

SMYTHESDALE ESTATE PRECINCT

Address	8-18 Carlyle Street (even only) and 81-89 Harcourt Street (odd only), Hawthorn East
Significance	Local
Construction Dates	19 th century (1887-1892)
Period	Victorian
Date Inspected	Late 2021





Statement of Significance

What is Significant?

Smythesdale Estate Precinct at Hawthorn East is significant, which includes 8-18 Carlyle Street (even only) and 81-89 Harcourt Street (odd only). The original fabric dating to the Victorian and early 20th century (Federation/Early Interwar) periods is significant.

No.	Street	Date	Significance
8	Carlyle Street	1887	Contributory
10	Carlyle Street	1892	Contributory
12	Carlyle Street	1892	Contributory
14	Carlyle Street	1892	Contributory
16	Carlyle Street	1892	Contributory
18	Carlyle Street	1890	Contributory
81	Harcourt Street	By 1889	Contributory

No.	Street	Date	Significance
83	Harcourt Street	By 1889	Contributory
85	Harcourt Street	By 1889	Contributory
85A	Harcourt Street	Early 1960s	Non-contributory
87	Harcourt Street	By 1889	Contributory
89	Harcourt Street	By 1887	Significant

The significant elements are the original single storey houses, generally with an asymmetric façade and including the following elements:

- Hip roof, three with a gable end to the front, many retaining slate cladding,
- Chimneys, mostly rendered,
- Timber-framed houses - generally with ashlar boards to the façade,
- Masonry houses – two face brick and two rendered,
- Cornices with brackets and usually panelling,
- Verandahs with cast iron frieze, some with cast iron columns, and corrugated sheet metal cladding,
- Original timber-framed openings, including panelled doors (usually with sidelights) and double-hung sash windows,
- Federation period additions to 18 Carlyle Street and early 20th century (Late Federation/Early Interwar) garage to 83 Harcourt Street,
- Basalt kerbing and channelling to Harcourt Street,

Rear additions and all front fences are not significant.

How is it Significant?

Smythesdale Estate Precinct is of local historical and representative significance and partly of aesthetic significance (relating to 89 Harcourt Street) to the City of Boroondara.

Why is it Significant?

Smythesdale Estate Precinct is of historical significance for reflecting the late Victorian period suburban building in the area that followed the extension of the railway to Camberwell station. This extension was the impetus for opening up parts of Hawthorn East that had hitherto been relatively isolated and began to realise their residential development potential at the end of Melbourne's famed 'boom period'. This marked a shift from the earlier market gardening, etc. use of the area (when it was part of John Robert Murphy's 124-acre Crown Allotment 70, known as the Village of Rathmines subdivision). Whilst the building stock is varied, it generally represents the mid to upper end of the villa spectrum, especially 89 Harcourt Street, and so reflects the prestige of the area as a 'gentleman's retreat', established about in the vicinity from about 1870. The precinct area derives from the substantial holdings of the nearby residence *Ultima* (1099 Burke Road), when it was owned by entrepreneur/impresario Robert Sparrow Smythe who was a prominent citizen and lived in the area for some time. The name of the estate and Carlyle Street relate to his family. (Criterion A)

Smythesdale Estate Precinct is of representative significance as a small, cohesive group of late Victorian housing, generally comfortable suburban villas dating to the final phase of 19th century development before a long economic depression – they were all erected during a five-year period (1887 to 1892), though two have additions dating to the early 20th century, which are also significant being those to the north and south end of 18 Carlyle Street (Federation period) and the red brick garage at 83 Harcourt Street (late Federation/early Interwar period). Compared to many other such groups in the Hawthorn area, the precinct is distinguished by the preponderance of asymmetric facades and a few gable ends, when there was a clear preference in other parts/slightly earlier estates for symmetrical façade composition with a fully hipped roof. As such, this group of houses is indicative of a purer Italianate style ethos, informed by the English Picturesque Movement and suggestive of a vernacular Italian

origin. The level of intactness is generally high with a mix of brick and timber-framed buildings (some of the latter with brick party walls), several retaining slate roof cladding, and usually having classical mouldings and other elements, as well as original cast iron detailing to the verandahs. (Criterion D)

Tempe at 89 Harcourt Street is of aesthetic significance as an intact and commodious, late Italianate style villa (likely architect designed) of rendered brick distinguished by an array of cast iron detailing - crestings, to the gablet, frieze and paired columns to the return verandah. Other notable elements include a cornice with fluted console brackets, near full length windows to the front, and entry with glazed and panelled door. Original elements also include slate roof cladding, chimneys, tessellated tiling to the verandah, and basalt stair. (Criterion E)

Description

The *Smythesdale Estate Precinct* includes eleven late Victorian period houses – six in Carlyle Street and five in Harcourt Street - with only one house from the late 20th century within its boundaries.

The terrain gradually falls about five metres from the east to the west end. The crossovers are concrete as are the footpaths to Harcourt Street with the footpaths to the west side of Carlyle Street being asphalt. The kerbing and channelling to Harcourt Street is basalt with concrete to Carlyle Street, with wide grassed verges to the former. Street planting varies but all the trees are juvenile.



18 (left) and 16 (right) Carlyle Street

The houses are free-standing, set back several metres from the front boundary, and with garden areas which at least partly conceal the building. Four properties in Harcourt Street include a large eucalypt/s to the front garden area (nos 83, 85, 87, 89), which date to the second half of the 20th century (and so are outside the period of significance of the precinct).

The level of visibility from the public realm varies. It is greater to Carlyle Street as the two easternmost houses in Harcourt Street, near Burke Road, have high fences, as does one property in Carlyle Street. The fences are not original and vary in their materiality from timber picket, timber-framed with wire mesh, and brick.

The buildings generally have an asymmetrical façade with a hipped roof, three with gable ends (10 and 14 Carlyle, 85 Harcourt streets) a roof type not commonly employed in the Hawthorn East area during the late 19th century. Slate cladding survives to seven of the eleven houses, with corrugated sheet metal employed as a replacement to the other four. Chimneys in all but two

instances are rendered with decorative caps, with the other two being a combination of face brick and render (8 and 18 Carlyle Street).

The walls are either timber-framed or brick, with the former predominantly with ashlar boards to the façade and weatherboards to the sides/rear except for 10 Carlyle Street. The brick examples are either rendered or face brick. Whilst only one bichrome example survives at 8 Carlyle Street, it is likely that the nearby house at no. 16 was similarly finished (bichrome brickwork is evident to side elevations).

Some of the front doors are visible from the public realm or evident on recent sale imagery.¹ Many are indicative of the common four-panelled type however that to 89 Harcourt Street is two panelled with glazing to the upper part. The doors typically are at the centre of a unit which includes side panelling with fixed lights (often with decorative glass, such as etched), as well as other lights above the transom.

The windows are timber-framed, double-hung sashes, either in the popular Victorian, tripartite format (central large light, flanked by narrow sidelights), or a pair of separate lights, as was becoming popular towards the end of the 19th century.




Eight buildings retain a high level of intactness, with one being of medium to high, and the other two having a medium level. Rear additions are evident to some, though these are all set back behind the original front section of the respective house.

