

Common Characteristics

- Paired multi-unit residences designed to appear as single houses.
- moderate garden setbacks. Large setbacks to one side to facilitate an open garden setting and give access to various entrances.
- large regular allotments.
- driveways a consistent feature of single car width leading to concealed rear garaging.
- Fences 600 to 750 masonry.
- Two storey buildings.
- Roof forms prominent but secondary to wall treatment. Terracotta or concrete tiles with eaves.
- Complex plan forms.
- Porches typical.
- Walls generally cream brick and sometimes red brick.
- Timber windows.

4.2.13 Fairview Park/Wallen Road Reserve/Riversdale Road Precinct. Representative of changing patterns 1920-1990 particularly the Flat era.

The close proximity to the city and its high status as a desirable residential area made Hawthorn an ideal location for high density luxury flats in the 1930s and 1940s. Examples of this type of construction are scattered throughout the Municipality. The best collection of individual examples is in Riversdale Road around the MMBW tram terminus, positioned in close proximity to the City.

The construction displayed here illustrates many of the styles used for high quality flats up to the 1950s.

Although Wallen Road Reserve is an early teagardens development from the Victorian period, most of the works relating to that activity have now gone. Overlaid is the Wallen Road/Fairview Park development which is consistent with the flat development period. It illustrates the Municipality's advanced attitude to the development of the Yarra River for passive and active recreation.

The Fairview Park precinct urban conservation area is significant at the local level for its illustration of changing pattern of development from the 1920s, particularly high quality flat construction. At the Metropolitan level it is significant for the innovative development of the Yarra for passive and active recreation.

Common Characteristics

See P.I.F. for Fairview Park and Wallen Road Reserve.

- Detached multiple unit dwellings designed to appear as single large houses.
- Moderate garden and side setbacks to facilitate an open garden setting.
- Large regular allotments.
- Single width driveways to rear concealed garaging a consistent feature.
- Fences 600 - 750 masonry.
- Two, three or four storey.

- Roof forms prominent, concrete or terracotta tiles.
- Complex plan forms.
- Porches typical.
- Walls brick or render or rough cast.
- Timber windows.

4.2.14 Leslie Street Precinct.

Representative of the Growth of Hawthorn as a Victorian Garden Suburb 1856-1900 particularly Worker's Cottages and associated Industrial Areas.

Leslie Street provides housing based around the nearby brickworks. Its increased distance from the industrial activity and the slightly larger than usual land size, has resulted in small detached villas in a garden setting. The buildings in Leslie Street are a matching group, and notable for their symmetry about the road and about the north south axis of the street. The purposeful order of the development and the garden setting, creates a picturesque effect which is unusually ordered for Hawthorn.

Leslie Street U.C.A. is significant at the local level for its garden suburb workers housing from the late nineteenth century and at the metropolitan level for the two way symmetry of the street development.

Common Characteristics

- Symmetrically arranged in two directions, with two alternating detached designs.
- Moderate garden setback. Small side setback.
- Small regular allotments.
- No driveways. Laneways access to concealed garaging.
- Fences 1.1m - 1.3m high and visually permeable.
- Roof forms prominent. Corrugated galvanised steel.
- Simple plan forms.
- Verandahs typical.
- Walls weatherboard in block form.
- Timber windows.

4.3 Individual Places

A full list of individual places of cultural significance is given in Appendix B and the Place Identification forms for these items are contained in Volume 2 of this report.

Within Urban Conservation Areas, places are graded from A to E. Places graded A, B, C* and C are recorded on a P.I.F.. Places graded D and E are listed in schedule A. Outside Urban Conservation Areas places are graded A, B, C* and C and have a P.I.F. in Volume 2. D and E graded places are not recorded.