
Name	Lennox Court, Park Court	Reference No	
Address	11 Lennox Street Hawthorn	Survey Date	08 May 2006
Building Type	Flats	Grading	C*
Date	1939-40	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

Lennox Court or *Park Court Flats* replaced an earlier residence, thought to have been demolished some time in the late 1930s. The site was recorded as vacant in the *Sands & McDougall Directory of Victoria* for 1938 and 1939.¹ The block of eight flats, each of four rooms, was valued in the 1941-42 rate cycle at £65 and £70, and was owned by three non-resident owners, of Caulfield (indicating the flats were let to tenants). Typically they were let, at least at first, to professional people, including a police sergeant, clerk and a commercial traveler, among others.² The ownership of the flats had changed by the late 1940s.³ More recently, Council records indicate that the property was strata titled and formally subdivided in 1995, providing one flat and one garage per title.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Lennox Court, at 11 Lennox Street, Hawthorn, comprises a double-storey interwar complex of eight flats which are symmetrically planned on a U-shaped footprint. The hipped terracotta roof is finished with timber battened eaves and simple rendered brick chimneys with brick caps. The stepped façade is arranged around a central court from which a split flight of concrete stairs with wrought iron balustrade provides access to the first floor dwellings. The façade and side walls are similarly finished and detailed with a painted rendered finish relieved by a plinth and banding of bichrome brickwork, detail which is repeated in the window sills, heads and stiles. Fenestration is arranged symmetrically between the sides of the building and regularly between the floors, and contains grouped timber-framed double-hung sashes with original multi-paned top sashes. The windows are generally arranged around the corners and ground floor windows have concrete hoods. The entrance to each flat is obscured by a non-original aluminum screen door. Intact details include wrought iron coach lamps and lettering 'LENNOX COURT', and the front fence which comprises a low brick wall, rendered with face brick capping and curved entrance to the middle of the site (central courtyard and external stairs). Eight original garages are located along the rear boundary of the site, although it appears

that some garage doors may have been replaced. Vehicle access to the garages is provided by crossovers and driveways on the east and west property boundaries. With the exception of minor alterations such as the introduction of services, the property appears to be otherwise externally intact to its date of construction.

Historical Context

This area of Hawthorn was first subdivided and sold approximately 80 years before the subject flat block was constructed in 1939-40. Land was originally granted to both the Catholic and Wesleyan churches at the east end of the street, when the area was part of the new Hawthorn Village.⁵ The residential desirability of the area was enhanced by the close proximity to the Hawthorn railway station.

Comparative Analysis

Flat buildings throughout the Boroondara municipality take a variety of forms. *Sheringham Flats*, 208 Cotham Road, Kew (graded B) adopt bungalow styling; the two groups of flats at 221-229 and 340 Cotham Road, Kew (graded B) are Old English in character; and the duplex at 11 Wellington Street, Kew (graded B) has similar form and character to the subject property, albeit with more distinctive Moderne detailing. While there are also a number of similar apartment groups in the municipality, including in the Pleasant Road district near Camberwell Junction, and a fine ungraded group at the summit of Coppin Grove, *Lennox Court* compares well with these latter properties with its bold detailing and pleasing symmetrical plan, and its very high level of physical integrity and intactness which extends to fences and landscape.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Lennox Court, 11 Lennox Street, Hawthorn, is a substantially intact interwar double-storey complex of eight flats. It demonstrates an aspect of interwar residential development in the Boroondara area, when multi-unit flat blocks were built, in many instances, for professional tenants. The complex is also enhanced by its prominent streetscape presence, and the considerable visibility afforded to the intact building facades and symmetrical layout.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Lennox Court, 11 Lennox Street, Hawthorn, is distinguished by its bold detailing, symmetrical plan, and comparatively high level of physical integrity and intactness which extends to fences and landscape.

Statement of Significance

Lennox Court, 11 Lennox Street, Hawthorn, is of historical and architectural significance at a local level. It is a substantially intact interwar double-storey complex of eight flats, which demonstrates an aspect of interwar residential development in the Boroondara area, specifically the provision of multi-unit residential accommodation for, in many instances, professional tenants. The complex is distinguished by its bold detailing, symmetrical plan, and comparatively high level of physical integrity and intactness, which extends to fences and landscape. It is also enhanced by its prominent streetscape presence, and the views available of the intact building facades and symmetrical layout.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Directory of Victoria*, various years 1935-1940.

² City of Hawthorn Rate Books, 1941-42, #569-576, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1947-48, #576-583, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; City of Hawthorn Valuers' cards, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Subdivision plan, #PS336804J, dated 24 February 1995, sourced from City of Boroondara Building File #40/408/011364, Part 1.

⁵ Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.