Overall, the buildings are indicative of suburban Italianate style villas. This style was initially associated with grand houses in Australia deriving from the Picturesque Movement in England and suggest the character of a vernacular Italian country house. Asymmetry was a key characteristic, usually related to a tower or the like for the mansion versions, with arcaded loggias and an array of classicising detailing or mouldings to cornices and the openings as well as the wall surface more generally. With the popularity of cast iron verandahs during the 1880s, this material came to usually replace the masonry porches of the earlier examples. Other contemporary trends are also evident in the precinct such as the interest in patterned and multi-coloured Flemish brickwork (polychromy).

Details of the individual buildings are outlined in the two following tables. All elements are original and contributory unless otherwise noted.



¹ Descriptions have been supplemented from images on sites such as real.estate.com.




Carlyle Street

No.	Intactness	Details	Image
8	High	<p>Hip roof with non-original sheet metal roof, two brick chimneys with rendered caps</p> <p>Asymmetric facade</p> <p>Bi-chrome brick in Flemish bond with quoining and cornice, tuck-pointed brick facade, non-original render to south wall</p> <p>Verandahs to south and east elevations, originally only to south with steps to the front. They have cast iron frieze, fluted columns, and balustrade to south. Front section could be relocated from the original rear return.</p> <p>Tripartite window to front projecting bay</p> <p>Rear flat roof addition</p>	
10	High	<p>Hip roof with front gable end, slate clad, two rendered chimneys with caps</p> <p>Asymmetric facade</p> <p>Timber-framed, weatherboard clad with cornice (alternating brackets and panels)</p> <p>Brick wall to north boundary with vermiculation and console bracket</p> <p>Gable end with decorative bargeboard and finial</p> <p>Bay window with cornice</p> <p>Verandah with cast iron frieze, corrugated sheet metal cladding</p>	
12	High	<p>Hip roof, clad in non-original corrugated sheet metal roof, rendered chimney</p> <p>Asymmetric facade</p> <p>Timber-framed, ashlar boards to façade, cornice (alternating brackets and panels)</p> <p>Paired windows to façade</p> <p>Verandah with squared timber posts and cast iron frieze, timber deck</p> <p>Rear addition</p>	

No.	Intactness	Details	Image
14	Medium	<p>Hip roof with front gabled end, clad in slate, chimneys with brickwork overpainted, cap with dentillation</p> <p>Asymmetric facade with recessed/side entry</p> <p>Gable end with bargeboard and screen</p> <p>Masonry walls, with non-original render to front but not rear half of north wall</p> <p>Brick wing wall to south boundary with vermiculation</p> <p>Verandah with timber posts and cast iron fringe</p>	
16	Medium	<p>Hip roof, slate clad, two rendered chimneys with caps</p> <p>Asymmetric facade</p> <p>Roughcast render to façade with brick trim (from Interwar period)</p> <p>Brick – north wall in garden bond, brown and cream bricks at edge suggest it was original bi/polychrome to the façade, brick wing wall to south boundary with vermiculation.</p> <p>Paired arched windows to projecting bay</p> <p>Porch replacing a verandah during Interwar period (non-contributory)</p>	
18	High	<p>Hip roof, clad in corrugated sheet metal (originally slate), red brick chimneys with cement render detailing. The chimney detailing is unusual and may relate to the Federation period additions.</p> <p>Asymmetric facade</p> <p>Timber-framed, ashlar boards to façade, weatherboard to side, cornice (alternating paired brackets and panelling), and faceted bay</p> <p>Verandah with curved roof profile, with cast iron barley twist columns and frieze, timber deck, full length windows with lower panel</p> <p>Entry with panelling, sidelights, transom lights</p> <p>Federation period additions - timber to north with gable roof form, and red brick to south side with curved pediment and stained-glass windows (contributory)</p> <p>The original section remains clearly defined and these early additions complement it</p>	

Harcourt Street

No.	Intactness	Details	Image
81	High	<p>Hip roof, slate clad, rendered chimneys</p> <p>Asymmetric facade</p> <p>Timber, ashlar boards to façade, cornice (alternating brackets and panelling)</p> <p>Verandah with timber posts and cast iron frieze, timber deck</p> <p>Entry with panelling, sidelights, transom lights</p> <p>Tripartite windows to facade</p>	
83 <i>Lara</i>	High	<p>Hip roof, slate clad with central decorative band, rendered chimneys</p> <p>Asymmetric facade</p> <p>Timber-framed, ashlar boards to facade, weatherboard to side elevations</p> <p>Cornice with alternating brackets and panelling to front, widely spaced brackets to east elevation</p> <p>Verandah posts truncated with cast iron frieze, and low masonry wall (piers and balustrade) introduced.</p> <p>Tripartite windows to façade, hoods to east windows</p> <p>Large eucalypt in front garden, another mid-sized (not apparent on 1945 aerial)</p> <p>Late Federation/Early Interwar period (by 1921) red brick garage to rear (Carlyle Street), unusually intact with timber folding doors, signage to concrete lintel (Wood Carver), and windows to the north/laneway side (contributory)</p>	 
85	Medium-High	<p>Hip roof with front gable end, clad in non-original corrugated sheet metal (replacing slate), rendered chimneys with panelling</p> <p>Asymmetric facade</p> <p>Rendered masonry walls</p> <p>Gable end with bargeboards and bay window with metal sheeting to hood and leadlight to upper sashes</p> <p>Cornice with paired brackets</p> <p>Verandah with timber posts and cast iron frieze</p> <p>Entry with panelled door</p> <p>Large eucalypt in front garden (not apparent on 1945 aerial)</p> <p>Rear hip roof section have been extruded to the</p>	

No.	Intactness	Details	Image
		north and side dormer introduced (not contributory)	
87	High	<p>Hip roof, slate clad, chimneys,</p> <p>Asymmetric facade</p> <p>Rendered masonry walls with tooled lines</p> <p>Cornice with paired brackets</p> <p>Verandah with curved roof, cast iron barley twist columns and frieze, timber deck</p> <p>Faceted bay with arched windows</p> <p>Paired windows to verandah</p> <p>Entry with panelling, red etched glass to sidelights, transom lights</p> <p>Large eucalypt in front garden (not apparent on 1945 aerial)</p>	
89 <i>Tempe</i>	High	<p>Hip roof, clad with slate, crestings, square chimneys with pots</p> <p>Symmetric facade</p> <p>Rendered masonry walls, cornice with paired brackets (fluted, console)</p> <p>Verandah with paired cast iron columns and frieze, gablet at main entry likely original tessellated tiling and basalt (stair and edge).</p> <p>Entry with panelled door with glazing, sidelights, transom lights; near full length windows to front</p> <p>On a double allotment.</p> <p>Substantial additions to rear (primarily the north-east part) in a replica mode, whilst visible along Burke Road are largely screened. The main front section remains intact and understandable (compare with MMBW plan and 1945 aerial below).</p> <p>Large eucalypt in front garden (not apparent on 1945 aerial)</p>	 

History

Contextual

The area now known as the City of Boroondara is on the traditional unceded land of the Wurundjeri Woi-wurrung people. The City of Boroondara's name comes from the Woi-wurrung language, meaning 'where the ground is thickly shaded'. The Wurundjeri community have a strong historical, cultural and spiritual connection to their traditional lands. They continue to practise the responsibilities bestowed by their ancestors of protecting, preserving and managing the land according to culture and traditions.

