
27/27A Havelock Road



Hawthorn Heritage study
1992

Location

27 and 27A Havelock Road HAWTHORN, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO55

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

1. Architecturally significant for their innovative approach to two unit development, utilizing Moderne and International style elements.
2. Illustrative of the major social and environmental change which occurred in Hawthorn from the 1930s and resulted in a major increase in multiple unit dwellings.
3. Architecturally significant as one of the largest precincts of flats in Hawthorn.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992; Boroondara - Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, Context, 2018;
Hermes Number	14892
Property Number	

Physical Description 1

These buildings are flats rather than maisonettes. Although they comprise only two units to each they are divided horizontally, not vertically as for maisonettes. Four units face Havelock Street. Three of these are matching in plan and elevation but executed with different materials. The fourth, on the corner, is of similar form but markedly different in elevational treatment. In Denmark Hill Road, 4 similar blocks with 2 accessed off a new court (Linton Court), have less elaborate detail. This is consistent with the common tendency to place the most elaborate buildings on the major road. The basic form is a small parapetted structure with a prominent vertical element which accommodates the 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 two 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 curved corner glazing and balconies. The next unit may have a curved staircase element balanced by square corner glazing and balconies.

Materials used include steel windows, concrete balconies and brick walls. The walls vary in their base colour, and the expression of horizontal or vertical lines is carried out with brick banding. The use of render bands and novelty materials such as glazed manganese bricks, tapestry bricks and off form concrete in corrugated panels, is typical for the period.

Each unit has a small but contributing garden, a prominent drive and two garages at the rear. Fences are low or insignificant. Hedging is used extensively in the garden.

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/>