particular site. (Criterion H)

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Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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Shrine of St Anthony, Hawthorn

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 180-184 Power Street, Hawthorn

Name: Shrine of St Anthony church complex	Survey Date: March 2017
Place Type: Ecclesiastic	Architect: CONARG (church)
Grading: Significant	Builder:
Extent of Overlay: To title boundaries, excluding HO469.	Construction Date: 1961-69 (church); 1903 (stables); c.1869 (Rivo Torto).



Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s following Hoddle's survey of the Parish of Boroondara. Hoddle's survey incorporated an irregular grid of thoroughfares across the parish, including those streets running north-south today such as Burke Road, Glenferrie Road and Power Street (Built Heritage 2012:32). By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Early residential developments of the 1850s-60s were characterised by Victorian mansions with substantial estates which were progressively subdivided in the later nineteenth century land boom (Built Heritage 2012: 50-51).

Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012: 128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

Several migrant hostels were established in the area during the post-war immigration boom, including *Shenton* in Kinkora Road (Built Heritage 2012:34). The influx of European migrants, particularly from non-British countries, included many influential architects who designed and built homes for themselves and other immigrant families in the municipality. By the 1950s, local *emigre* architects included Leonas Baranasukas, and Kurt Elsner in Kew, Laszlo Gutman in Hawthorn, Grigore Hirsch, and Klaus-Juergen Veltjens in Camberwell (Built Heritage 2012:36). As European migration continued in the 1950s and '60s, distinct and identifiable communities began to form, with Jewish migrants attracted to the northern parts of Kew and Balwyn, Greek migrants in Balwyn North and Slovenians near Studley Park (Built Heritage 2012:36).

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

Post-war church-building in the City of Boroondara focused largely on the developing suburbs in the north and south of the former City of Camberwell (Built Heritage 2012:171). Among the churches built were St Matthew's Anglican Church in Warrigal Road in 1947 and a Presbyterian church in High Street in 1952. The Roman Catholic church established new parishes according to growing population in Balwyn North in 1950 and Greythorn in 1959 (Built Heritage 2012:171). St Anthony's Shrine in Hawthorn however was less connected with local suburban growth, but instead with the regional

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and state-wide growth of Roman Catholic population, particularly among Italian migrants in the post-war period.

There were also already numerous monastic houses, convents, and seminaries in the municipality throughout its history since the nineteenth century. Cardinal Mannix was a particularly strong influence encouraging orders such as the Carmelite nuns to come to Hawthorn in 1922 (Built Heritage 2012:174). In 1935, the Roman Catholic missionary order, the Redemptionists, took over a house in Kew that had been home to the Faithful Companions of Jesus. They built a purpose-built seminary in the 1950s in Majella Court (Built Heritage 2012:175). St Anthony's Shrine however, owed its foundation once again less to growth in established local orders, than to the missions imported into Australia specifically to cater to the booming post-war migrant population not just in Hawthorn but also around the state and the country.

The 1960s saw the opening of a number of churches aimed specifically at migrant communities. These included the Russian Catholic Centre in Kew (1960), St Anthony's Shrine, Hawthorn (1962), and the Slovenian church of SS Cyril & Methodius in Kew (1968). In the municipality's east, Greek Orthodox churches were built in Hawthorn East and Balwyn North in the 1970s, as well as a Latvian Lutheran Church in Warrigal Road and an Armenian Apostolic church in the former Wyclif Congregational Church in Norfolk Road, Surrey Hills (Built Heritage 2012:706).

The history of St Anthony's Shrine begins with the purchase of the property by the Catholic Church in the 1940s to serve the growing Italian community in Melbourne. However, the houses on the site were built in an earlier era and are also associated with the early residential development of the municipality as well as the site's later association with the Catholic Church. The site today is made up from several buildings and elements, the histories of which are discussed below.

182 Power Street, *Mononia*, later *Villa Gonzaga* and *Rivo Torto*

The Victorian house at 182 Power Street, constructed c.1869, was known as *Mononia*, an Irish place name, signifying a likely longer Roman Catholic association in its earlier incarnation as a residence (*Age* 30 June 1896). Its long-term resident from the 1870s to 1890s was Christopher Rowan, recorded as residing in *Mononia* in Power Street, Hawthorn (*Argus* 31 January 1888:1). Christopher Rowan was a member of the Catholic community of Melbourne, recorded among the 'Catholic laity' who signed a loyal address greeting the Archbishop of Melbourne on his return to the city from overseas in 1874 (*Advocate* 19 December 1874). Christopher Rowan traded as an importer, and several children were born to the family while they resided at Power Street, Hawthorn, the earliest in 1876 (*Argus* 18 July 1876:1). In 1896, he was declared insolvent in the wake of the great depression of the 1890s (*Argus* 22 May 1896:5).

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1944 (*Age* 2 May 1944:9), and this provided the opportunity for the Diocese to purchase the property. The following year the house at 182 Power Street was referred to in the *Advocate* as the address of the Italian language magazine *Angelo della Famiglia* in the annual distribution of the Italian Catholic Calendar (*Advocate* 1945).

In the 1940s, with its adoption by the Italian community, the house became known as *Villa Gonzaga*, after the nineteenth century estate in Lombardy, Italy. Giuseppe Romanin and wife Cesira were the estate caretakers from 1944 to circa 1947. Romanin was given a small area of land on the estate on which to build a family home, where he and Cesira lived until their deaths in 1967 and 1969 respectively (Italian Historical Society).

Cardinal Mannix's initial intention in purchasing the property had been the establishment of a home for the Jesuit Order in Victoria. In 1949 however, the cardinal invited the Capuchin Order to make their home in *Villa Gonzaga* so that they might be able to minister to the Italian community in Melbourne (Capuchin Friars; Peel, Zion & Yule, *A History of Hawthorn*, 1993, p.240). From this time, the property began to serve as a Capuchin monastery, and was renamed *Rivo Torto* (Santuario di S. Antonio 1969:23).



Figure 3. The Romanin family in the backyard of their home, at Villa Gonzaga 182 Power Street Hawthorn. (Source: Italian Historical Society)



Figure 4. Friends of the Romanin family on the back veranda of Villa Gonzaga, 182 Power Street Hawthorn. (Source: Italian Historical Society)

184 Power Street, *Hirschell*

The house on the corner of Power Street and Wallen Road is an early house in the area and is already in the Heritage Overlay (HO496). It was built c.1869 on land acquired by Alfred Walsh, a silversmith (Greame Butler & Associates 2000; Lovell Chen 2006). Walsh

lived there until 1881. James White lived there in 1883 (Municipal Directories 1883). Anthony Smith named the house *Hirschell* c.1898. The outline of the original house was visible in the 1902 MMBW map alongside *Mononia*, then numbered 126 Power Street. At this time, Anthony Smith resided there (Municipal Directories 1902). Other residents and owners included Henry Alcock, manufacturer of billiard tables, and the house remained in the Alcock family until the 1920s. During this time, the property was altered with the addition of early twentieth century features, including the alteration of the three-sided return veranda and bay window forms to the east elevation (Lovell Chen 2006). By 1942 the house, then designated Number 184 had been divided into flats and the residence of a Mr Clark (Municipal Directories 1942). The purchase of the properties at 182 and 184 under the leadership of Cardinal Mannix, provided the Catholic Diocese with a sizeable vacant block to meet the demand that was quickly arising for new services for the burgeoning Italian community in the era of post-war immigration, and which provided the space necessary to build the church.