The suburb of Hawthorn East has an elongated footprint, being bound by Burke Road in the north and Toorak Road/Gardiners Creek in the south, though is much narrower extending between Burke Road (east) and Auburn Road (west).

Europeans moved into the Boroondara area from 1837 and the first punt across the river was established in 1842. Land sales commenced in the following year and the first phase of municipal government was the proclamation of the Boroondara Road District in 1854, the year the first post office was established. In 1861, railway services reached Hawthorn and a town hall, courthouse and police station were built.²

Hawthorn East was the original centre for clay and brick industry in the Municipality. By as early as the mid-1860s, the distinctive brick type produced in the area became designated as 'Hawthorn Bricks', with the variant colours coming to be referred to as 'Hawthorn Blues', 'Hawthorn Blacks' and 'Hawthorn Pinks'.³

Development across Hawthorn East varied according to the available transport with the northern part (north of Riversdale Road, where the subject precinct is located) facilitated by train as far as Camberwell Station (1882) and later by tram (1916), predating that to the southern part.⁴

Development in Hawthorn increased dramatically during the 1880s consisting of a mixture of grand houses built in subdivisions such as the Grace Park Estate and in Harcourt Street, however these were contrasted with middle class villa developments and working-class areas consisting of single-fronted, timber-framed cottages, often on lower lying subdivisions for those working in the brickwork.⁵

In 1994, the City of Boroondara was created by the amalgamation of the former cities of Hawthorn, Kew and Camberwell.

² Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, inside cover

³ Built Heritage, City of Boroondara Thematic Environmental History', p87

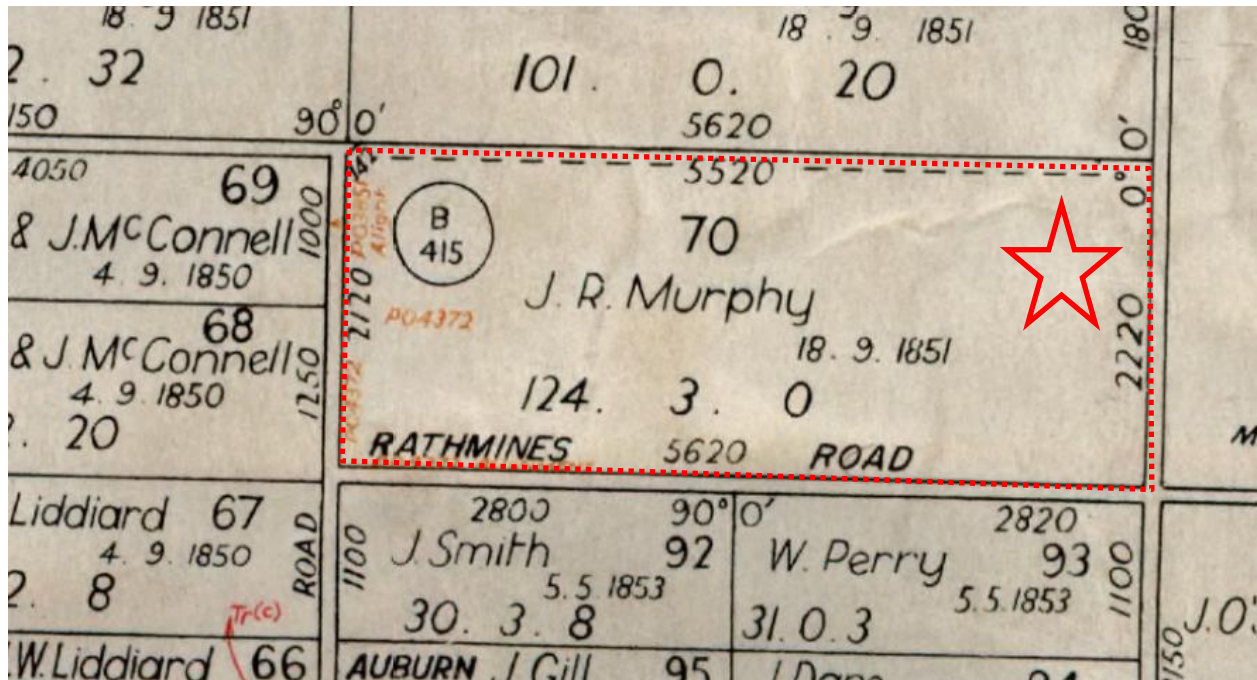
⁴ <https://www.victorianplaces.com.au/hawthorn-east>, accessed 28.02.2022

⁵ Context, City of Boroondara Municipal-Wide Heritage gap Study, Vol.6; Hawthorn East, 31 May 2018, p30

Place-Specific

The subject land derives from Crown Allotment 70 in the Parish of Boroondara, Country of Bourke, acquired by John Robert Murphy in September 1851. The large parcel consisted of nearly 125 acres and was bound by Rathmines Road (south), Burke Road (east), Barkers Road (north) and Auburn Road (west).

John Robert Murphy was born in Dublin in 1807 into a family of brewers, emigrating to Tasmania in 1838 with considerable capital, acquiring land on the Tamar River but moved to Portland (Victoria) in the same year, initially taking up a run near Warrnambool. He however soon moved to Melbourne establishing a successful brewery. With his accumulated wealth, Murphy invested heavily and with acumen in land, both in city and suburban areas. Murphy relocated to Europe for many years before returning to Melbourne in 1870, where he died at the age of 84 in 1891.⁶



Original crown allotment (dashed) and indicative location of precinct (star)
(Source: Parish of Boroondara B415(5))

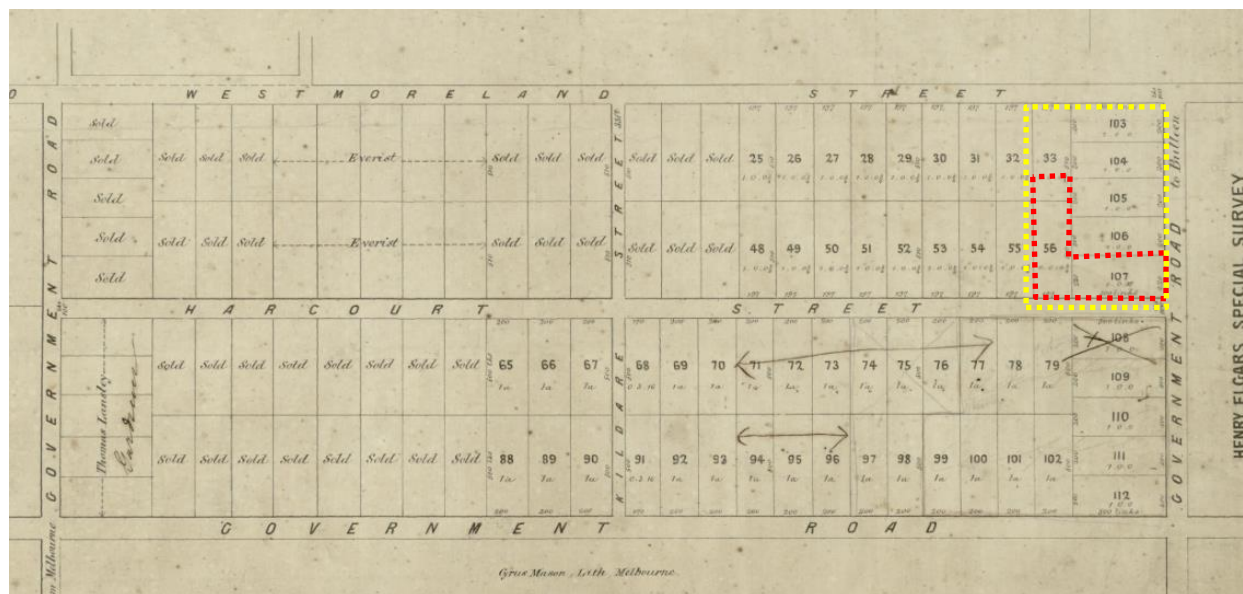
By 1853, Murphy had reportedly subdivided his holdings into 112 allotments, each of 1 acre with Harcourt and Kildare streets being created.⁷

