

PLACE IDENTIFICATION FORM

ADDRESS

31 / 31A Havelock Road

TYPE

- Single Residence
- Multiple Unit Res.
- Shop
- Outbuildings
- Office
- Industrial Building
- Landscape feature
- Public building
- View
- Other

TITLE

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [X] 2 [] 3 []
SIGNIFICANT [] SIGNIFICANT []
STREET TREES KERB & GUTTERS

GRADING

A [] B [X] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [X] URBAN CONSERVATION AREA []
VAS [] PLANNING SCHEME PROTECTION [X]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Nov. 91.

NEG FILE 76-30.

Title
Vol.
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices



CONSTRUCTION DETAILS

Date 1940

Architect

Builder

Elements

- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []

CONDITION Good [X]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

31/31A HAVELOCK ROAD

(ASSOCIATED DEVELOPMENT FOR 4 BLOCKS AT 2 & 8
DENMARK HILL ROAD AND LINTON COURT.

History

A large two storey mansion built pre 1905 occupied this corner site until 1939 when it was demolished to make way for a complex of flats in Havelock Road and Denmark Hill Road. A short street was brought into the site and 8 blocks of flats erected, 4 in Havelock Road. They were constructed for R. Jones of 313 Camberwell Road, Camberwell. The designer and/or builder was most probably C.J. Smith of 266 Camberwell Road, Camberwell.³ Each building included two garages to the rear.

Description

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 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.

Assessment

In Hawthorn, as in South Yarra, and Toorak, good quality flat designs during the 1920s and 30s was able to achieve high density and still blend with the general mansion house or garden villa development. Hawthorn was well located to receive attention by flat developers. It had high status, was very well serviced by transport, and was close to the City.

³. MMBW House Service Cover No. 497947.

31/31A Havelock Road continued

From the early 1930s domestic architects such as Roy Grounds, Stuart Calder, and Hopkins were designing houses which reflected the new movements in modern architecture developing in Europe from the 1920s. Two main streams developed, - the Moderne, either Jazz or Streamline and the International Style. The former had its basis in the 1925 Paris Exposition, the New York skyscraper and in German Architect, Mendelson's strongly expressed horizontality and smooth flowing movement. The International style was a complete rethink on the basis of architecture, relating form to function, using materials honestly and freeing designers from the revival styles. The two pushes mingled in Melbourne and were often confused by their common use of new materials and techniques, namely; cantilevered concrete slabs, flat roofs, horizontal emphasis and cubic form.

Flats, a modern building type, adopted the new styles with vigour in the 1930s.

These flats adopt the streamline styling of the "moderne" style and the strong sense of three dimensional cubist forms and intersecting planes of the International similar flats on a larger scale but using similar materials can be found at Garden Avenue in East Melbourne. There as here, a large group of flats were designed as a total scheme, with matching but purposefully varying detail, and arranged as a model town plan form with good provisions for car access and a strong relationship between the new buildings and their street context and between each other.

The half round stair feature and curved windows were extensively used on flats design in the 1930s, as is the arrangement of elements. These buildings are unusual for two factors; their small size - making them less cost efficient, and their two unit form. In the 1930s many maisonettes were constructed in Hawthorn, usually in conservative form e.g. 4 Burwood Road. Buildings which adopted "Moderne" styling were much larger and accommodated four or more units. These units are similar in size to those at Clovelly Court, but there, a much more conservative building form is used which blended into the surrounding area without drawing attention to their multiple unit form. This development is most unusual for the flats form rather than maisonette form, given only two units, and the assertive reference to flats, which this style selection gives to the development. There has been a distinct choice here to use the most up to date image available, on the major road, in order to draw attention to the total development. This represents a major change for two unit designs. Previously such dwellings had been designed to appear as one large building. These units wish to create the impression that there are more units on the site than actually exist, and represents a major change in the attitude to flats and probably also a different user for the flats, than those constructed in the 1920s.

Significance

Metropolitan

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.

W. S. Craft

14 31/31 A Havelock
104

Melbourne and Metropolitan Board of Works.