180 Power Street, Greystroke

The stable block at the rear of the block at former 180 Power Street was built after 1902 and before 1909. In 1902, the MMBW Map indicated a Victorian era house on the site (then 122 Power Street) without rear outbuildings. The house was sold in 1902 and its new owner and occupier was George Grantham, of Messers T. Brunton and Co, Melbourne (Municipal Directories 1903:348; *Punch* 25 December 1902:20; *Australian Star* 7 September 1906:4). George Grantham's Hawthorn home was known as *Greystroke* (*Punch* 25 May 1905:25). When he sold the house in 1909, it was noted as included on the property 'brick stabling, coach house, man's room, harness room, loft, W.B. tool-house' (*Argus* 6 October 1909:2). The house was later acquired by the Catholic Church and demolished after 1976.

The Capuchin Mission and the founding of St Anthony's Shrine

The role of mission work among Italian migrants was especially important in providing welfare and religious services to the community. The Capuchins were among the most prominent such missionary orders. By the 1960s the Capuchins and Scalabrians between them ran nearly twenty parishes around Australia, with hundreds of missionaries reaching over 145,000 Italian migrants (Paganoni 2005:110). In its early days, the Monks at *Rivo Torto* were limited to an office and residence, conducting services at St Georges in Carlton and at St Augustine in West Melbourne. From the house, they continued to publish a monthly magazine, *L'Angelo Della Famiglia* as a way of reaching Italian migrants in their own language (Paganoni 2005).

Among the prominent early missionaries to Hawthorn was Father Boniface Zurli. Father Zurli had been conducting Italian masses in churches around Melbourne and had worked for Italian migrants in the US before coming to Australia (Peel, Zion & Yule 1993:240). Father Zurli soon took up the cause of Italian migrants who desired an Italian church of their own in Melbourne.

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Figure 5. Father Carlo Di Matteo, first Superior of the Capuchin monastery in Hawthorn in 1949 before the veranda was altered. (Source: Santuario di S. Antonio 1969)



Figure 6. Members of the Italian community with the Capuchin Bishop of Lipari during his visit to his 'spiritual children' in Melbourne pictured outside *Rivo Torto* in 1951. (Source: Santuario di S. Antonio 1969)

The land at Hawthorn was selected rather than the heart of the Italian community in Carlton due to the conjunction between Father Zurli's activism and the availability of land attached to the Capuchin monastery on Wallen Road and Power Street. The Church of the Immaculate Conception in Hawthorn assisted with fundraising. The diversity of the Italian community was expressed through the variety of monuments placed within the Shrine (Peel, Zion & Yule 1993:240). Specific plans for the church had developed by 1959 and the project attracted donations and volunteers from across the Italian community in Melbourne:

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*Many of Melbourne's Italians, some by then successful in business, threw themselves behind the project. The commemorative book, *Ricordo del Santuario di S Antonio e dei Fondatori*, published in 1969 at the completion of the project, lists hundreds of them, with names and photographs. Every fitting, every artefact in the church—from pews and door cases to side altars, from the life-size figures of angels in marble that hold the holy-water stoups, to the altar rails (still intact, along with the tall marble and granite pulpit)—was given by someone (Akehurst 2012).*

The building of the church on monastic land meant that the church was not established as a parish church, but continued to be run by the Capuchin friars, as a shrine dedicated to Saint Anthony of Padua, the patron saint of lost things, the poor and sick, and of lost or wandering people. The selection of Saint Anthony evokes the loss and dislocation felt by migrant peoples, and the entire project can also be read as an attempt to reconstruct and remember the deeply historical and rich heritage of Italian religious culture represented by its churches, monasteries and shrines. Its construction and decoration included imported marbles, and mosaics, including a large Calvary scene, and statues of venerated saints from various regions in Italy. The doors were sculpted in Italy. The altarpiece depicting the last supper was made of Carrara marble. The image of St Anthony in a central position behind the main altar was imported from Ortisei in Italy and blessed at the tomb of the saint in Padua where a relic of the saint was also placed within it before its shipment to Australia. The four bells were cast and imported from Reggio Emilia (Akehurst 2012; Santuario di S. Antonio 1969).



Figure 7. Contemporary artist's impression of the planned church on Wallen Road, emphasising its landmark spire. (Source: Reeves Collection, Built Heritage)

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Figure 8. Erection of the steel frame of the basilica. (Source: Santuario di S. Antonio 1969)



Figure 9. The Italian Consul General in Melbourne visits the church alongside Father Zurli, with the spire still under construction in November 1964. (Source: Santuario di S. Antonio 1969)

While the church thus evoked many aspects of Medieval and Baroque religiosity and art imported from Italy, the design of the church structure itself was given over to a contemporary modern design, with the selection of Grigore Hirsch and the Contemporary Architecture Group (CONARG) as architect. John East (2016:121) described the construction of the church:

Hirsch and the CONARG group were [...] responsible for St Anthony's Shrine, Hawthorn (1961-62). This large church in salmon-coloured brick, with its traditional Lombard porch and high tower surmounted by a copper-sheathed spire, is reminiscent of pre-war stripped Romanesque churches. It was described at the time as being in "a simplified and modified Romanesque style, incorporating modern building techniques and materials," and was a late, idealistic attempt to reconcile the medieval and the modern (East 2016:121; Advocate 15 February 1962:6.)



Figure 10. The church pictured at its completion in 1969. Note the original spiralet and tower balcony. (Source: Santuario di S. Antonio 1969)

Bela Valentin, a Hungarian-born artist, painted the suspended concave ceiling with its image of Saint Mary of the Cross. The *Ricordi di Santuario* described the ceiling as:

... like a corner of heaven that opens on the faithful in prayer, with some of the most well-known and venerated Saints in the Church: the environment is made more warm and intimate for concentration and prayer. It is the watchful eye, and the protective embrace of the triumphant Church (Santuario di S. Antonio 1969).

Bishop Fox laid the foundation stone in 1962. The first ceremony there took place while the church was still unfinished in 1962, with the marriage of Marion Lopes and Antonio Truda, of Collingwood (*Age* 5 June 1962). The installation of bells at the church caused some local controversy in 1965 due to neighbourhood complaints about their loud noise on weekends, particularly in the mornings (*Age* 13 July 1965). Consequently, the bells were muffled by bricking up vertical openings in the tower (*Age* 27 June 1966). The crowning spiralet fell into disrepair and was replaced in 2012 (Akehurst 2012).