By February 1857, when about half of the lots had been sold, primarily at the western end, the subdivision was being referred to as the 'Village of Rathmines'. At this time, the remaining allotments were offered at auction when W Easey & Co were advertising the land as 'beautifully situated for establishing market gardens'.⁸ The Village of Rathmines area was initially known as Red Gum Flat, later as Upper Hawthorn and subsequently as Auburn or Hawthorn East.

⁶ *Argus*, 28 November 1891, p9

⁷ Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p46

⁸ *Argus*, 3 February 1857, p2. In contemporary advertisements, the subdivision was also referred to at the Rathmines Estate.



1857 plan of Village of Rathmines, Boroondara, showing approximate location of precinct (red) and the holdings identified on the first Torrens title (yellow)

(Source: SLV, va000837)

By the early 1860s, known inhabitants of the 'village' included merchants, surveyors, a miller and an accountant as well as farmers, market gardeners, dairymen and carters who lived and worked on or near their allotments. There were no shopkeepers in the immediate area. The best-known commercial enterprise was the government surveyor Thomas Everist's Spring Hill vineyard on the north side of Harcourt Street.⁹ Initially Harcourt Street was often referred to as Lansley's Road, after Thomas Lansley's market garden at the south-west corner of Auburn Road. Large houses were constructed at the east end from the 1870s including for John Beswicke and Alexander Higham.¹⁰

The precinct derives from the holdings associated with *Ultima*, the house at 1099 Burke Road, which has been thought to date to the 1860s.¹¹ The first owner/occupant that can be confirmed in this location is Robert A Lidwell, who was living there by 1871.¹² In January of that year tenders were called for 'filling in a water channel in Mr Lidwell's property'.¹³ He resided there until about 1873, before the architect James Gall was listed for one year (1874).¹⁴ By July 1873, Elizabeth Davies, wife of John Alexander, had acquired however the land, then consisting of over seven acres at the north-east corner of the Village.¹⁵ This corresponded to what were lots 33, 56, 103 to 107 of the Village of Rathmines subdivision. The Davies were listed as the occupants of *Ultima* from 1875 until 1879.¹⁶

In December 1878, Robert Sparrow Smythe, then residing in East Melbourne, acquired the holdings.¹⁷ Smythe resided at *Ultima* from 1880.¹⁸ Smythe (1833-1917) was a noted journalist and entrepreneur. Born in London where he trained as a reporter, he emigrated to Australia in 1855, initially in working in Adelaide then Melbourne, where he wrote for the *Age* among other newspapers. In 1862 he began a career as a theatrical manager/impresario – promoting musicians, actors, magicians, writers (including Mark Twain) etc. – which would frequently involve international touring. His wife Amelia Elizabeth Bailey, a popular

⁹ National Trust of Australia (Victoria), 'Rathmines Village', Hawthorn, 1986, p3

¹⁰ Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p143

¹¹ Citation for HO22, 1099 Burke Road, Hawthorn

¹² Sands & McDougall directory, 1871. Lidwell is not listed under the street section (p219) but is alphabetically (p511). In 1870, Lidwell was residing in Williamstown.

¹³ *South Bourke Standard*, 20 January 1871, p2

¹⁴ Sands & McDougall directory, 1872-74

¹⁵ Certificate of Title, vol. 608, folio 583. This was the first Torrens title that was issued for land in the precinct area. Barkers Road at that time was identified as West Moreland Street

¹⁶ Sands & McDougall directories

¹⁷ Certificate of Title, vol. 1706, folio 179

¹⁸ Sands & McDougall directory, 1880, p151; Walduck Family Tree (<https://www.ancestry.com.au/family-tree/person/tree/10490696/person/937743673/facts>). Smythe lived in other houses on Burke Road subsequently in Canterbury and Deepdene.

coloratura soprano whom he married in 1881, was a member of a company he supported¹⁹ Three of his five children outlived him - a son Carlyle and two daughters, Florence and Adelaide.²⁰ At his death, Smythe was recorded in the local paper as 'a widely known citizen' and died at his Deepdene residence 'Highgate-on-the-hill'.²¹ In the *Argus*, his import in putting Melbourne on the map was highlighted.

One of Melbourne's best known citizens, Mr Robert Sparrow Smythe who had perhaps done more to make this city known throughout the English-speaking world than any other²²

Subdivision of Smythe's land was being in place by mid-March 1885, when advertising commenced for the auction of the Smythesdale Estate, noting the state of the roads (macadamised)²³ and access to water (Yan Yean). The auction was held on March 28, when his own house on Burke Road was also offered for sale.²⁴

SMYTHESDALE ESTATE

Judiciously Subdivided into VILLA SITES,

With Large Frontages to Three Government Roads, Macadamised, and Yan Yean Laid on,

Five Minutes Walk North from CAMBERWELL STATION, With 22 Trains per Day.

Also HANDSOME BRICK VILLA, Containing Seven Large Rooms, Pantry, Bath, Pantry, Hall, and Back and front Verandahs, now in the Occupation of R S Smythe, Esq

Many of the Allotments are Planted with Very Old English Pines and Other Shrubs, Fruit Trees, Flowers, &c.

The Position Is One of the Highest In This Beautiful District, Commanding a View of the Whole of Hawthorn, Kew, Mount Macedon, the You Yangs, and the City, and Extending to the Bay and Shipping.

Terms of Sale

£10 Deposit

Balance in 6 months at Only 2½ percent interest

Or in 12 months at 5 percent

The Smythesdale Estate was divided into 33 allotments and Carlyle Street (named after Smythe's son) was created as a north-south thoroughfare between Barkers Road and Harcourt Street.²⁵ The largest allotments were associated with the pre-existing house (1099 Burke Road) and what is now 89 Harcourt Street (at the corner of Burke Road). The width of the lots varied with those to Barkers Road and Harcourt Street being wider - 68 or 70 feet (about 21 metres) than those to Burke Road and Carlyle Street - 48 to 56 feet (about 15-17 metres). The length/depth of the lots was relatively consistent across the estate being in the order 137 to 140 feet (about 42 metres).

