
Name	<i>Berwyn Flats</i>	Reference No	
Address	7 Glenroy Road, Hawthorn	Survey Date	19 May 2006
Building Type	Flats	Grading	C*
Date	1936-37	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The land occupied by *Berwyn Flats* and neighbouring blocks at 1,3,5 and 9 Glenroy Road, formed part of the grounds of the *Cestria* estate, once the home of Thomas Guest, biscuit manufacturer. Part of the property was subdivided after the death of Guest in 1908, with further subdivision of the mansion's landholding occurring in June 1934.¹ Several allotments to the rear boundary abutting Glenroy Road were sold at this time, and subsequently, five blocks of flats were constructed – *Glenroy* (1); *Powerview* (3); *Beverleigh* (5); *Berwyn* (7) and *Riplea* (9).² *Berwyn Flats*, a block of four flats, was built in 1935-6 and was initially owned by Thomas Bartholomew Purves, who occupied a five-roomed flat on the ground floor.³ The other flats were tenanted. The former City of Hawthorn Valuers' cards noted that Stanwyn Pty Ltd owned Flats 1, 2 and 3, and possibly Flat 4, and that 'Flat 1 was substantially bigger', which would accord with occupation by the building's owner, at least initially.⁴ Listings in the *Sands & McDougall Directory of Victoria* recorded T B Purves' occupation of the property until the mid-1950s, with later occupants a Dr C W Farrow and Mrs K A Henley, among others.⁵ The flats remained in single ownership until 1997, when a planning permit application to subdivide the property by strata title process was approved.⁶

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

Description & Integrity

Berwyn Flats at 7 Glenroy Road, Hawthorn, comprises a double-storey interwar clinker brick building in the Old English Tudor style which contains four flats but which is designed to appear as a single large house. Constructed on an essentially symmetrical plan, the building uses a complex arrangement of projecting bays, brickwork patterning and gabled roofscape to break up the large composition. The gabled roof is finished with terracotta tile, appliqué half-timbered gable ends and prominent corbelled brick chimneys. The stepped façade is divided by projecting bays, which relate to the individual flats and the access stairs for the first floor flats. It features panels of tapestry and herringbone brickwork to both levels and a jettied bay. The entrance to each ground floor flat is set

within a recessed porch with concrete floor, and doors are generally concealed behind wrought iron screens, the exception being a non-original aluminium screen to Flat 3. Fenestration is irregularly arranged but consistent between sides; window openings contain single and grouped timber-framed double-hung sashes with diaper leadlight glazing to top sashes.

The building appears externally intact other than for the introduction of glazing to the previously open first floor balcony window openings, tiling of the entrance porch to Flat 2 and small street numbers on the fence piers. The fence appears contemporary with the building and comprises a low clinker brick wall with glazed brick capping, and there are four original garages along the rear boundary.

Historical Context

The site of the subject property originally formed part of the grounds of the *Cestria* estate, home of Thomas Guest, biscuit manufacturer. Guest's mansion faced east to Glenferrie Road, with the landholding extending from the latter road west to Glenroy Road.⁷ This area of Hawthorn, with its proximity to the Yarra River and access to the city via Riversdale Road, was a desirable residential area in the nineteenth century, and continued to be so into the twentieth century.

Comparative Analysis

While *Berwyn Flats* are situated within a group of similarly scaled and generally contemporary interwar flat developments in Glenroy Road, the other examples lack the well-resolved composition and competent detailing and application of the Tudor mode. Other interwar Old English Tudor flats within the municipality include *Tanfield Lee Flats* at 221-229, Cotham Road, Kew (1940, graded B), which is a much larger complex of more complex massing designed to incorporate an existing 1920s house; and *Cotham*, 340 Cotham Road, Kew (1937, graded B). Like many 1930s flats in Melbourne, both of these examples, however, employed a medieval demeanour and rendered walls, but bare clinker brick was also popular. In the somewhat hectic Tudor detailing, these examples are also generally more representative of the larger Tudor-flavored houses in Hawthorn, Kew and Camberwell of the 1930s and can be compared to numerous other B and C-graded houses in the area including the impressive houses at 16 Glenroy Avenue, Hawthorn; and 660 Riversdale Road, Camberwell, (1938, graded B).

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.

Berwyn Flats, 7 Glenroy Road, Hawthorn, is a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style. The double-storey clinker brick building contains four flats but is designed to appear as a single large house. The building also successfully uses a complex arrangement of projecting bays, brickwork patterning and gabled roofscape to break up the large composition.

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.

Berwyn Flats, 7 Glenroy Road, Hawthorn, is a well-resolved composition which displays competent detailing and application of the Tudor mode. Many of the principal characteristics of the style are evident here, such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition.

Statement of Significance

Berwyn Flats, 7 Glenroy Road, Hawthorn, is of local historical and aesthetic significance. It is a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style, which although containing four flats was designed to appear as a single large house. The building successfully combines projecting bays, brickwork patterning and gabled roofscape, to help break up the large composition. It also displays competent detailing and application of the Tudor mode, with many of the principal characteristics evident such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition.

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 Land sold for £9000, *Argus* 23 June 1934, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² *Sands & McDougall Directory of Victoria*, 1935-1937.

³ City of Hawthorn Rate Books, 1941/42, brick, 5 rooms, nav £95, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Valuers' cards, 7/1130/2001 – 4, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974.

⁶ Planning permit #BOR 97/029, City of Boroondara Planning File #40/409/00281.

⁷ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.