

Rookery Estate Precinct Statement of Significance, August 2020

Heritage Place: Rookery Estate Precinct, Hawthorn	PS ref no: HO778
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GRADINGS

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

The Rookery Estate Precinct comprising 2-16 & 1-7 Austin Street; 24-40 & 65-73 Evansdale Road; 2-12 & 11 Majore Street and 1-21 & 14-18 Yarra Grove, developed between 1876-1907 is significant.

How is it significant?

The Rookery Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Rookery Estate Precinct is historically significant as a demonstration of the expansion of Hawthorn during the 1870s and 1880s when middle-class residents took advantage of the subdivision of the earlier large mansion estates into smaller lots. The expansion of the Victorian era is well represented in the suburb of Hawthorn where mansion houses rub shoulders with the villas of the middle classes and the single fronted houses of those with a lower socio-economic status. The Rookery Estate Precinct is historically significant as part of St James Park, a subdivision of the property Invergowrie owned by Sir James Palmer. Prompted by the extension of the railway to Hawthorn, the subdivisions of 1876 by Captain W Wright and of 1888 by Charles Taylor and Percy Russell, proceeded at a similar time to the St James Park Estate.

The Rookery Estate Precinct is historically significant for its association with Hawthorn builders Thomas Austin (after whom Austin Street is named), William Hosken Langdon who developed 12 Majore Street and 21 Yarra Grove; and George Simpson who developed 9-19 Yarra Grove in 1906-7. People associated with other particular houses in the Precinct include Councillor William Cowper (11 Majore Street), Alexander Tough, a ships' chandler, (18 Yarra Grove) and Charles Taylor (14 Yarra Grove). (Criterion A).

The Rookery Estate Precinct demonstrates a predominantly Victorian-era precinct but mixed with some Federation-era housing. It demonstrates, like other precincts in Hawthorn and Kew, where mansion houses remaining from the mid-1870s are interspersed with 1880s villas. It also demonstrates a variety in allotment size that is characteristic of the re-subdivision of larger allotments into smaller house lots, then further subdivided into the smallest size - the single-fronted terrace. Multi residence developments planned and built together are well represented at 3, 5, 7 Austin Street and 2-16 Austin Street (now excluding No. 8), 2-10 Majore Street and 9-19 Yarra Grove. The precinct comprises examples of attached and detached houses, both single and double fronted, a terrace row at 28-40 Evansdale Road, and pairs of houses in multiples. (Criterion D)

Aesthetically, the Rookery Estate Precinct is significant for its Victorian-era mansions in large grounds at 11 Majore Street and 14 and 18 Yarra Grove (although these relate more to the Yarra River). The late Victorian-era mansion at 21 Yarra Grove is a significant and highly prominent element in an otherwise more modest street. The unusual shape of the precinct is demonstrated by the staggered frontages of 2-16 Austin Street. 2-4 Austin Street are notable for their fine quality polychrome brick patterning. Opposite these houses, 3, 5 & 7 Austin Street retain most of their Victorian elements of verandahs, chimneys and slate roofs, and are enhanced by their garden settings. The development at 2-10 Majore Street (despite some loss of features to Nos. 4 & 6) shows distinctive features of slate roofs, verandahs and bay windows. The terrace row at 28-40 Evansdale makes a significant contribution in terms of the skyline of elaborate balustraded parapets and the repetitive elements of wing walls and verandahs, most of which are intact. The precinct is aesthetically significant for the picturesque combination of steeply pitched roofs, timber fretwork, brick and rough-cast stucco used at 9-19 Yarra Grove. These houses are fine compositions displaying a masterful combination of commonly used elements to distinguish one from another. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 3: Hawthorn (Context Pty Ltd, 20 July 2020)

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1-5/1	Austin Street	Non-contributory	Contemporary
	2	Austin Street	Contributory	1878
	3	Austin Street	Contributory	1881
	4	Austin Street	Contributory	1878
	5	Austin Street	Contributory	1881
	6	Austin Street	Contributory	1877
	7	Austin Street	Contributory	1881
	8	Austin Street	Non-contributory	Contemporary
	10	Austin Street	Contributory	1877
	12	Austin Street	Contributory	1885
	16	Austin Street	Contributory	1885
	24	Evansdale Road	Contributory	1908
	26	Evansdale Road	Contributory	1908
	28	Evansdale Road	Significant	1883-1885
	30	Evansdale Road	Significant	1883-1885
	32	Evansdale Road	Significant	1883-1885
	34	Evansdale Road	Significant	1883-1885
	36	Evansdale Road	Significant	1883-1885
	38	Evansdale Road	Significant	1883-1885
	40	Evansdale Road	Significant	1883-1885
	65	Evansdale Road	Contributory	c1890
	67	Evansdale Road	Contributory	c1890
	71	Evansdale Road	Contributory	c1890
	73	Evansdale Road	Contributory	c1910
	1	Majore Street	Contributory	c1880s
	2	Majore Street	Contributory	1877-1879
	3	Majore Street	Non-contributory	Postwar
	4	Majore Street	Contributory	1877-1879
	5	Majore Street	Non-contributory	Postwar
	5A	Majore Street	Non-contributory	Postwar
	6	Majore Street	Contributory	1877-1879 Altered
	7	Majore Street	Non-contributory	Postwar
	7A	Majore Street	Non-contributory	Postwar
	8	Majore Street	Contributory	1877-1879
	9	Majore Street	Non-contributory	Postwar
	9A	Majore Street	Non-contributory	Postwar
	10	Majore Street	Contributory	1877-1879
	11	Majore Street	Contributory	1878
	12	Majore Street	Contributory	1877-1879
	1	Yarra Grove	Contributory	c1891
	3	Yarra Grove	Contributory	c1891
	5	Yarra Grove	Contributory	c1905
	7	Yarra Grove	Contributory	1906-1907
	9	Yarra Grove	Contributory	1906-1907
	11	Yarra Grove	Contributory	1906-1907
	13	Yarra Grove	Contributory	1906-1907
	14	Yarra Grove	Contributory	1892

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	15	Yarra Grove	Contributory	1906-1907
	16	Yarra Grove	Non-contributory	Contemporary
	17	Yarra Grove	Contributory	1906-1907
	18	Yarra Grove	Contributory	1876
	19	Yarra Grove	Contributory	1906-1907
	21	Yarra Grove	Contributory	c1890