¹⁹ M. Shillingsburg, 'Smythe, Robert Sparrow (1833–1917)', Australian Dictionary of Biography, <https://adb.anu.edu.au/biography/smythe-robert-sparrow-8568/text14955>, [1990], accessed 01.03.2022

²⁰ Walduck Family Tree (<https://www.ancestry.com.au/family-tree/person/tree/10490696/person/937743673/facts>)

²¹ 'Death of Mr R S Smythe, of Deepdene', *Camberwell and Hawthorn Advertiser*, 26 May 1917, p4

²² 'Death of Mr R S Smythe, of Deepdene', *Argus*, 24 May 1917, p6

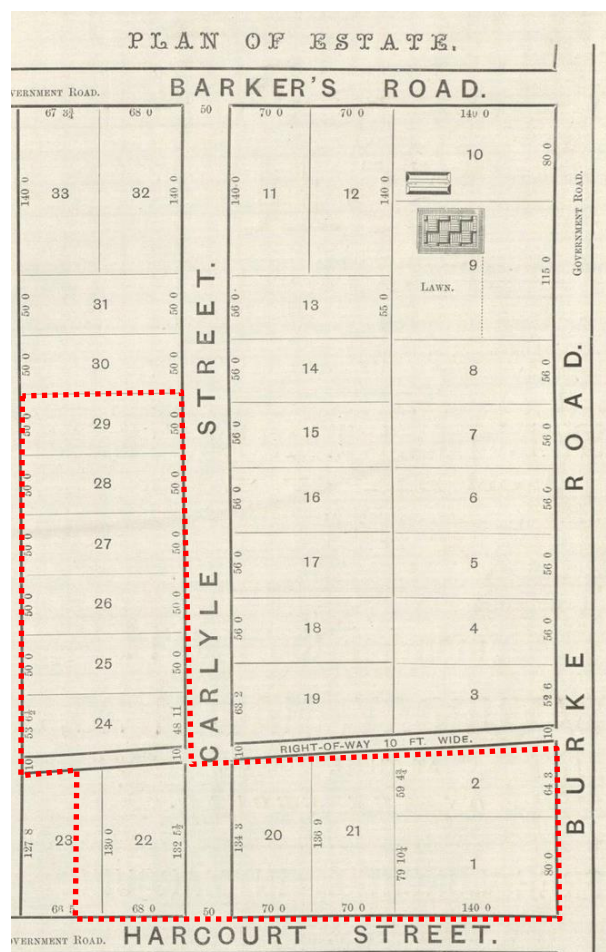
²³ Macadamised roads were formed by laying and rolling successive layers of broken stone.

²⁴ 'Advertising', *Argus*, 14 March 1885, p14

²⁵ *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV. The official Subdivision Plan, LP 789, was dated 16 June 1885.



Smythesdale Estate, auction notice, 1885
(Source: SLV, Batten and Percy Collection)



Smythesdale Estate, 1885, showing the precinct in relation to the original lots
(Source: SLV, Batten and Percy Collection)

A week after the auction in March 1885, it was reported that the sale was a success with about three quarters of the lots being sold. The highest price was paid for the lots on Burke Road.²⁶

Mr. F. L. Flint reports having held, in conjunction with W. J. Butcher, a sale of the Smythesdale Estate at Upper Hawthorn on Saturday afternoon. The attendance was very large, and 26 lots out of 33 on the plan were sold. The villa and land, 195 x 140, brought £930; Burke-road lots, £2 10s to £3; Harcourt-street 30s to 38s. 6d.; Carlyle-street, from £1 to 35s. Total of sale, £3199 7s.²⁷

Multiple lots in the Smythesdale Estate were originally bought by the same individual. Within the precinct area (12 original lots), there were only two initial purchasers: Sarah P Thompson, who acquired 10 lots (nos 20-29) and Frederick Lavers, who purchased two lots (nos 20, 21).²⁸ A marked-up version of the estate plan provides details of the total prices – ranging from £20 to £60.²⁹

On 22 June 1885 William John Butcher, estate agent of Fitzroy Street, St Kilda, officially acquired over 6 acres, all of the estate except the north-east part where Smythe's house stood (near the corner of Barkers and Burke roads).³⁰ Most of the titles to the purchasers were issued from mid-1885 to mid-1886.

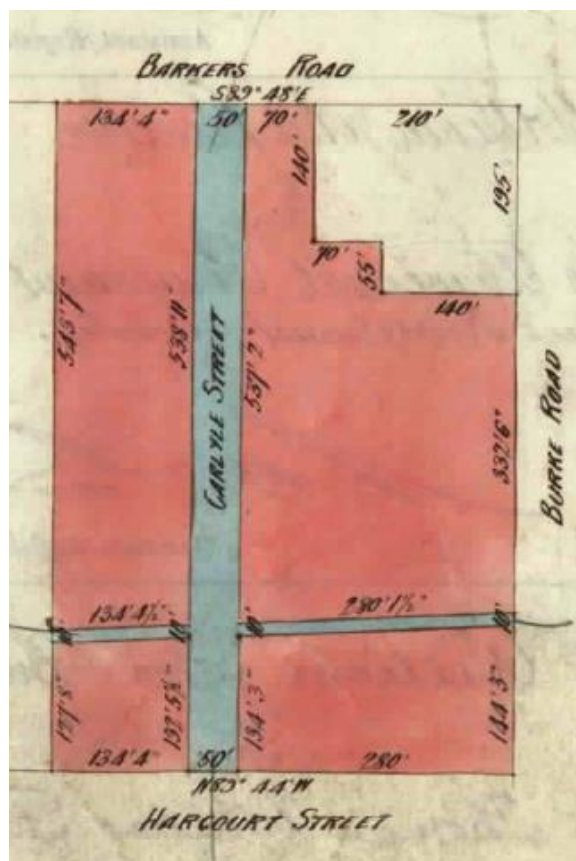
²⁶ 'Sales of Property', *Leader*, 4 April 1885, p30. Most of the lots on Barkers Road did not sell at the auction.

²⁷ One pound (£) equaled 20 shillings (s).

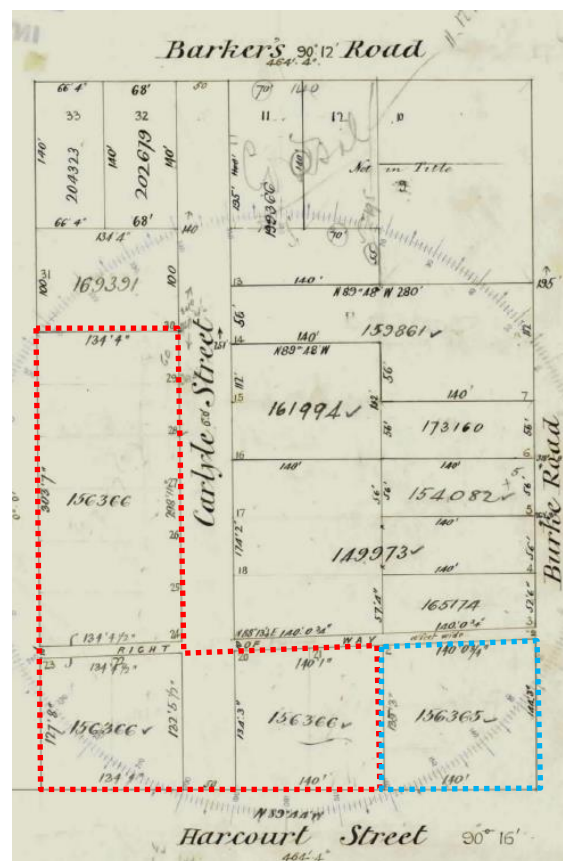
²⁸ Certificate of Title, vol. 1706, folio 177.

²⁹ *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV

³⁰ Certificate of Title, vol. 1706, folio 177. On the title, the month April was deleted.