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Figure 11. The interior of the church from the nave toward the altar pictured at completion. (Source: Santuario di S. Antonio 1969)

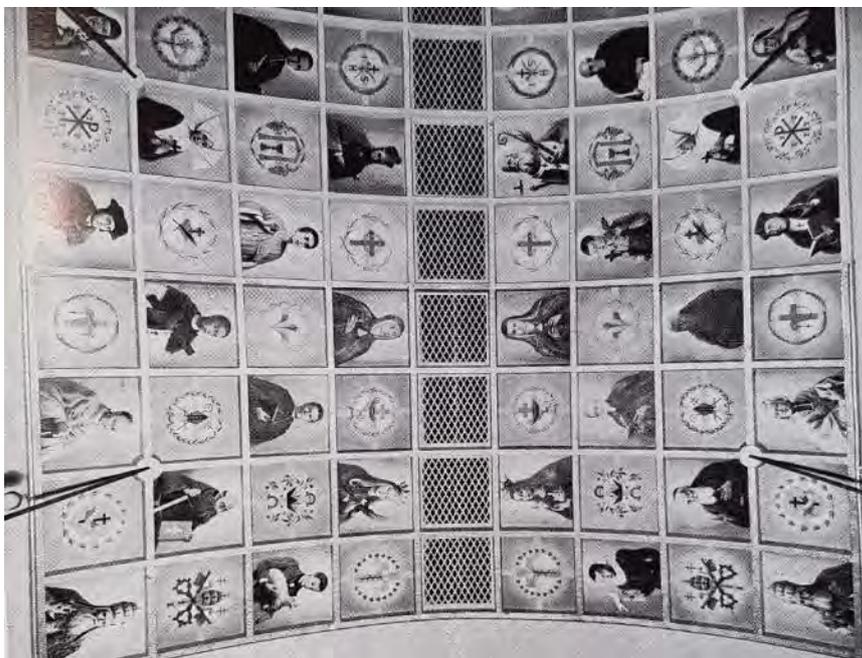


Figure 12. Detail of the suspended concave ceiling photographed upon completion. (Source: Santuario di S. Antonio 1969)



Figure 13. The consul-general of Italy in Melbourne assists with the consecration of the bells. (Source: Santuario di S. Antonio 1969)



Figure 14. The house 'Rivo Torto' pictured amongst the St Anthony's Shrine complex in 1976, with 'Greystroke' at right prior to its demolition. (Source: State Library of Victoria)

Gregore Hirsch and CONARG

Gregore Hirsch had trained and worked as an architect in Romania until moving with his family to India in 1941. There, he continued practice as an architect, including for the British Army. He became a British citizen prior to Indian independence and migrated to Australia in 1947. In 1953, he established CONARG, 'Contemporary Architecture Group'. His firm was responsible for a string of Catholic church buildings, starting with a church in Brunswick in 1953 and culminating with St Anthony's Shrine. Hirsch's association with the Roman Catholic church reportedly began with his conversion to the faith whilst in India (Built Heritage 2017). CONARG's most notable non-ecclesiastic works included the Mirama Court Shopping Centre in Mitcham (1957); Sandringham Memorial Hospital, with J.H.E.Dorney (1957); high-rise flats in Lansell Road, Toorak (1962); and a small number of Modernist houses in the suburbs, including his family residence at 118 Glen Iris Road, Glen Iris (Built Heritage 2017).

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Description & Integrity

The property is a substantial complex dominating the corner of Power Street and Wallen Road comprising two Victorian era houses, a Federation period stable building, and a post-war church, set within plantings, car parks and open space.



Figure 15. St Anthony's Shrine complex, excluding the former house Hirschell, which is part of St Anthony's but already in a Heritage Overlay. North is to the right. (Source: Google Maps)

St Anthony's Shrine Church

The St Anthony's Shrine church is a large salmon-coloured brick church in a stripped Romanesque Revival style designed using modern techniques and materials. It comprises a central brick basilica oriented facing south on Wallen Street, with rectangular chancel at the northern end. The basilica is flanked asymmetrically by galleries on the east and western sides. A copper sheathed spire rises on the eastern side of the front façade.

The basilica is entered via a Lombard porch flanked by Corinthian columns, with bronze cast doors and a mosaic peacock representing immortality, in an arched tympanum (Figure 16). A statue of St Anthony holding a lost child stands atop the porch apex. The 'Lombard Porch' is typically defined by a pair of free-standing columns supporting an arch or canopy projecting from the façade of a cathedral (Zarnecki in Fernie et al 1990:35). Often, the columns rest on the backs of lions or atlantes, but in St Anthony's Shrine the form has been simplified. The Lombard porch, suited to a Medieval cathedral and using materials imported from Italy, is a distinctive characteristic of St Anthony's Shrine, unusual for a modern church and unique in the City of Boroondara. The porch appears inspired by northern Italian Romanesque precedents. St Anthony's Shrine in Padua, a

13th century basilica, also has sculpted doors and a statue of the saint standing atop a Romanesque portal.

The south, or front façade, is decorated sparsely with simple brick patterning along corners and window frames, and protruding brick relief pattern. The north façade is decorated with a cross in brick relief. The east and west facades comprise lower galleries with arched stained glass windows, entered via timber double doors within brick relief doorways. The upper level windows of the clerestory are sets of double arched windows set in concrete frames that appear to be inspired by traditional mullion windows (Figure 16). The tops of the window frames, like the gallery doorways, echo the repeated pattern of the roof line with its gentle sloped gable and level square ends. This basic roof form on both north and south is repeated in the façade, roof line of the porch, and parapet pattern along the east and west facades. The form of the pointed roof with level ends over the tall arched window is a recurring motif in the design.

Internally, the church consists of a long nave, without transept, flanked by aisles and entered through a narthex with large double timber doors. The aisles are separated from the nave by square columns that rise into the clerestory, where window pairs are set within relief arches. Religious images are framed within the galleries. A suspended concave ceiling is decorated with paintings of the saints. From this, the original scroll-shaped light fittings are suspended. A mosaic of the Annunciation frames the chancel arch. Over the shrine of St Anthony above the main altar, a mosaic of the Crucifixion dominates the north end of the chancel. Sets of four tall windows puncture both the east and west sides of the chancel. Along the aisles, small shrines have been raised to various Italian saints, in a Baroque Revival style. The original church layout and decorations are intact, including its Baroque Revival altar and shrine, and concave painted ceiling (Figure 19 and 20).

The church departs from traditional ecclesiastic architecture in several ways, with its orientation along a roughly north-south rather than east-west axis, and the lack of a transept with crossing and choir separating the chancel from the nave. Elements of the church express a Modernist austerity, such as the almost sheer brick facades and simplified internal structure.

