

Essington Estate & Environs Precinct Statement of Significance

Heritage Place: Essington Estate & Environs Precinct

PS ref no: HO845



GRADING

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

What is significant?

Essington Estate & Environs Precinct, comprising 5-73 & 44-50 Harold Street; and 17-73 & 8-56 Mayston Street, Hawthorn East, is significant. Once the grounds of a Victorian mansion (at 67 Mayston Street, Hawthorn East), was subdivided in 1888 and the majority of dwellings were constructed between 1900 and 1914. Dwellings include substantial and more modest detached houses, as well as a large number of semi-detached pairs, particularly on Harold Street.

The following properties are Significant to the precinct: 29 Mayston Street, 34 Mayston Street, 37 Mayston Street (HO463), 51 Mayston Street (HO464) and 67 Mayston Street (HO465), Hawthorn East.

The following properties are Non-contributory to the precinct: 14, 20, Units 1-4/21, 32, 35, 36, 38, 46, 50 & 61 Mayston Street; and 17, 23, 27, 27A, 45, 53 & 53A Harold Street.

The remaining properties are Contributory, as is the bluestone pitched laneways between the two streets, as are the original timber picket front fences (but not the gates) at 44 and 46 Harold Street.

How is it significant?

Essington Estate & Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The precinct demonstrates the transition of Hawthorn East from a place of substantial gentlemen's estates to closer suburban development in the late nineteenth and early twentieth centuries. The first phase is still clearly demonstrated by landowner Richard Mayston Willdridge's family home 'Essington' of 1874 at what is now 67 Mayston Street, as well as two other Italianate villas of 1893 believed to have been built by Willdridge for family members, and bluestone pitched laneways typical of this period. In 1888, Essington Estate allotments began to be sold off, followed shortly by the 1890s depression. This meant that construction of houses on the new blocks was largely delayed until the first years of the 1900s. This gives the precinct a very strong Edwardian character, making it distinct among the late nineteenth-century development that followed the coming of the railway in 1882 that characterises most of Hawthorn East. (Criterion A)

The precinct provides a particularly strong representation of the domestic styles popular in the first two decades of the twentieth century. This includes the continuation of the Italianate style beyond the nineteenth century, though more up-to-date details such as red face brick and turned timber posts indicate the later date of these examples. It also contains a very large number of Edwardian (or Federation) Queen Anne houses, both the large asymmetric villas of brick or timber, as well as a large number of single-fronted detached and semi-detached dwellings on Harold Street (two of which retain their original picket front fences). The precinct also contains a small number of fine examples of nineteenth-century Italianate houses, with their higher level of ornamentation (two of which are Significant: 37 & 67 Mayston Street, Hawthorn East), as well as a handful of interwar dwellings, mainly blocks of flats which were so characteristic of Hawthorn during this period. (Criterion D)

The precinct contains many fine Queen Anne houses, large and small, many with distinctive details such as fretwork with a Japanese influence, pierced details or sunburst patterns within arches, corner porches treated like towers, and bas-relief ornament to a front gable. Two houses of particular note are the elegant timber villa at 29 Mayston Street, Hawthorn East with bow windows to the front façade and very deep verandah fretwork with elegant pierced details. It is joined by the very different 34 Mayston Street, Hawthorn East built of brown Hawthorn bricks with arched fretwork to its verandahs, combined with a reversed-arched balustrade to create a circular opening. Harold Street is distinguished by its very high level of aesthetic cohesion of its streetscapes of houses built within the 15 year period before the First World War. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, February 2021

Number	Address	Grade
5	Harold Street	Contributory
7	Harold Street	Contributory
9	Harold Street	Contributory
11	Harold Street	Contributory
13	Harold Street	Contributory
15	Harold Street	Contributory
17	Harold Street	Non-contributory
19	Harold Street	Contributory
21	Harold Street	Contributory
23	Harold Street	Non-contributory
25	Harold Street	Contributory
27	Harold Street	Non-contributory
27A	Harold Street	Non-contributory
29	Harold Street	Contributory
31	Harold Street	Contributory
33	Harold Street	Contributory
35	Harold Street	Contributory
37	Harold Street	Contributory
39	Harold Street	Contributory
41	Harold Street	Contributory
43	Harold Street	Contributory
44	Harold Street	Contributory
45	Harold Street	Non-contributory
46	Harold Street	Contributory
47	Harold Street	Contributory
48	Harold Street	Contributory
49	Harold Street	Contributory
50	Harold Street	Contributory
51	Harold Street	Contributory
53	Harold Street	Non-contributory
53A	Harold Street	Non-contributory
55	Harold Street	Contributory
57	Harold Street	Contributory
59	Harold Street	Contributory
61	Harold Street	Contributory
63	Harold Street	Contributory
65	Harold Street	Contributory
67	Harold Street	Contributory
69	Harold Street	Contributory
71	Harold Street	Contributory
73	Harold Street	Contributory
8	Mayston Street	Contributory
10	Mayston Street	Contributory
12	Mayston Street	Contributory
14	Mayston Street	Non-contributory
16	Mayston Street	Contributory
17	Mayston Street	Contributory
18	Mayston Street	Contributory
19	Mayston Street	Contributory
20	Mayston Street	Non-contributory
Units 1-4/21	Mayston Street	Non-contributory
22	Mayston Street	Contributory

23	Mayston Street	Contributory
24	Mayston Street	Contributory
25	Mayston Street	Contributory
26	Mayston Street	Contributory
27	Mayston Street	Contributory
28	Mayston Street	Contributory
29	Mayston Street	Significant
30	Mayston Street	Contributory
31	Mayston Street	Contributory
32	Mayston Street	Non-contributory
33	Mayston Street	Contributory
34	Mayston Street	Significant
35	Mayston Street	Non-contributory
36	Mayston Street	Non-contributory
37	Mayston Street	Significant (HO463)
38	Mayston Street	Non-contributory
39	Mayston Street	Contributory
40	Mayston Street	Contributory
41	Mayston Street	Contributory
42	Mayston Street	Contributory
43	Mayston Street	Contributory
44	Mayston Street	Contributory
45	Mayston Street	Contributory
46	Mayston Street	Non-contributory
47	Mayston Street	Contributory
48	Mayston Street	Contributory
49	Mayston Street	Contributory
50	Mayston Street	Non-contributory
51	Mayston Street	Significant (HO464)
52	Mayston Street	Contributory
53	Mayston Street	Contributory
54	Mayston Street	Contributory
55	Mayston Street	Contributory
56	Mayston Street	Contributory
57	Mayston Street	Contributory
59	Mayston Street	Contributory
61	Mayston Street	Non-contributory
63	Mayston Street	Contributory
65	Mayston Street	Contributory
67	Mayston Street	Significant (HO465)
69	Mayston Street	Contributory
69A	Mayston Street	Contributory
71	Mayston Street	Contributory
73	Mayston Street	Contributory

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*