

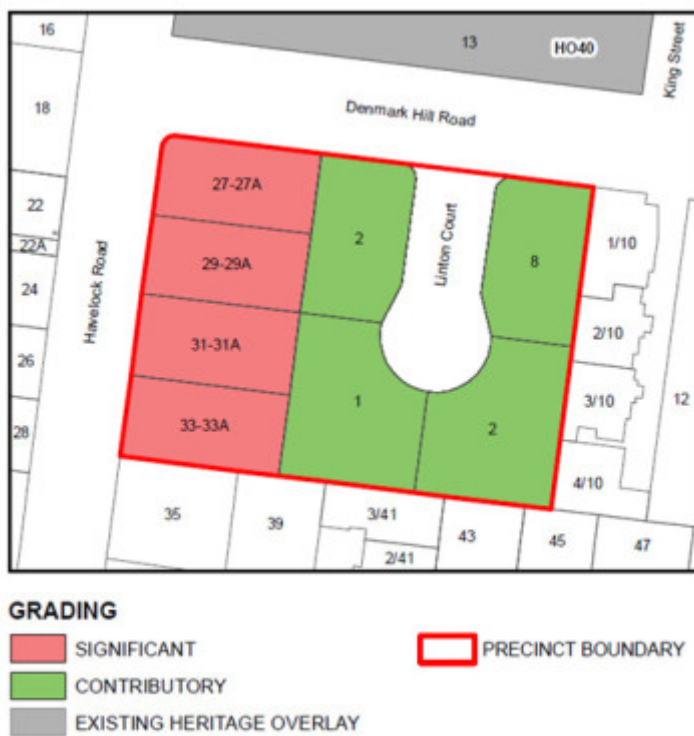
Havelock Road, Denmark Hill Road and Linton Court Precinct



2 Denmark Hill Road.jpg



The corner of Havelock Road and Denmark Hill Road.jpg



27-33A Havelock Road 2 and 8 Denmark Hill Road and 1 and 2 Linton Court

Location

Havelock Road and Denmark Hill Road and Linton Court HAWTHORN EAST, BOROONDARA CITY

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - May 30, 2022

What is significant?

The flats at 27-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court, Hawthorn East, are significant. The flats at 27-33A Havelock Road, Hawthorn East are individually significant and are already included in the HO as HO55-HO62. The remainder of the buildings at 2 and 8 Denmark Hill Road and 1 and 2 Linton Court, Hawthorn East are Contributory.

The original front fences at 27-27A, 29-29A, 31-31A and 33-33A Havelock Road, and 2 Denmark Hill Road are significant. The original garages at 27-27A, 29-29A, 31-31A, and 33-33A Havelock Road, 2 and 8 Denmark Hill Road, and 1 and 2 Linton Court are significant.

How is it significant?

The flats are of local historic, aesthetic, and architectural significance to the City of Boroondara.

Why is it significant?

The group of eight flat buildings is historically significant for the important evidence it provides of major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s. Such change was associated with substantial population expansion between 1911-33, and resulted in a major increase in multi-unit dwellings. Subdivided from the land and grounds of a former Victorian-era mansion (demolished in 1939), the flats were all built in 1940 and are significant as one of the largest precincts of interwar flats in Boroondara. (Criterion A)

Aesthetically, the two-storey brick flats are significant as a cohesive group linked by consistency of design, detailing, materiality and form. They all utilise Moderne and International style elements – with Moderne elements only for the flats at 1 and 2 Linton Court, Hawthorn East – expressed in the parapeted structures with curved corner walls and glazing, horizontal banding in contrasting brick tones or expressed brickwork, and a skilful balancing of horizontal planes and decorative elements with vertical features. (Criterion D)

The four flat buildings at 27-33A Havelock Road, Hawthorn East are architecturally significant for their innovative approach to two-unit development, utilising Moderne and International style elements. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, Context, 2018;
Hermes Number	202212
Property Number	

Physical Description 1

Description & Integrity

The precinct comprises a complex of two-storey flat buildings. There are eight flat buildings in total; four blocks along Havelock Road (already individually listed in the HO as 27-27A (HO55 & HO 56), 29-29A (HO57 & HO58), 31-31A (HO59-HO60) and 33-33A (HO61 & HO62), and a further four blocks on the adjacent land immediately to the east of the Havelock Road flats, fronting Linton Court and Denmark Hill Road.

All of the flats are two storeys and were built at the same time, in 1940. The flats are visually linked by similarities in architectural style, detailing and materiality and all utilise interwar Moderne and International stylistic elements.

The buildings are flats, rather than maisonettes. Although the buildings on Havelock Road comprise only two units to each, they are divided horizontally, not vertically as for maisonettes. Four of the units face Havelock Road, with three of these matching in plan and elevation, however executed with different materials. The fourth (27-27A), on the corner of Havelock and Denmark Hill roads, is of similar form but markedly different in elevational treatment.

In Denmark Hill Road, there are four similar blocks of flats with two accessed off Linton Court, larger buildings but with less elaborate detail. This is consistent with a common tendency to place the most elaborate buildings on the major road.

The basic form of the Havelock Road flats is a small parapeted structure with a prominent vertical element which accommodates a stair brought forward, and blocks of buildings receding behind this with a horizontal detail emphasis. At the intersection of the horizontal and vertical elements a second level balcony emerges as a half open/half closed 'floating' element. The detailing on each unit is purposefully varied from curved to square, and the decorative use of materials overlays onto this horizontal and vertical balancing planes. This detailing varies from one unit to the next. A square staircase element is balanced by a curved corner glazing and balconies. The next unit displays a curved staircase element balanced by square corner glazing and balconies.

The two flat buildings fronting Denmark Hill Road contain four flats, from two separate entrances. Like the Havelock Road flats, they are also parapeted structures with curved corner walls and glazing and broad horizontal banding in contrasting brick tones. The walls are face brick. The staircases are not expressed (unlike the Havelock Road flats) but contained within the building. Like the Havelock Road flats, there is use of horizontal elements balanced by contrasting vertical elements (such as the brick chimneys at the front and rear). Each block, at 2 and 8 Denmark Hill Road, has two original garages at the rear.

The units at 1 and 2 Linton Court each comprise six flats and are distinguished from the other flats by their absence of a parapet front (instead the tiled hip roof is visible) and by the absence of International style elements. Their use of interwar Moderne is also more restrained than for the other flats. Moderne expression is seen in the horizontal window bars and balustrades to the external stairs and verandahs. The overall form of 1 and 2 Linton Court more closely resembles a freestanding interwar Moderne style house, with hip and tile roof. Each flat building is L-shaped in plan. The chimneys and walls are brick (overpainted at 1 Linton Court) and windows are timber framed double hung sash with horizontal bars. External staircases and verandahs provide access between flats and levels. Three garages are contained beneath each building in the space created by the sloping land.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>