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Figure 16. Eastern façade of the church showing regular parapet pattern, brick relief doorway into the gallery, arched stained glass gallery windows, and paired concrete-framed clerestory windows. Basement rooms open onto the car park. (Source: Trethowan Architecture 2017)

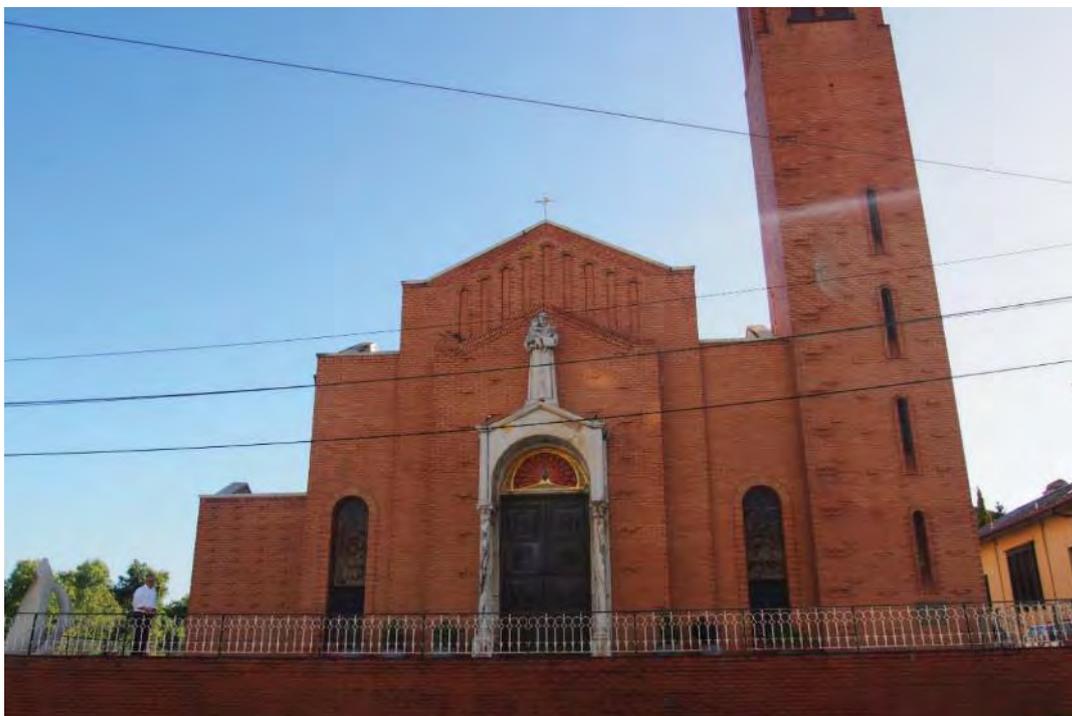


Figure 17. Front, or south façade of the church showing Lombard-style Porch, arched stained glass windows, repeated roof line pattern and brick relief work. The plaza features a modern sculpture on the east side of the plaza and retains the original fence. (Source: Trethowan Architecture 2017)



Figure 18. Rear, or northern elevation showing brick relief cross on the chancel exterior and the original fence around the plaza. (Source: Trethowan Architecture 2017)



Figure 19. Interior of the nave looking towards the altar and shrine. (Source: St Anthony's Shrine)

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Figure 20. Suspended Concave ceiling with Bela Valentin portraits of saints and their symbols. (Source: St Anthony's Shrine)

The basement of the church includes rooms that open onto the western car park. A brick wall separates the entry porch from the street, with stairs on the east and west opening onto a small front plaza decorated in black and white chequered tiles. The plaza around the south, west and north of the church is fenced by an original metal fence with repeated haloed 'saint' pattern. A white modern sculpture stands on the eastern side of the plaza. A similar style of metal 'flame' sculpture can be seen at CONARG's other modern brick basilica in Ashburton, and may be an original element of the design as the contemporary sculpture in the plaza is a typical characteristic of Modernist public architecture. Photographic comparisons illustrate the essential integrity of the church's form and decoration. The exception is the spiralet atop the bell tower, which has been recently replaced after the original fell into disrepair. The design of the replacement is sympathetic, but appears to be less steep than the original and is topped by a crucifix rather than a winged angel. The balcony on the tower has also been removed. Nonetheless the church retains its original form, and the replacement is sympathetic to the original design.



Figure 21. View of the porch, with mosaic tympanum and sculpted doors. (Source: Trethowan Architecture 2017)

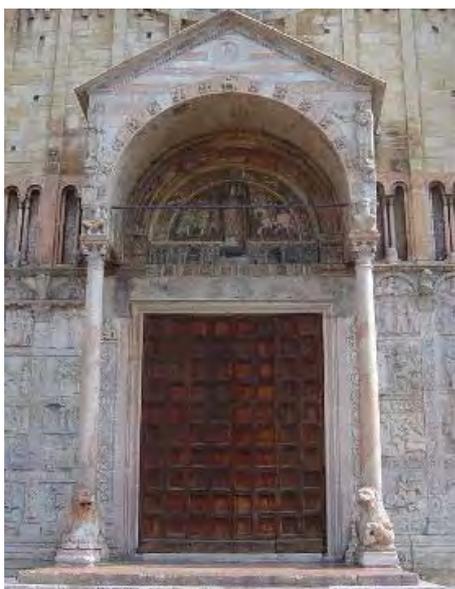


Figure 22. The basic form of St Anthony’s porch is based on the Romanesque ‘Lombard Porch’ common in northern Italy, a classic example of which is Saint Zeno basilica (12/13th century), Verona. (Source: Wikimedia; Trethowan Architecture 2017)

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Rivo Torto

The house *Rivo Torto* at 182 Power Street (Figure 22), formerly *Villa Gonzaga* and before this *Mononia*, is an intact Victorian two-story Italianate house with a front veranda with cast iron latticework, a hipped slate roof with corbelled eaves, moulded quoins, and two symmetrically placed chimneys in the centre of roof gables. The ground floor of the veranda appears to be original, while the upper level has been restored. A triple bay window projects on the ground floor of the southern side of the house. Two single timber sash windows are symmetrically placed on each floor of the north elevation and the first floor of the south elevation. Three windows extend to the balcony floor on the front elevation. Window frames on the front elevation appear to have been altered and replaced with modern frames. The central front entry consists of a timber doorway with lead light side windows. A smaller vernacular styled double-storeyed rectangular wing with single hipped roof without eaves projects at the rear. At the rear of this is a single-storeyed wing with restored veranda.

At the rear of the house at 182 Power Street is a twentieth century brick double garage (Figure 24). This incorporates a double-storey brick post-war residential style building with rows of three windows and corrugated iron roof overlooking the eastern lawn. It looks to be in poor condition.

Greystroke Stables

The only built remains of the former Victorian house *Greystroke* are the c.1903 stable block with hay loft and servants quarters. The stables have been converted to residential accommodation and are now referred to as 'the hermit's retreat' (Figure 23). It is constructed of rendered brick with a central double-storeyed block with loft and two small single-storeyed wings with hipped gable corrugated iron roofs. It is a substantial building incorporating former brick stabling, coach house, 'man's room', harness room, and loft.

Hirschell

The house formerly known as *Hirschell* is a Victorian single storey house with substantial Edwardian additions and renovations. It is currently covered by HO469.

Garage

The post-war brick double garage opens onto the carpark on the east, with the slope of the ground allowing two storeys attached on the west. The building is square, in light-coloured brick, with corrugated iron roof, and timber sashed windows with brick sills. A simple modern rounded canopy on the southern corner protects the doorway.

