

PLACE IDENTIFICATION FORM

ADDRESS

526 / 528 Burwood Road

TYPE

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

TITLE

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE *June 91.*

NEG FILE *04.*

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 *1934*
Architect
Builder
Elements ~
red brick maisonette



- 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 []

526-528 BURWOOD ROAD

Maisonette Precinct 472-478, 480-482, 524, 526-530 Burwood Road and 1-3, 5-7, 9-11 and 13 Minona Street and 2 Hepburn Street.

History

The Starr family of Toorak developed this precinct in the depression years of the early 1930s with complimentary maisonettes for investment.

It is likely that they developed all the above buildings.

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, as occurred here, and land cost per unit could be kept low. The maisonette form still kept the garden suburb image alive.

Description

Matching paired maisonettes, all slightly different, but conforming with the ideal of a single villa in a garden setting. Many are substantially intact. The extent of development includes 472-478, 480-482, 526-530 Burwood Road and 1-3, 5-7, 9-11 and 13 Minona Street.

Assessment

The largest grouping of maisonettes in Hawthorn illustrating the depression years, and the falling status of Hawthorn as a residential suburb.

Significance

Local

1. The largest grouping of maisonettes in Hawthorn illustrating the depression years, and the falling status of Hawthorn as a residential suburb.