Extent of W J Butcher's holdings
(Source: Certificate of Title, vol. 1706, folio 177)



Land acquired by Sarah P Thompson (red) and Frederick
Lavers (blue) in 1885
(Source: Certificate of Title, vol. 1706, folio 177)

All the houses in the precinct were constructed within about seven years of the sale of the original lots in the Smythesdale Estate, that is by 1892, some as the result of further subdivision. Details of each house are summarised in the subsequent table.

By 1887, the first houses were constructed - 89 Harcourt Street and 8 Carlyle Street – which bookend the precinct. By 1889, the other four houses in Harcourt Street (nos 81, 83, 85, 87) were completed (according to the rate books). The 1890 directory listing, usually about a year behind, show that the five extant historic houses in Harcourt Street had been built, but only one in Carlyle Street (no. 8).³¹

Two years later, all the houses in Carlyle Street had been constructed although two were vacant (nos 14 and 16).³² In 1893, only one house in Carlyle Street was vacant and the houses had been numbered.³³ In 1895, two houses were vacant (nos 10 + 12) though in the following year, all houses were occupied.³⁴ All were owner occupied initially except for the group of three houses at 12-16 Carlyle Street.

Owners of four houses possibly constructed, and/or designed, their own house:

- 8 Carlyle Street was owned by a carpenter, Edward Newman, though the house is brick.
- 14 and 16 Carlyle Street were owned by a plasterer, Richard James Dowdy. Both houses are of brick construction, though his father was a mason.

³¹ Sands & McDougall directory, 1890, pp257, 260. The houses were not numbered at that time. Two houses had been constructed in the Carlyle Street: no. 6 (demolished) and no. 7 (altered).

32 Sands & McDougall directory, 1892, pp302, 306

33 Sands & McDougall directory, 1893, pp277, 281

³⁴ Sands & McDougall directories, 1895, pp278, 282; 1896, pp279, 283

- 89 Harcourt Street was owned by contractor, Frederick Lavers. Lavers was the contractor of the Queens Coffee Palace, Carlton (multi-storey at the corner Victoria and Rathdowne streets, demolished), among other notable buildings.³⁵ It is likely that this house was architect designed.³⁶

Early History of the Carlyle Street Properties

No.	Construction Date	Owners (titles)	Rate Books & Directories
8	1887	Edward Newman, carpenter He acquired the land in two phases during January and June 1887. ³⁷	RB 1887 ³⁸ RB 1890 - 4 room, brick. ³⁹ SM 1890 - Edward Newman
10	1892	Sarah Edith Fowler, wife of Thomas (no. 7), November 1887 Robert Milligan, carpenter, January 1891 William Edward Savile of Carlyle St in 1896. ⁴⁰	RB 1891- land SM 1892 - Robert Milligan RB 1893 – 4 room, weatherboard ⁴¹
12	1892	Samuel Leonard Joseph Welshford in 1887 William George Walker, March 1888, part Norman Bentwitch February 1889 ⁴² Mrs Margaret Cameron, December 1890. ⁴³	RB 1891- land SM 1892 - Margaret Cameron RB 1893 – 4 room, weatherboard ⁴⁴
14	1892	Sold to Samuel Leonard Joseph Welshford in 1887 Norman Bentwitch, January 1889 Richard James Dowdy January 1891	RB 1891- land SM 1892 - vacant SM 1893 – vacant RB 1893 – 4 room, brick ⁴⁵
16	1892	Sold to Samuel Leonard Joseph Welshford in 1887 Norman Bentwitch, January 1889 Richard James Dowdy, January 1891	RB 1891- land SM 1892 - vacant SM 1893 – Richard Dowdie RB 1893 – 5 room, brick ⁴⁶
18	1890	Henry Pratt, October 1887 Mrs Rachel King, July 1889,	RB 1890 – Rachel King, 5 room, weatherboard 'in progress'. ⁴⁸

³⁵ Age, 12 April 1889, p5. Several references in trove to buildings constructed by F Lavers. The Queens Coffee Palace was designed by notable architects, Oakden, Addison & Kemp.

³⁶ A search for tender notices has not revealed an architect however given Laver's profession, it is unlikely one would have been advertised.

³⁷ Certificate of Title, vol. 1752, folio 347

³⁸ Hawthorn Rate book, 1887, p95, entry 2847. The NAV was £30.

³⁹ Hawthorn Rate book, 1890, p124, entry 3710. The NAV was £15

⁴⁰ Certificate of Title, vol. 1977, folio 330

⁴¹ Hawthorn Rate book, 1893, p41, entry 5025. The NAV was £22

⁴² Certificate of Title, vol. 2001, folio 126

⁴³ Certificate of Title, vol. 2144, folio 660

⁴⁴ Hawthorn Rate book, 1893, p42, entry 5026. The NAV was £24

⁴⁵ Hawthorn Rate book, 1893, p42, entry 5027. The NAV was £20

⁴⁶ Hawthorn Rate book, 1893, p42, entry 5028. The NAV was £30

No.	Construction Date	Owners (titles)	Rate Books & Directories
		Ninth Union Terminating Bldg Society, October 1889 Rachel King, wife of Christopher George, in July 1894. Rachel died in 1903, Christopher in 1928. ⁴⁷	

Early History of the Harcourt Street Properties

No. + name	Date	Owners (titles)	Rate Books & Directories
81 <i>Lara</i>	By 1889	Melbourne Permanent Building Society, March 1888 Arthur Leopold Lamborn May 1888, manufacturing jeweller, until 1900. ⁴⁹	RB 1889 ⁵⁰ Identified as <i>Lara</i> . ⁵¹ RB 1890 – 6 room, weatherboard SM 1890 – A L Lamborn
83	By 1889	Melbourne Permanent Building Society, March 1888 Thomas Buckland Broadley, grocer, June 1888, died 1899; Carters, 1912 Christopher G King of 18 Carlyle Street in June 1921, William Gist in 1922, died 1929, garage separated in 1952. ⁵²	RB 1889 ⁵³ RB 1890 – 7 room, weatherboard SM 1890 – Thomas B Broadley
85	By 1889	Mrs Deborah Fowler, died 1907. Acquired in May 1888 and no. 85A in July 1888. ⁵⁴	RB 1889 ⁵⁵ RB 1890 – 8 room, brick SM 1890 - Mrs Deborah Fowler
87	By 1889	A J Fuller, November 1888. ⁵⁶	RB 1889 ⁵⁷ RB 1890 – 8 room, brick SM 1890 – Arthur J Fuller
89 <i>Tempe</i>	By 1887	Frederick Lavers, October 1885 He died 1888. ⁵⁸	RB 1887 - F Lavers, Burke Road ⁶⁰ SM 1890 – Stephen Atcherley

⁴⁸ Hawthorn Rate book, 1890, p124, entry 3713. The NAV was £32

⁴⁷ Certificate of Title, vol. 1954, folio 627

⁴⁹ Certificates of Title, vol. 2000, folio 966; vol. 2030, folio 342

⁵⁰ Hawthorn Rate book, 1889, p83, entry 2399. The NAV was £40.