Landscape Elements

Mature trees on the site appear to be remnants of the original gardens of the estates *Mononia* and *Greystroke*.

An outdoor statue of Mary on a Corinthian column and brick plinth stands in the garden and appears to have been added to the landscape separately to the church.

A modern metal 'flame' sculpture is fixed to the floor on the southwest corner of the church plaza and appears to be a part of the original setting of the church.



Figure 23. View of the principal facade of 'Rivo Torto', formerly Villa Gonzaga, from Power Street, looking north-west. (Source: Trethowan Architecture, 2017)



Figure 24. The stable block c.1903 is apparently all that remains of 'Greystroke', formerly 122 Power Street. (Source: Trethowan Architecture 2017)

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Figure 25. The post-war building attached to a garage, that may have been the c.1944 family home of the caretaker Romanin family. Beside it is a mature peppercorn tree from the original estate garden. (Source: Trethowan Architecture 2017)



Figure 26. The double garage viewed from the east in the carpark, between the two peppercorn trees. (Source: Trethowan Architecture 2017)



Figure 27. The outdoor statue of Mary in the garden (left) and the modern sculpture on the plaza (right). (Source: Trethowan Architecture 2017)

Comparative Analysis

CONARG churches

CONARG designed a wide range of contemporary styled buildings around Melbourne in the post-war period, with an emphasis on Modern public, commercial and ecclesiastic buildings, predominantly using brick. CONARG's churches included St Bernard's Coburg (1957); St Josephs Chelsea (1956); and St Michael's Ashburton (1953). Most of CONARG's churches combine similar roof forms and arches within basilica forms. St Anthony's Shrine was the last and a culmination in a series of ecclesiastical projects for the Catholic Church around Melbourne. It is certainly the largest and most significant of CONARG's church projects combining modern and adapted traditional elements.

St Bernard's in Coburg (Figure 24) was designed by CONARG in 1957. It is protected in the City of Moreland heritage overlay as an individual place, HO349. The round church at St Bernard's departs from the traditional basilica form typical of his other works, including St Anthony's. A brick relief cross appears on the façade similar to that at the rear of St Anthony's Shrine. Tall windows on the round façade also compare to the tall windows in the chancel at St Anthony's, but the simpler Modern entry, and rounded roof form contrasts to the later church. Its interiors have not been noted in its heritage citation.

St Joseph's school in Chelsea (Figure 26) was designed by CONARG in 1956 and is protected as an individual place in the City of Kingston (HO35). The church is a traditional cruciform plan basilica with crossing transept and semicircular apse, with a Romanesque cathedral form including buttress piers and corbelled eaves. It displays CONARG's characteristic ecclesiastic roof end form of a triangle on square edged corners, and the use of tall arched windows with rendered arched lintel forms. The simple square door is framed by a grand arched recess with sculptural cross and stained-glass window.

St Michael's Ashburton (Figure 27) was designed by CONARG in 1953 and is not currently protected in the City of Boroondara heritage overlay. The combination of triangular roof forms and arched windows is evident at St Michael's, as well as the use of relief brickwork to provide decoration. It displays a similar central basilica form but without the side galleries and spire. The form also appears more traditional in layout with crossing transept. A statue of St Michael stands over the doorway, similar to but less prominent than the statue of St Anthony over the porch at St Anthony's Shrine. A new porch canopy and entry has been added to the church.

Both St Joseph's and St Michael's use a large central arched window form over the entry, while St Anthony's Shrine by contrast achieves its grand entry through the use of the Lombard-style porch. St Michael's has a metal flame sculpture in its grounds that is comparable in style to that at St Anthony's Shrine. St Anthony's Shrine compares favourably to CONARG's other ecclesiastical works, being both representative of the group's general style and materials, while sitting at the apex of other examples as the largest, grandest and last church built by CONARG. St Anthony's is especially distinguished in CONARG's ecclesiastic work by its Lombard porch and cast bronze doors, and by its landmark spire. St Anthony is also distinguished from these examples by the use of materials from Italy in both its exterior and interiors.

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Figure 28. St Bernard's, Coburg. (Source: Google Maps)



Figure 29. St Joseph's Chelsea. (Source: Google Maps)



Figure 30. St Michael's Ashburton. (Source: Google Maps)

Post-war churches in Boroondara

St Faith's Anglican Church (Figure 28) at 8 Charles Street, Glen Iris, is a Modernist church in the municipality, and is registered at the state level in the Victorian Heritage Register. It was designed by architects Mockridge Stahle and Mitchell, and built in 1957-58 (VHD), with a distinctive rounded form evocative of the early Christian fish symbol. It is constructed of contrasting materials: pale brick and stonework, slate roof and central copper spire. St Anthony's Shrine is less boldly Modern in its overall design, instead distinguished by its application of modern materials to the more traditional basilica form in a Romanesque Revival style.

St Paul's Anglican Church, Kew East, was designed in 1960 by architects Earle & Bunbury (Built Heritage 2012:171). The church is hexagonal in shape with hipped tent shaped roof supported on external columns. A large crucifix towers beside it in place of a traditional church spire. The design is distinctively modern, mirroring the more 'round' congregational space of post-war Protestant church design. The complex comprises a modern church and two earlier church halls. The Ashburton Baptist Church (Figure 29), Ashburton, built in 1959, is a more modest suburban brick church built around the same time as St Anthony's, also using brick, but in a more modern design with Modern asymmetrical façade and window forms.

St Anthony's Shrine is also one of several modern churches with particularly strong historical and social associations with post-war migrant communities. The Church of SS Cyril & Methodius in Kew (Figure 31) is part of HO143 (Built Heritage 2012:40), however it is non-contributory to this HO, which is described as significant for its 'large late Victorian and Federation house designs' and 'distinctive designs of the interwar period'. SS Cyril & Methodius takes a more modern International style with a steep glass gable form and brick entry on a podium accessed from the street via a broad concrete stair. It was built by the Roman Catholic Slovenian community in 1968, and is the oldest Slovenian church in Australia (SBS 20 September 2013). Like many migrant communities, the church also acted in a social and welfare role, with a house and mission attached, named 'Baraga House' in 1963, which acted as a hostel for single male migrants from Slovenia (Built Heritage 2012:41). The complex includes the Slomšek Primary School (1960), the Baraga Library (1977) and the Mother Romana Hostel for the Aged (1993). Its social significance to a particular ethnic religious community may be comparable to that of St Anthony's, and like St Anthony's it also comprises an older Victorian building converted to post-war immigrant community needs. Like other Modern churches such as St Paul's Kew East and St Faith's Glen Iris, it embraces in a Modernist style, purer geometric forms, in this case the use of the triangle in its front façade. St Anthony's Shrine is distinguished from these modern designs however, as it is from St Faith's Anglican Church, by its embrace in modern materials of Romanesque Revival rather than Modernist styles or geometric forms. The interiors of St Anthony are also more sumptuous, embracing Baroque Revival detail rather than Modernist functionality.

