

Creswick Estate Precinct (HO646)

Prepared by: Context

Grading Assessment Date: 17 August 2018

Address: 14 and 16 Calvin Street, Hawthorn

Name: House

Place Type: Residential

Existing Grading: Contributory

Recommended Grading: Non-contributory

Extent of Recommended Grading: To title boundaries



Figure 1. 16 Calvin Street (left) and the vacant lot (right) where the other half of the semi-detached pair was located. (City of Boroondara, August 2018)

Reasons for Recommended Grading

When the Creswick Estate Precinct was first surveyed in 2014, 14 & 16 Calvin Street comprised an intact Moderne semi-detached pair (duplex) which was massed to appear like a single dwelling beneath a shared pyramidal roof. A photo of the pair in 2014 is found on the following page.

In the precinct citation, they were described as follows: *An example of the Moderne style is the duplex at 14-16 Calvin Street, with a high pyramidal roof and raised vertical strips around the windows.*



Figure 8. Moderne duplex at 14-16 Calvin Street, c1935-37. (Contributory)

Due to its high intactness, at that time, and because the precinct is significant for its interwar-era development including late-interwar duplexes, the pair was graded Contributory.

Boroondara City Council adopted Amendment C236 on 12 December 2016, to add the Creswick Estate Precinct (among others) in the Heritage Overlay. At the time, 14 Calvin Street remained intact so the Contributory grading was retained.

However, 14 Calvin Street was demolished in January 2017 after the study was adopted by Council and submitted to the Minister for Planning for approval. This left half of the semi-detached pair at 16 Calvin Street (depicted on the previous page).

Following this demolition, there was no built fabric of heritage value at 14 Calvin Street, warranting its downgrading to Non-contributory.

The remaining half of the semi-detached pair at 16 Calvin Street has not changed, in and of itself, since it was graded Contributory in 2014. However, the pair was originally massed to appear as a single dwelling, and the shared roof form was a very visually dominating high pyramidal hip. In its current state, 16 Calvin Street is clearly an entirely incomplete composition, as the two dwellings were designed to be read as a single whole. Unlike Victorian and some Edwardian semi-detached houses that have a repetitive composition divided by party walls, 14 & 16 Calvin Street are more accurately compared to a double-fronted house that has lost half of its front façade and roof. Much like a double-fronted house that had been half-demolished, the remaining half at 16 Calvin Street no longer has the intactness to be Contributory in the precinct.

For this reason, it too should be downgraded to Non-contributory.

Study which introduced the existing overlay

Context Pty Ltd, Neighbourhood Character Precinct 24 Heritage Assessment, 2015.

References

Context Pty Ltd, Neighbourhood Character Precinct 24 Heritage Assessment, 2015.