⁵¹ 'Births', *Argus*, 9 March 1889, p1

⁵² Certificates of Title, vol. 2000, folio 966; vol. 2043, folio 580; vol. 4504, folio 605

⁵³ Hawthorn Rate book, 1889, p83, entry 2398. The NAV was £56

⁵⁴ Certificates of Title, vol. 2020, folio 911; vol. 2045, folio 895

⁵⁵ Hawthorn Rate book, 1889, p83, entry 2397. The NAV was £70

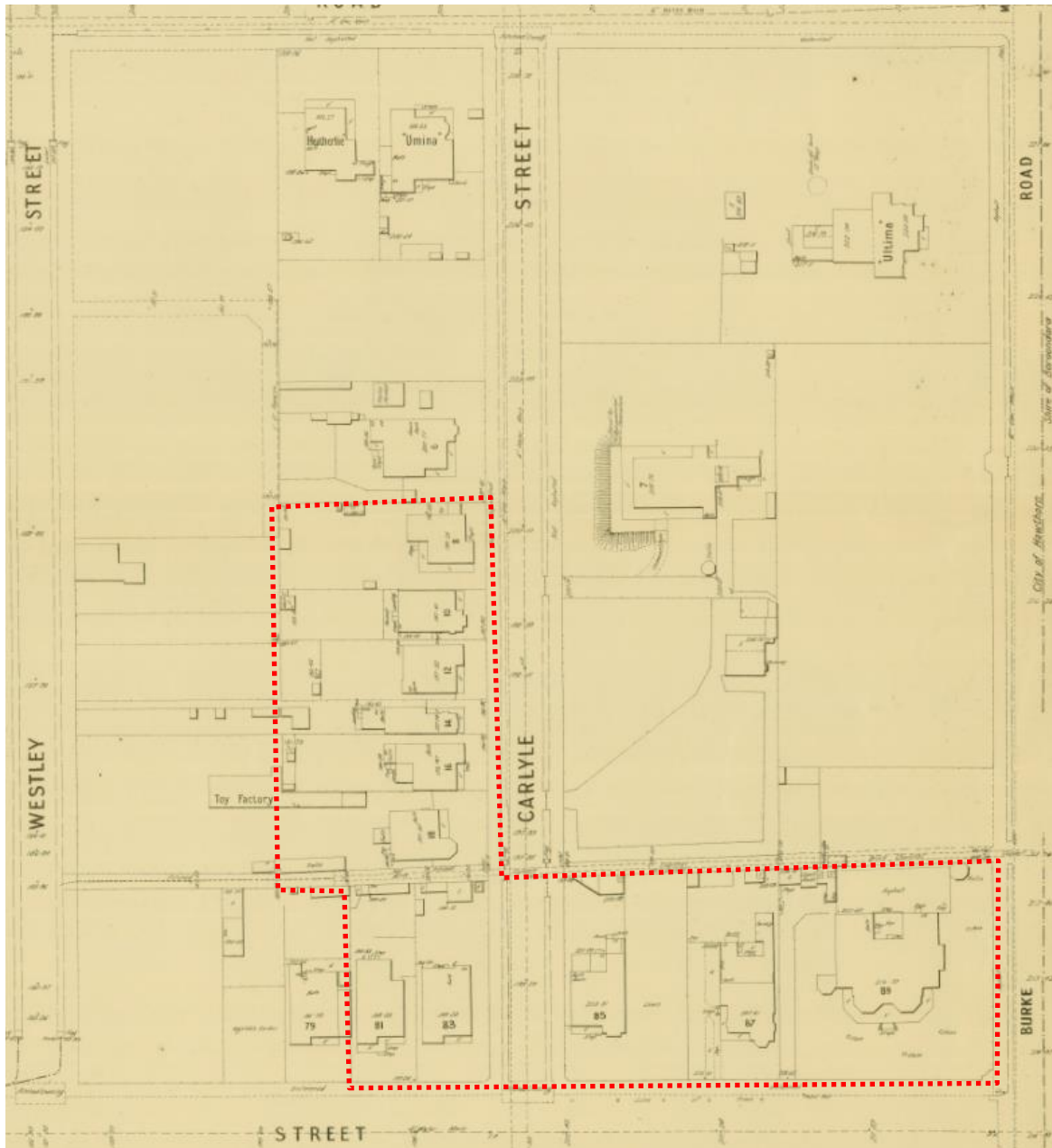
⁵⁶ Certificate of Title, vol. 2095, folio 980

⁵⁷ Hawthorn Rate book, 1889, p83, entry 2396. The NAV was £70

⁵⁸ 'Deaths', *Argus*, 13 November 1888, p1

No. + name	Date	Owners (titles)	Rate Books & Directories
		Fannie Amelia Atcherley, daughter of Lavers, wife of Stephen, December 1890 until 1905. ⁵⁹	RB 1893 – 8 room, brick

The MMBW plan of 1903 shows the footprints of the extant buildings at that time. There had been no further development in the Smythesdale Estate after the initial phase during the late 1880s and early 1890s.⁶¹



MMBW detail plan no. 1559 (1903), showing the construction of houses in the Smythesdale Estate, with precinct highlighted. (Source: SLV)

⁶⁰ Hawthorn Rate book, 1887, p96, entry 2876. The NAV was £50.

⁵⁹ Certificate of Title, vol. 1752, folio 346; 'Marriages', *Weekly Times*, 9 February 1889, p11

⁶¹ The other six houses depicted had all been constructed at a similar time to those included in the precinct area except for *Ultima* at 1099 Burke Road, which pre-dates the establishment of the precinct. Three of the other early houses have been demolished – 552 Barkers Road, 6 Carlyle Street, and 79 Harcourt Street. Two survive – 554 Barkers Road (isolated) and 5 Carlyle Street (altered).

In 1907, the house at 85 Harcourt Street was offered for sale, and described as follows:

Thoroughly Constructed and Pretty Brick Villa
Contains 6 rooms, vestibule, pantries, storerooms &c, 2 detached WB rooms, G.I., and coal shed, standing on land having
A splendid frontage of 80 ft to Harcourt Street ...⁶²

The garage at the rear of 83 Harcourt Street had been built by 1921 according to a contemporary sale notice when the house was described as 'Containing 7 Rooms, Bathroom, Pantry, Stable and Garage, etc.'⁶³

The 1945 aerial shows all the original extant houses with tiled roofs and the vacant land, where 85A Harcourt Street was subsequently built - between 1960 and 1965, according to the directories.⁶⁴



1945 aerial, showing extent of the precinct (and the original extent of the Estate). Slate roofs are evident to all the houses, as is the double width holding for 85 Harcourt Street⁶⁵ (Source: Landata, project no.5, run 23, frame 58774)

⁶² Age, 23 November 1907, p3

⁶³ 'Auctions', *Herald*, 23 April 1921, p20

⁶⁴ Sands & McDougall directories, 1960, p463; 1965, p488

Thematic Context

'City of Boroondara Thematic Environmental History', Built Heritage 2012

- Theme 6: Building Towns, Cities and the Garden State
 - Subtheme 6.3.2 - Creating prestigious residential areas: A Gentleman's Retreat: 1850s to 1890s. This theme relates to the development during the second half of the 19th century. At the end of the 19th century (as captured on contemporary MMBW plans, prepared as the area was sewered), the north-eastern corner of Hawthorn in the vicinity of the subject precinct was more sparsely settled than areas further west.
 - Harcourt Street, Hawthorn – one of Hawthorn's premier residential strips is noted, however the identified mansions are located at the west end.⁶⁶
- Theme 5: Building Victoria's Industry and Workforce
 - Subtheme: 5.2 – Developing a Manufacturing Capacity, Early twentieth century developments (1900-1940). During the early 20th century, Hawthorn underwent a relatively rapid factory development, especially along Burwood and Camberwell roads, in comparison to other parts of the municipality such as Kew to the north.⁶⁷ A presumably less common trend is the occasional industrial development in an otherwise suburban residential area, however a few similar examples to the rear of residential sites are noted.
 - During the Interwar period, this quarter of Hawthorn East was developed into a small centre of industrial development in an otherwise residential area, initially by the King family – that included 9-11 Westley Street. Most of the related fabric has been demolished or altered. The garage at 83 Harcourt Street was owned by the Kings, but probably after it was constructed. It was employed by a wood carver at the least (date not known).