The Greek Orthodox Chapel (Figure 30) at 15 Rose Street, Hawthorn East, is more comparable in its adoption and expression in brick of a European-inspired revival style. It was built in 1975 and designed by Arvanitakis, Laffin & Associates (Built Heritage 2012:40). It is a brick basilica in form, detailed in a stripped Byzantine Revival style, with arched and colonnaded porch, tall arched windows and a central blue dome. However, in comparison with St Anthony's Shrine the chapel is much smaller in scale and simpler in design and materials. The chapel is built to a Greek cruciform plan, with plain faced dark brick and tall arched windows with plain glass panes. It has a corrugated iron roof with four gables converging on the central concrete dome. At the northern entry, it has a modest entry brick porch with two painted columns, and at the southern end is a small rounded apse.

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Figure 31. St Paul's Anglican Church, cnr Windella Avenue & Hale Street, Kew East. (Source: St Paul's Anglican Church, Kew East)



Figure 32. Ashburton Baptist Church, 8 Y Street, Ashburton. (Source: Google Maps)



Figure 33. Greek Orthodox Chapel, 15 Rose Street, Hawthorn East. (Source: Google Maps)



Figure 34. Church of SS Cyril & Methodius, 19 A Beckett Street, Kew. (Source: Google Maps)

As a group, modern post-war churches in Boroondara display an eclectic character, ranging from Revival styles evoking traditional basilica forms, to the modern ‘round’ church. Post-war churches are not well represented on the Heritage Overlay. St Anthony’s Shrine church compares favourably to other post-war churches in the municipality in terms of its architectural qualities, including its distinctive Romanesque Revival features and the Lombard-style porch with sculpted doors and mosaic tympanum. It is grander in scale and mass, sited on a main road corner, rather than within a suburban street setting. Its landmark qualities are thus particularly strong. Many of the other post-war churches are within a more modest suburban streetscape. As a complex, the St Anthony’s Shrine complex comprising grounds, associated monastery, housing and out-buildings is a particularly large and historically layered complex, demonstrating not only new purpose-built structures such as the church, but also how immigrant and religious communities took over and adapted older houses to new uses and developed these sites over time.

Stables

Converted stable blocks such as the hermit’s retreat at St Anthony’s Shrine are not common in the City of Boroondara, with twelve descriptions of properties with Heritage Overlays including stables. Most of these however appear to be Victorian, of varying intactness, making the c.1903 stables attached to the former *Greystroke* a particularly late and intact example, constructed on the cusp of the popularisation of the motorcar among the area’s affluent residents. Rosedale, 25 Oak Street, Hawthorn (HO468) includes a possibly original Victorian era stable. The stables at 25 Alma Road, Camberwell (HO366) have been altered to include garage and pool plant room. A timber stable with low-pitched galvanized iron roof was identified at the rear of 1 Tennyson Street, Kew (HO349). The stables at 45 Chrystobel Street (HO152) are also timber. A hipped gable roofed and rendered stable block was identified at 1 Wiseman Street, Hawthorn (Part of HO140), including double hung windows. An exceptionally intact Victorian era stables were also identified attached to HO105, 46 Parlington Street (c.1860s).

Victorian Houses

There are many examples of significantly graded Victorian houses in the City of Boroondara. *Rivo Torto*, the former *Villa Gonzaga* compares with other contributory

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Victorian houses within precincts in the municipality such as: 31 Shakespeare Grove, a double-storeyed Victorian mansion (HO245); and 110 Riversdale Road (1888, HO475) - a substantial two-storey Italianate brick villa on an asymmetrical plan and return veranda. By comparison to these examples the house is simple in its adornment, reflecting its earlier construction (c.1869) before the late Victorian boom, as one of the early houses built along Power Street. Architecturally unremarkable compared to other Victorians in Boroondara, its significance derives from its intactness as an early house adopted by the Italian and Roman Catholic communities, and its resulting historical association with the development of St Anthony's Shrine in the twentieth century. The house on the corner, former *Hirschell*, has been assessed and discussed as part of its separate HO469.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

The Shrine of St Anthony church, the house *Rivo Torto*, and the converted stable, are historically significant for their association with the pattern of post-war migration to Victoria from Italy, particularly associated with the post-war growth of the Italian community and the Roman Catholic church. The church and complex is connected to the history and development of mission work among Italian migrants in Australia. *Rivo Torto* and the stable of *Greystroke* are also significant as an example of early residential developments from the Victorian and Federation era converted to new welfare and spiritual use by a migrant community. The complex as a whole is historically significant for its demonstration of the way in which waves of post-war migrants and missionaries established community and welfare services out of older houses and later expanded these complexes to include purpose-built religious buildings.

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

NA

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

NA

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

The complex as a whole demonstrates characteristics of a religious community complex established by migrant communities in the twentieth century, established with the conversion of older Victorian residences into community use, and expanded in the post-war era with the construction of a Modern church.

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

The church of St Anthony's Shrine is a notable post-war interpretation of Romanesque Revival, combining modern materials and stylisations with Romanesque-inspired characteristics. The church of St Anthony's Shrine displays particular landmark characteristics with its bold elevated façade addressing Wallen Road and its tall spire and

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bell tower. Its Lombard-style porch is a distinctive characteristic unusual for the post-war period and unusual in Boroondara.

The church is an outstanding example of ecclesiastic architecture by CONARG, as the apex of their designs expressing traditional forms, in this case Romanesque Revival, using contemporary materials, stylisations and building methods.

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

NA

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

The Shrine of St Anthony church and complex is socially significant for its strong and special association with the Capuchin Friars and the Italian community in Victoria. The eclectic interior decorations, altars and fittings are testament to the diversity, prosperity and generosity of the Italian migrant community, so many of whom donated money or volunteered in the construction and furnishing of the church. The use of materials from different regions of Italy also reflects in its built form the diverse origins and identities of the Italian migrants of the period.

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

NA

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Statement of Significance*What is Significant?*

The St Anthony's Shrine complex is significant as a complex of buildings appropriated or developed by the Catholic Church and the Italian community during the post-war period. It was established with the purchase of the Victorian house at 182 Power Street by the Catholic Church c.1944 for use by the Italian community, when it was named *Villa Gonzaga*. As *Rivo Torto* the house, and neighbouring *Hirschell*, became the first home of the Capuchin monks in Melbourne from 1949. The former Victorian house *Greystroke* (demolished) was later added to the property and its stables converted to monastic use. The St Anthony's Shrine church was designed by Grigore Hirsch's 'Contemporary Architecture Group' CONARG and built over the course of 1961-69, combining modern and traditional characteristics within a Romanesque Revival design. Hundreds of Italian migrants and their families contributed towards its construction through their donations or voluntary labour. The eclectic interior decorations of the basilica, with its altar, mosaics, painted ceiling, and side chapels, are testament to the diversity, prosperity and generosity of the Italian migrant community, so many of whom donated money or volunteered in the construction and furnishing of the church. The use of materials from different regions of Italy also reflects in its built form the diverse origins and identities of the Italian migrants of the period.

