

Glenferrie Hill Precinct, Hawthorn



HO149 Precinct extension
2018.jpg

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 GRADING SCHEDULE*

Item	Number	Street	Grading	Start Date
1	1	Paterson Street	Contribution	1977
2	2	Paterson Street	Contribution	1977/78

* Does not include the grading of properties within the original Glenferrie Hill Precinct (HO149, Amendment 12 to the Boroondara Planning Scheme, 1993). Refer to the Boroondara Schedule of Grading Map for the complete precinct grading schedule.

Grading recommendations
Glenferrie Hill Precinct
Extension.JPG

Location

HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO149

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

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 facade 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.

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 facade. Glenard Flats are hard to define stylistically, though a romantic French townhouse influence is discernible.

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.'

For a full list of individual place gradings within the precinct, please refer to the attached PDF citation, or individual child records attached to this parent record.

Hermes Number 22152

Property Number

Physical Conditions

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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/>