Litho No. 1536

Detail Plan No. 1536

Drainage Plan No. 219075

PLAN OF DRAINAGE

FOR

M. R. Jones, 313 Camberwell Rd. Camberwell. Owner

C. J. Smith, 266 " " " Agent

MUNICIPALITY: HAYTHORN

REFERENCE:

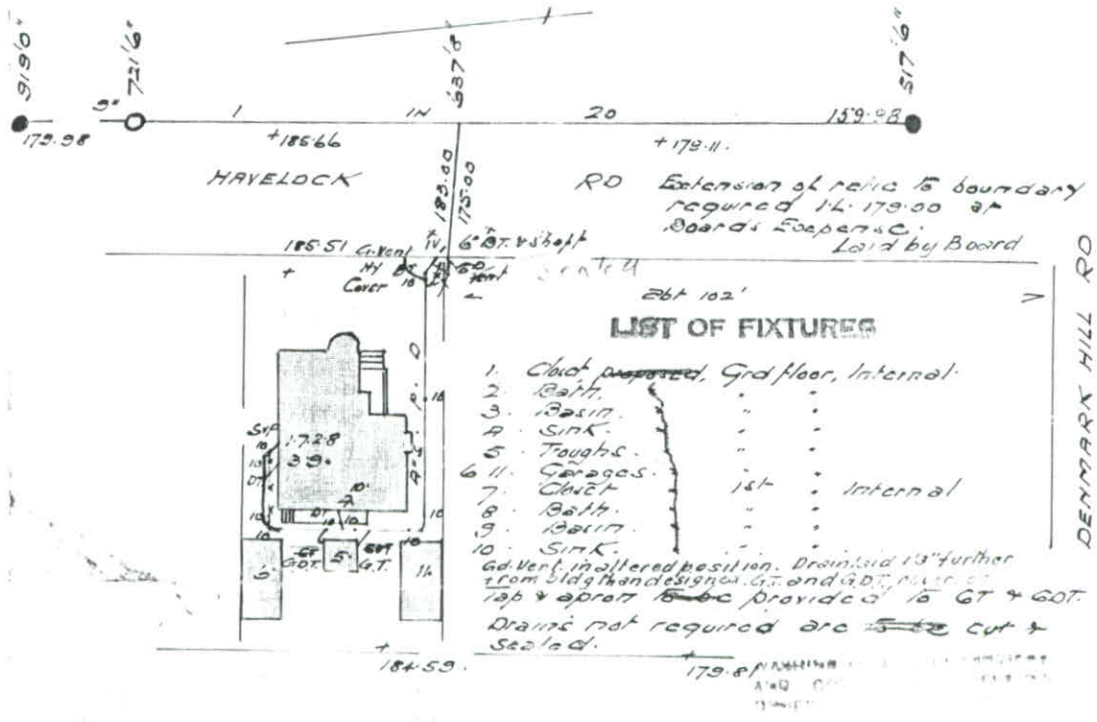
- | | | |
|--------------------------------|----------------------------------|---------------------------------|
| B.T. Boundary Trap | S.V. Stop Valve | I.O. Inspection Opening |
| D.T. Disconnector Trap | S.T. Silt Trap | E.V. Educt Vent |
| G.T. Gully Trap | C.I.P. Cast Iron Pipe | I.V. In duct Vent |
| G.D.T. Gully Disconnector Trap | G.W.I.P. Galv. Wrought Iron Pipe | S.I.V.P. Soil In duct Vent Pipe |
| G.I.T. Grease Interceptor Trap | S.P.D. Stoneware Pipe Drain | S.V.P. Soil Vent Pipe |
| G.S.T. Gully Silt Trap | I.C. Inspection Chamber | T.I.T. Triple Interceptor Trap |

Scale: 40 feet to 1 inch. (See By Law No.35)

The whole of the drainage and/or plumbing work shall be carried out in accordance with the By-Laws and requirements of the Board

BUILDINGS SHOWN ON THIS PLAN HAVE BEEN PLOTTED FROM PARTICULARS SUPPLIED BY THE LANDLORD.

SUPERVISION COPY



HOUSE DRAINS TO BE INSTALLED IN ACCORDANCE WITH TYPE DRAWING T.B. 1278.

Examined, *J.R.*
Melbourne, 20 6 1940

J. Hollister
Engineer
21 JUN 1940