

- Lyndhurst Crs. &
 Auburn Road - medium front setback and side setback.
 Ryeburne Ave. - medium front setback and to one side small side setback on other sides.
 Elsewhere small front setback, small side setback.
- driveway entrance of single car width to one side, leading to rear car accommodation for Harcourt, Lyndhurst, Auburn and Ryeburne Ave. Elsewhere no driveway, generally lane access.
 - Allotments.

Harcourt Street	-	very large and even.
Lyndhurst Ave)	-	large and even.
Auburn Road)		
Ryeburne Ave.	-	moderate and even.
Elsewhere	-	small and variable.
 - fences 1.2m - 1.4m, visually permeable.
 - storeys

Harcourt Street and Lyndhurst Avenues	two storey generally.
Elsewhere	generally single storey and occasionally two storey.
 - Roof.

Roof shapes	secondary to walls generally.
Parapets	occasionally.
 - Plan form.

Complex in Harcourt Street, Auburn Road and Ryeburne Avenue,	simpler elsewhere.
--	--------------------
 - Verandahs

A constant feature.

 - Walls

Commonly render, face brick sometimes weatherboard in Ryeburne Ave., Rathmines Road and adjoining streets.
--

4.2.4 St. James Park Estate. (Existing U.C.A.)
 Representative of the Growth of Hawthorn as a Victorian Garden Suburb
 1856-1900 particularly mansion houses.

As Melbourne developed apace following the gold rush, the inner areas became choked with industry and grew unhealthy from the crude sewerage disposal methods. Hawthorn missed this early uncontrolled development because of the separation imposed by the Yarra River. When the new wealthy looked for desirable accommodation, Hawthorn was well placed being close to the City, upstream of many of the noxious river industries and having an attractive landform. The subdivision of St. James Park at Hawthorn's closest city boundary and adjoining the bridge, provided an ideal, exclusive housing area. Mansion houses in elaborate large gardens were quickly erected, consolidating Hawthorn's image as a highly desirable residential location.

St. James Park Urban Conservation area is of metropolitan significance for the illustration of high status housing in Melbourne, pushed outside the built up inner zone by the low urban amenity associated with lack of planning and basic services of the new colony. In effect it represents Hawthorn as the first stage in Melbourne's suburban sprawl.

Common characteristics

- detached, three dimensionally designed, single mansion houses in a dominant garden setting.
- large and irregular front and side garden setbacks.
- driveways as carriage entries leading to concealed garage accommodation.
- generally two storey buildings, sometimes single or three storey.
- prominent roof shapes, often slate. Very rarely small parapet elements.
- very complex plan forms
- verandahs, collonades or porches to part of the principal elevations.
- prominent wall surfaces, either render or face brick
- timber windows
- little paving to front gardens.

- 4.2.5 St. James Park/Creswick Gardens/Yarra Bank Reserve - the early Municipal Precinct.
Representative of the early years of Settlement 1835-1855 and municipal development.

The Government survey laid out a town centre for Hawthorn immediately adjoining the bridge access to the City around St. James Park. The Anglican Church, the police and other community facilities initially located here around the yet undeveloped, formal "Hawthorn Park" (St. James Park). After only a few years the high ground further up Burwood Road lured all but the Anglican Church and the Government School to a new Municipal Centre. The Park was developed in a formal avenue design. The Municipality consolidated its open space recreation facilities here later in the nineteenth century with the development of the river bank for high density recreation at Creswick gardens and Yarra Bank Reserve.

St. James Park/Creswick Gardens/Yarra Park Reserve Urban Conservation Area is significant at the metropolitan level for its illustration of civic design in the middle nineteenth century and at the State level for illustration of the Yarra as a recreation resource in the nineteenth century. At the local level it is significant as the openspace municipal focus for the suburb.

Common characteristics

See P.I.F. for St. James Park/Creswick Gardens and Yarra Park Reserve.

- 4.2.6 West Hawthorn Precinct.
Representative of the Growth of Hawthorn as a Victorian Garden Suburb 1856-1900, particularly Workers Cottages and Associated Industrial areas.

Brick making has been the single major industrial activity for the Municipality throughout its development. Several pits with associated workers housing occurred throughout the Municipality. The best example of this theme of development in Hawthorn is at West Hawthorn, centred around previous clay pits at Smart Street Reserve, Mason Street Reserve and Fashoda Street Reserve. In line with the high status of Hawthorn, the housing here remains better than for similar Industrial developments on the opposite riverbank and points to another socio economic level of the garden suburb ideal, seeking refuge from the low urban amenity of the unsewered workers accommodation in the inner city.