

PLACE IDENTIFICATION FORM

ADDRESS

13 Minona Street / 4 Hepburn Street

TYPE

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

TITLE

EXISTING DESIGNATION

- HBR GBR AHC NT VAS

STREETSCAPE LEVEL

- 1 2 3
 SIGNIFICANT SIGNIFICANT
 STREET TREES KERB & GUTTERS

GRADING

- A B C D E
 KEYNOTE BUILDING

RECOMMENDED FOR

- HBR/GBR AHC URBAN CONSERVATION AREA
 VAS PLANNING SCHEME PROTECTION
 CULTURAL LANDSCAPE OTHER

SURVEY DATE *June 91.*
 NEG FILE *02.17.*

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 *1939*
 Architect
 Builder
 Elements



- Contributing garden
- Original or early hard landscape layout
- Landmark tree
- Original or early fence (*no 13.*)

NOTABLE FEATURES/SIGNIFICANCE

See attached

- | | | | |
|-----------|-------------------------------|-----------|-------------------------------|
| INTEGRITY | Good <input type="checkbox"/> | CONDITION | Good <input type="checkbox"/> |
| | Fair <input type="checkbox"/> | | Fair <input type="checkbox"/> |
| | Poor <input type="checkbox"/> | | Poor <input type="checkbox"/> |

CROSS REFERENCED INFORMATION

Associated significant garden

The site information given above has been determined from external street level inspection.

MMBW House Service Cover 211378

13 MINONA STREET

Minona Street Maisonette Precinct 9/11. 13, 1/3, 5/7 Minona Street and 4 Hepburn Street.

This group of brick maisonettes were built in early 1939 and later for P.B. Newton of 73 Malane Street, Ormond, as investments.² A similar group were constructed nearby in Burwood Road at similar date.

Following the passage of the Housing Reclamation Act of 1920, detached suburban housing was encouraged.

Many maisonettes were constructed in Hawthorn in the 1930s and just after the second world war. This period of Hawthorn's life was its least socially desirable. Much of the housing stock had reached 70 or 80 years of age, it needed maintenance, and was unfashionable. Many other suburbs had opened up, and attracted the wealthier occupants away. Kew, Camberwell, North Balwyn, Malvern and others were more desirable. Many of the large homes were subdivided for flats, others were demolished for large flat block development (particularly in the 1960s) and on the newly subdivided mansion house allotments many maisonettes were constructed. Hawthorn was an attractive location for the latter. It was close to the city and well serviced by many forms of transport. The small investor could live in one unit and rent out the other, and land cost per unit could be kept low. The maisonette form still kept the garden suburb image alive.

This group, and those in Burwood Road make up the largest Maisonette precinct in Hawthorn. They illustrate a significant building phase in Hawthorn's development. Maisonettes were spread throughout the Municipality. These units are substantially intact.

². MMBW House Service Covers Nos. 211378, 211379.

High

Melbourne and Metropolitan Board of Works.

83
191

Eno No. 1502

Detail Plan No. 1502

Drainage Plan No. 211378

PLAN OF DRAINAGE

FOR

M. P. B. Newton 73 Malane St Hawthorn SE9

MUNICIPALITY: HAWTHORN

REFERENCE:

B.T. Boundary Trap
 D.T. Disconnector Trap
 G.T. Gully Trap
 G.D.T. Gully Disconnector Trap
 G.I.T. Grease Interceptor Trap
 G.S.T. Gully Silt Trap

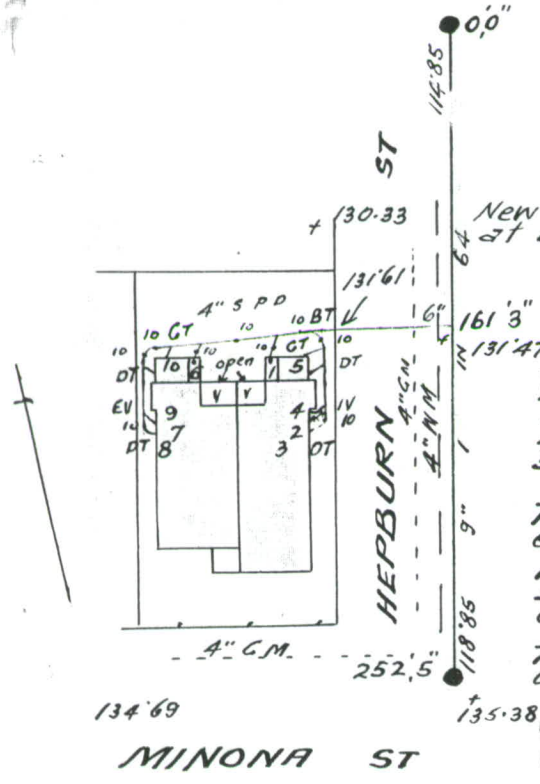
S.V. Stop Valve
 S.T. Silt Trap
 C.I.P. Cast Iron Pipe
 G.W.I.P. Galv. Wrought Iron Pipe
 S.P.D. Stoneware Pipe Drain
 I.C. Inspection Chamber

I.O. Inspection Opening
 E.V. Educt Vent
 I.V. Induct Vent
 S.I.V.P. Soil Induct Vent Pipe
 S.V.P. Soil Vent Pipe
 T.I.T. Triple Interceptor Trap

Scale: 40 feet to 1 inch.

(See By Law No 35)

SUPERVISION COPY



New branch required with u.u.
 at B.L. 125'30 at Boards expense
 laid by Board.

LIST OF FIXTURES

1. 6. Closets proposed External
2. 7. Baths
3. 8. Basins
4. 9. Sinks
5. 10. Troughs.

Tap & apron to be provided to
 each G.T.
 Pipes under building are to be
 surrounded with 6" of
 cement concrete.

Two water services, one to each
 unit, are to be provided.

Examined, *gpd*
 Melbourne, 28 2 1939

[Signature]
 Engineer.

1939