

## PLACE IDENTIFICATION FORM

## ADDRESS

4 Hepburn Street / 13 Minona Street

## TYPE

- ☐ Single Residence  
☐ Shop  
☐ Office  
☐ Landscape feature  
☐ View

- ☒ Multiple Unit Res. *mairie*  
☐ Outbuildings  
☐ Industrial Building  
☐ Public building  
☐ 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

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

see 13 Minona St.

## CONSTRUCTION DETAILS

Date 1939

Architect

Builder

Elements

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

## NOTABLE FEATURES/SIGNIFICANCE

See attached at 13 Minona St

INTEGRITY Good ☒  
 Fair ☐  
 Poor ☐

CONDITION Good ☒  
 Fair ☐  
 Poor ☐

## CROSS REFERENCED INFORMATION

Associated significant garden ☐

#### 4 HEPBURN 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.<sup>5</sup> 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.

---

<sup>5</sup>. MMBW House Service Covers Nos. 211378, 211379.