Significant:

- St Anthony's Shrine church
- The house, 'Rivo Torto', formerly 'Villa Gonzaga'.

Contributory elements:

- The converted stables of former 'Greystroke'
- Mature peppercorn trees from the remnant grounds of the Victorian era estates
- The elevated plaza setting with modern 'flame' sculpture and original metal lace fence.

Not Significant:

- The garage and attached brick building
- Car park
- Individual improvised outdoor shrines or monuments.

How is it significant?

The St Anthony's Shrine church complex is historically, architecturally, aesthetically and socially significant to the City of Boroondara.

Why is it significant?

St Anthony's Shrine complex is historically significant for its connection to the history of the Roman Catholic Church and its missionary work among post war migration in Boroondara. (Criterion A)

The complex is representative of a religious community complex established by migrant communities in the twentieth century, established with the conversion of older Victorian residences into community use, and expanded in the post-war era with the construction of a Modern church. (Criterion D)

The church is aesthetically significant as an outstanding example of the work of CONARG architects, and for its aesthetic characteristics combining Modern and

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Romanesque Revival ecclesiastical design. The church is particularly distinguished by its Lombard-style porch and cast doors. (Criterion E)

St Anthony's Shrine complex is socially significant for its special association with the Roman Catholic and Italian communities in Boroondara (Criterion G).

Grading and Recommendations

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

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

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

Identified By

Context Pty Ltd

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Eira

Prepared by: Trethowan Architect in association with Context Pty Ltd

Address: 13-15 Wellesley Rd, Hawthorn

Name: Eira	Survey Date: March 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: c.1919

**Historical Context**

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an

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intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The first house to be built on Wellesley Road was complete in 1896, and shown on the MMBW maps of 1907 (McWilliam 1999). At this time, Wellesley Road remained a short off-shoot from Glenferrie Road, with the extension to Berkeley Street unfinished. By 1919, however, the extension had been completed and Mr and Mrs John Jones had moved into the property at 13-15 Wellesley Road (S&Mc 1919).

Known as 'Eira', the residence covered two allotments and was one of only four dwellings to be built by 1919. Mr Jones resided at the address until his death in 1929 when he was described as governing director of Clegs Pty Ltd, and 'associated for many years with the softgoods trade in Melbourne and Ballarat' (S&Mc 1919; *Argus* 16 January 1929:13). Mrs Jones continued to reside in Wellesley Rd, at 'Eira' until her death in 1938 (*Argus* 1 November 1938:9). The estate of John Jones, including 'Eira', was subsequently auctioned in 1941, and was described as a 'magnificent two-storey residence' (*Argus* 19 April 1941:13). That year, vacant rooms in the house had been advertised 'to suit business gentleman or lady, overlooking large grounds' (*Argus* 4 January 1941:21).

The house was sold once more in 1951, with the *Argus* (21 January 1951) describing the house 'close to Scotch College' as 'containing beautifully panelled entrance hall and staircase', a 'fine sitting room ... spacious panelled dining-room, sunroom, cloak room, well-appointed kitchen', with four bedrooms upstairs 'with glorious views across Kooyong and Toorak' within a 'charming secluded garden'.

John Jones first moved to Melbourne from Ballarat in 1915 as a director of the clothing stores *John Snow & Company* (*Geelong Advertiser*, 22 May 1915). Initially managing the firm's new store in Flinders Street, Jones also oversaw their expansion into the suburbs with *John Snow* taking over the *Don Cash* stores adjacent to Glenferrie Station, one of the first suburban department stores (Peel, Zion & Yule 1993:117-118). By later life, Jones had established *Clegs Pty Ltd*, a similar softgoods trader and also a name shared by his son, Cleg Jones (*Age* 12 July 1941:7). *Clegs* continues to trade today.

Description & Integrity

The subject site at 13-15 Wellesley Road, is a double storey symmetric Arts and Crafts dwelling situated centrally within substantial grounds. The residence is set back in the site on the northern side of Wellesley Road, facing south. Square in plan with a single-storey wing to the rear, the dwelling features a prominent two-storey, street facing projecting bay with porch at ground level, which is flanked by two sets of bay windows at the ground and first floor.



Figure 1. Subject site outlined in red. (Source: Google Maps, 2017)

The transverse gable roof form is set on an east-west axis with intersecting gable centrally placed to the south. Attached to the north is a single storey hipped wing. Clad in slate shingles, the roof has a pair of chimneys on both the east and west elevations. They comprise a tall plain rendered tapered form situated towards the southern elevation and a squat chimney pot centrally placed. The deep eaves are located on all elevations with exposed rafters and timber eaves brackets.



Figure 2. View of south-west aspect of the residence, note the porched bay and double height bay windows adjoining beside. (Source: Trethowan Architecture, 2017)

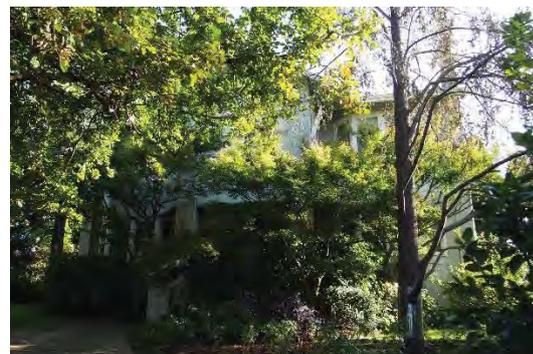


Figure 3. Obscured view of primary elevation, note the brackets and expressed rafter ends. (Source: Trethowan Architecture, 2017)

The wall surfaces are predominately smooth rendered surfaces, with details depicted in the use of rough render to signify elements such as columns, chimney shafts and the base. The primary southern elevation is composed in three bays with a central porch flanked by bay windows rising to the same arrangement at the first floor. Above the porch at the first floor is a non-original infill window set, square in plan, under the street facing gable. The canted bay windows are made up of a central pair of timber sliding sash windows and single sash windows to each side. The upper pane comprises diamond lead

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light glazing with the lower a single pane of glass. All original windows have this arrangement. The eastern and western elevations are generally simply detailed with box sash windows sitting upon brick corbels. Of note is the pair of angled returns on the chimney shafts, one of the few embellishments on these facades. In the upper portion of the gable are a set of struts forming an infill area, possibly hiding vents beneath.

A low bluestone wall runs the length of the property and acts as a retaining wall for the ground and plants behind. Two vehicular crossovers break this wall, one centrally, with a full concrete driveway curving to the entrance stairs, and the other to the east giving access to the garage. The long garage is faced with bluestone to the street with the remaining structure of brick. The grounds contain extensive plantings within an established garden setting.

Comparative Analysis

The subject site sits within the transitional period of styles and application of details that resulted at the end of World War One. As social preoccupations with Great Britain were fading in favour of the image of the United States, inspiration for design was also adapting. Although the subject site features quite a few of the key elements of a Federation era Arts and Crafts building, the massing, façade arrangement and porch indicate a comprehensive understanding of the contemporary design of the time. In addition, further comparisons can be made to a number of interwar dwellings that were also built in those years immediately following the war.