Comparative Analysis

The Smythesdale Estate Precinct is an example of a late Victorian period development, with all houses constructed over about a five-year period 1887-1892, just before the state entered a period of economic depression during which the demand for housing decreased due to a shrinking/stagnant population.

The precinct consists of a small intact group of mostly suburban villas, one cottage (14 Carlyle Street), and one substantial example (89 Harcourt Street). Only one house has a symmetrical façade (89 Harcourt Street), which was the common format in the Hawthorn (East) area, whereas the others have an asymmetrical footprint consisting of a projecting bay with an offset verandah rather than a verandah extending the width of the facade. The asymmetric frontage is indicative of a purer application of the Italianate style as employed in the state from about 1850 - a key early example is Toorak House (21 St Georges Road, Toorak). This style was rarely academically applied but was rather more about creating an impression of being 'Italian'. The grandest versions incorporated a tower, however cast iron, which is not commonly associated with grand Italian architecture, came to be associated with the style after it was popularised with the 1880 Melbourne exhibition. Though many late 19th century houses are not necessarily indicative of this style, this nomenclature has been generally employed for most late 19th century houses, regardless of their footprint and to what extent they reflect the style. In addition, the precinct is distinguished by three houses having a front gable end, whereas most houses during the late 19th century in the area had a fully hipped roof.

- HO151 – Harcourt Street Precinct. A large precinct at the west end of Harcourt Street and (parts of) adjoining streets. The core of this precinct are the Victorian period mansions on the north side of Harcourt Street which are complemented by some substantial Federation period houses, and generally smaller Interwar period examples (including semi-detached pairs). The character of the precinct as such varies with some distinct pockets including Bayview Avenue.
 - Bayview Avenue (part of HO151): A consistent streetscape consisting of 22 late Victorian houses. They formed the greater part of the Bayview Estate of 1884, which was largely developed by 1890.⁶⁸ The houses are generally

⁶⁵ The Victorian period house at 6 Carlyle Street still stood at this time. West of 14-18 Carlyle Street was a large industrial complex established by the King family of 18 Carlyle Street (demolished), as well as the extant factory at 9A Westley Street.

⁶⁶ Built Heritage, City of Boroondara Thematic Environmental History', 2012, pp127-128

⁶⁷ Built Heritage, City of Boroondara Thematic Environmental History', pp93-94

⁶⁸ Age, 29 April 1884, p2. The Bayview Estate also included the adjoining parcels in Harcourt Street and Rathmines Road. Sands & McDougalls directory, 1890, p254

intact, single storey, mostly villas with a few cottages at the southern end, and mostly timber-framed with a few masonry examples (polychrome or rendered) on the higher ground at the north end of the street. All are hipped roof except for one with a gable end, which dates to the Federation period. By comparison with the subject precinct only about a quarter of the Victorian period houses have an asymmetrical format, with the rest having a symmetrical façade. Many also retain slate cladding to the roof.

- HO160 – Rathmines Grove Precinct, Hawthorn East: A small, cul-de-sac precinct of intact, single storey, late Victorian period houses, built at a parallel time with the subject precinct.⁶⁹ By comparison with the subject precinct, all have symmetrical facades and full-width verandahs. Similar to the subject precinct, they are mostly timber-framed with ashlar boards to the façade, with a few rendered masonry examples, and cast iron detailing has been employed to the verandahs. Few houses retain slate clad roofs.
- HO161 – Ryeburne Avenue Precinct, Hawthorn East: A larger precinct, with a mixture of Victorian, Federation and Interwar period houses, with the highest representation from the Federation period. The Victorian period phase represents less than a fifth of the building stock, generally Italianate villas, and is concentrated on the south side of Rathmines Road. Both brick (polychrome or render) and timber-framed with ashlar boards to the facades are represented with more having a symmetrical façade than not. They are generally intact though evident changes include removal/modification of chimneys and altered/infilled verandahs.
- HO841 - Brickfields Environs Precinct. A larger, mixed precinct with housing stock from the Victorian, Federation and Interwar periods, generally of a more modest scale than evident in the subject precinct, as it was located near the brickworks. Both timber-framed and brick examples, generally single-fronted cottages, are represented. Many of the houses are paired or in small rows and few retain slate roof cladding.
- HO843 - Smith's Paddock (Burwood Reserve) Environs Precinct: A larger, more varied precinct with a mixture of Victorian, Federation and Interwar period houses. In Auburn Parade, there is a range of Victorian period houses either timber or brick, including both groups/rows of cottages and free-standing villas, only a few of which have an asymmetrical façade. The setbacks and lots sizes are generally smaller than in the subject precinct. Whilst generally intact and some retaining slate clad roofs, several houses have been reclad in (glazed) terracotta tiles. To Burwood Road, there are also some Queen Anne style examples from the Federation period and Californian Bungalows and Old English style houses from the Interwar period.
- HO844 - Longford Estate and Environs Precinct. A larger mixed precinct mostly Victorian with some Federation period and a few Interwar period, with several infill and altered places. There is one, bichrome house with a front gable end to Invermay Grove and some asymmetric facades, though often the type evident in other precincts in Hawthorn where the projecting bay is relatively narrow and the verandah wraps across it.
- HO845 - Essington Estate & Environs Precinct. A larger precinct mainly with housing stock dating to the early 20th century, especially Federation period, with lesser contribution from the earlier Victorian and later Interwar period. With Victorian period examples mainly dating to the early 1890s, they often have an asymmetric façade but are mostly face brick, often red with cream/brown brick banding, so different to the examples in the subject precinct.

Elsewhere in Hawthorn, there are other precincts with mainly 19th century housing but of a different character for instance:

- HO146 – Central Gardens Precinct Hawthorn: A large precinct characterised by modest Victorian brick and timber workers' houses (either attached or detached), most dating from the 1880s and 1890s, with some villas. There are also examples from the Federation and Interwar periods.

Previous Assessment

5, 10 and 18 Carlyle Street, and 83, 85, 87 and 89 Harcourt Street C grade (local significance) – Meredith Gould, Hawthorn Heritage Study, Appendix 2, 1993.

⁶⁹

Sands & McDougalls directories. By 1890, 15 houses had been constructed in Rathmines Grove, though the street was not listed in 1885. The street derives from two separate subdivisions in conjunction with adjoining properties in Harcourt Street and Rathmines Road.

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings and/or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Recommended for inclusion in the Heritage Overlay of the Boroondara Planning Scheme to the extent shown (relating to the relevant title boundaries).



Recommended extent of heritage overlay
(Source: Nearmap, 2021)