Federation era Arts and Crafts

Albion Walkley, partner of William Pitt in his later years, was an architect well versed in this style. Shown through his designs for many neighbouring and nearby properties to the subject site, Walkley had developed a substantial client base in the suburb of Hawthorn. The residence of 'Arcoona' was built on Wellesley Road for E. Kennon in 1913 from a Walkley design (refer Figure 4). The dwelling contained a wraparound porch with arched entry and balcony above. Two-storey attic in form, multiple ridge lines were punctured by a number of eyelid dormers and also contained two curved bay windows, reminiscent of the subject site. Similar features were also used on the Ekins Residence at 60 Berkerley Street, the immediate property to the east of the subject site (refer Figure 5). Built in 1916 and addressing the corner, the single-storey dwelling had a prominent gable form with a number of intersecting gable and hipped forms. Picturesque paths lead to the wrap around porch and sitting adjacent on either side are canted bays. The subject site is considered much more intact, with the large two-storey addition running the length of the western boundary compromising this example.

In the nearby Fordholm Road, another two examples still exist. No. 19 was built in 1912 for H. Burgess, and is again in the Arts and Crafts style with the building massed under the prominent street facing gable. The wrap around porch is covered by its own hipped form with a front bay sitting on the intersecting gable. Like 'Arcoona' it has an eyelid dormer facing south, but detracting from the site is the large red brick double garage and tall boundary fence.

Covered in HO45 and built for S. Kennon Jnr in 1916, 'Kensley' is a two-storey rough cast residence, with a collection of gables framing the roofscape. This is the most similar example to the subject site, noted through the composition of the forward projecting central gable, with ground floor porch and first floor balcony. It is similarly simply detailed with square columns however uses a similar porch archway as in earlier examples (refer Figure 4). With plans dated 1915, it is more eclectic in its composition than the subject site, with Gould noting this large house (of the earlier suburban mansion house tradition) as a contrary example to the period's conservative attitudes and Californian bungalow influences (Gould 1992:7 Fordholm Road citation). It appears not unlikely that Walkley

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may have designed the more restrained but also well considered large residence for John Jones during the later period of the war.



Figure 4. Residence for E. Kennon on Wellesley Road, dated 1913. (Source: State Library of Victoria)



Figure 5. Residence for A. Ekins at 60 Berkeley Road, dated 1916, and immediately adjacent to the subject site. (Source: State Library of Victoria)



Figure 6. Residence for H Burgess, at 19 Fordholm Road. (Source: State Library of Victoria)



Figure 7. 'Kensley', residence for S. Kennon at 7 Fordholm Road. Plans also within State Library collection of Albion Walkeys work, however not yet digitised. (Source: Google Maps, 2017)

Other comparable examples covered in the Heritage Overlay include 19 Lisson Grove, Hawthorn (HO458) and 12 Grange Road, Kew (HO308).

19 Lisson Grove was built in 1912 and sits in a transitional period of styles with influences from both Federation Queen Anne and the new bungalow elements which included the wide singular gable and projecting porch. The design is however atypical with regard to the symmetrical composition, a trait shared with the subject site. Designed by architect Christopher Cowper, the gabled porch sits upon pairs of Tuscan columns with the pair of canted bays sitting back on either side. Another feature shared with the subject site is the sets of tapered chimneys on the side boundaries of the building.

Built after the subject site in c.1920, 12 Grange Road is a two-storey attic style dwelling. Stylistically it sits between the Arts and Crafts of the early 1900s and the later bungalow attic type with window frames closer to the Federation period. Similar to the subject site, a curved driveway leads to the entry, however located on the side of the cruciform plan.

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Figure 8. 19 Lisson Grove, note the pair of canted bay windows and projecting porch.
(Source: Hermes)



Figure 9. 12 Grange Road, attic styled variant with similar influences to the subject site.
(Source: Google Maps, 2017)

Interwar Bungalows

Built in 1924-25, 3 Second Avenue, Kew (HO339) is an attic storey interwar bungalow with Arts and Crafts overtones. Composed in a similar manner to 7 Fordholm Road, however addressing the street at a 45° angle, the main entrance is set within a projecting double storey gabled porch with open balcony above. Possibly designed as a pair, no. 2 Second Avenue also contains this projecting double storey porch feature. Of note is an atypical triangular bay window, adjacent to the porch of no. 3.

Known as 'Mallow', 33 Deepdene Road, Balwyn (HO382) was built in 1923. The single storey bungalow form retains its unpainted stucco finish on its broad arched entrance and façade, including the pair of canted bays on either side of the entrance. Asymmetry of the plan is achieved through the projecting porch and a projecting bay with the bay window towards the south of the street façade.



Figure 10. 3 Second Avenue, with a similar projecting gabled porch to the subject site.
(Source: Google Maps, 2017)



Figure 11. 33 Deepdene Road, with its asymmetrical façade and including entrance porch and pair of canted bay windows.
(Source: Google Maps, 2017)

As indicated through comparisons there are few building of the period and styles that contain the level of symmetry of the subject site. In addition, the subject site is more unique in the use of continued two-storey canted bays, and further so in the application of symmetry against the central double storey projecting gabled porch and balcony (now enclosed). This design approach leads to the conclusion that it was architect designed, and also follows in the earlier trend of the suburban mansion house situated on substantial landscaped grounds and in this case over two titles.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

N/A

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

N/A

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

N/A

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

'Eira' is a representative and intact example of a substantial Arts and Craft residence built in the infancy of the Interwar period. The residence is situated centrally over two titles and follows in the earlier trend of the suburban mansion house tradition with a garden setting.

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

'Eira' is noted for its composition of double storey canted bays, symmetrically placed either side of a projecting central double storey gabled porch bay. Although minimally detailed, it is an uncommon example with regard to the combination of features of the style applied to a square plan.

A feature of the site is the extensive garden setting, and the mature oak tree in the front setback.

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

N/A

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

N/A

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

N/A

HAWTHORN

Statement of Significance*What is Significant?*

Eira, the dwelling and extensive garden setting of 13-15 Wellesley Road, Hawthorn is significant. Completed in 1919, the residence was constructed for local businessman John Jones.

How is it significant?

Eira, 13-15 Wellesley Road is of local historic and aesthetic significance to the City of Boroondara.

Why is it significant?

Eira, 13-15 Wellesley Road is a representative and intact example of a substantial Arts and Craft residence built in the infancy of the Interwar period. The residence is situated centrally over two titles and follows in the earlier trend of the suburban mansion house tradition with a garden setting. (Criterion D)

The residence is noted for its composition of double storey canted bays, symmetrically placed either side of a projecting central double storey gabled porch bay. Although minimally detailed, it is an uncommon example with regard to the combination of features of the style applied to a square plan.

A feature of the site is the extensive garden setting, and the mature oak tree in the front setback. (Criterion E)

Grading and Recommendations

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

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

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

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Identified By

Context Pty Ltd

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